

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

Meeting Date: October 6, 2026

☒ **Consent**

☐ Regular

[] Workshop

☐ Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: Amendment No. 3 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 \$23,766,194 for the third phase of construction work for the 45th Street Complex (Project) for a period of 382 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 located at 4180 North Australian Avenue in West Palm Beach. 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. On November 18, 2025, the BCC approved Amendment No. 1 in the amount of \$7,330,001 for the first phase of the Project, which focused on site development. On April 14, 2026, the BCC approved Amendment No. 2 in the amount of \$5,946,174 for the second phase of the Project, which focused on select site and concrete work. Amendment No. 3 establishes a GMP in the amount of \$23,766,194 for the construction management services necessary for the third and final phase of the Project. Work includes, but is not limited to, providing all labor and materials to complete landscaping, irrigation, carpentry, roofing, installation of doors, frames, drywall, flooring, painting, fire protection, elevator, plumbing, heating, ventilation and air conditioning (HVAC) systems, and electrical work. The CM will have 382 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 Project was presented to the Goal Setting Committee (GSC) on August 6, 2025, and the GSC established the following Affirmative Procurement Initiative (API): a minimum mandatory 20% Small Business Enterprise (SBE) subcontracting goal. For this Amendment No. 3, the proposed SBE participation is 25.53%. To date, the overall SBE participation achieved on this contract is 22.20%. **Funding for this Project is from the Infrastructure Sales Tax Fund and the 80.34M NAV Pub Imp Rev Bonds, 25, CP, Var Cap Proj 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. **(Continued on Page 3)**

Attachments:

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

Recommended by:

Department Director

9/9/26
Date

Approved by:

Chief Deputy County Administrator

9/16/26
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2027	2028	2029	2030	2031
Capital Expenditures	\$23,840,194				
Operating Costs					
External Revenues					
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	\$23,840,194	-0-	-0-	-0-	-0-
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included in Current Budget:

Yes X No

Is this item using Federal Funds?

Yes No X

Is this item using State Funds?

Yes No X

Budget Account No:

Fund <u>3086</u>	Dept <u>411</u>	Unit <u>Q018</u>	Object <u>6502 – \$22,000,000</u>
Fund <u>3950</u>	Dept <u>411</u>	Unit <u>Q018</u>	Object <u>6502 – \$ 1,766,194</u>
Fund <u>3950</u>	Dept <u>411</u>	Unit <u>Q018</u>	Object <u>6505 – \$ 74,000</u>

CONSTRUCTION	\$23,766,194.00
STAFF COSTS	\$ 74,000.00
CONTINGENCY	\$ 0.00
TOTAL	\$23,840,194.00

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

Funding for this project is from the Infrastructure Sales Tax Fund and the 80.34M NAV Pub Imp Rev Bonds, 25, CP, Var Cap Proj Fund.

C. Departmental Fiscal Review:

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

Linorauto 9/19/2026
OFMB
NB 9/19
MD 9/19
AMF 9/19

Frank Mack 9/10/26
Contract Development and Control
26 9.10.26

B. Legal Sufficiency:

[Signature] 9/14/26
Chief Assistant County Attorney

C. Other Department Review:

Department Director

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

Background and Justification (Continued from Page 1): Amendment No. 3 authorizes the construction management services necessary for the third phase of construction work for the Project. Pursuant to the BCC direction provided on July 7, 2026, regarding the comprehensive overview of the County’s Fiscal Year (FY) 2027 – FY2031 Capital Improvement Program, this Project was approved to advance to completion.

LOCATION MAP

Project No: 2022-031291
Project Name: 45th Street Complex
Location: 4180 N. Australian Avenue, West Palm Beach, FL 33407



BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 06/19/26

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 :\$197,904.00

BCC RESOLUTION#: R2024-0937

REQUESTED AMOUNT: \$23,840,194.00
eFDO #: P-2024-004637

CSA or CHANGE ORDER NUMBER: Amendment #3

LOCATION: 322

BUILDING NUMBER:

DESCRIPTION OF WORK/SERVICE LOCATION: Contractor GMP #3 - New Building (Final)

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 The new building Construction for GMP#3 -New Building (Fiscal FY26 Funds).

CONSTRUCTION	\$23,766,194.00
PROFESSIONAL SERVICES	\$
STAFF COSTS*	\$74,000.00
EQUIP. / SUPPLIES	\$
CONTINGENCY	\$
TOTAL	\$23,840,194.00

* 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: 3086	DEPT: 411	UNIT: Q018	OBJ: 6502 - \$22,000,000
3950	411	Q018	6502 - \$1,766,194.00
3950	411	Q018	6505 - \$74,000

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

☒ Ad Valorem (Amount \$ _____) ☒ Infrastructure Sales Tax (Amount \$ 1,840,194)

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

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

☒ Other (source/type: Bond Amount \$ 22,000,000)

Department: FD&O

BAS APPROVED BY: Karyn Sykes

DATE 06/29/2026

ENCUMBRANCE NUMBER: _____

Digitally signed by Karyn Sykes
DN: OC=org, O=CityofPaloAlto, OU=Enterprise, OU=FD&O, OU=Users, CN=Karyn Sykes, E=KSykes@cityofpa.gov
Reason: I am approving this document
Location:
Date: 2025.06.29 14:06:35-04'00'
Firm: PDF-CMS version: 1.3.1.0

Karyn Sykes
8/19/2024

ATTACHMENT #3

AMENDMENT #3
D. Stephenson Construction, Inc.
TO CONTRACT FOR
CONSTRUCTION MANAGEMENT AT RISK SERVICES
PROJECT NAME: 45th Street Complex
PROJECT NO.: 2022-031291

This Amendment is made as of _____ by and between Palm Beach County, a political subdivision of the State of Florida, by and through its Board of County Commissioners, hereinafter referred to as Owner, and D. Stephenson Construction, Inc., authorized to do business in the State of Florida, whose Federal Tax ID# is 65-0313701 hereinafter referred to as "Construction Manager".

WHEREAS, the Owner and Construction Manager acknowledge and agree that the Contract between Owner and Construction Manager dated August 20th, 2024 (R2024-0937) (hereinafter the Contract) is in full force and effect and that this Amendment incorporates all the terms and conditions of the Contract as may be supplemented and amended by this Amendment.

WHEREAS, the parties have negotiated a Guaranteed Maximum Price for Phase 3 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 \$23,766,194 for the Phase 3 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 382 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:

Section 2.1.13.1 of the Contract is deleted in its entirety and replaced with the following:

2.1.13.1 Small Business Development (SBD) Program.

a. Policy, Program and Enforcement. It is the policy of the Board of County Commissioners of Palm Beach County, Florida, (the Board) that all segments of its business population, including, but not limited to, small and locally owned businesses, have an equitable opportunity to participate in the County's procurement process, prime contract and subcontract opportunities. In pursuance of that policy, the Board adopted an Small Business Development (SBD) Ordinance which is codified in Sections 2-80.20 through 2-80.30 (as may be amended) of the Palm Beach County Code. The SBD Ordinance sets forth the County's requirements for the SBD Program, and is incorporated herein and made part of this Contract. Non-compliance with the SBD Ordinance must be corrected within thirty (30) calendar days from when the notice of non-compliance is sent. Failure to comply with the SBD Ordinance may result in any of the following penalties:

- *Suspension of Contract;*
- *Withholding of funds;*
- *Termination of the Contract based upon a material breach of contract pertaining to the SBD Program compliance;*
- *Suspension or debarment of the Construction Manager from eligibility for providing goods or services to the County for a period not to exceed three (3) years; and*
- *Liquidated damages equal to the difference in dollar value of SBE participation as committed to in the Contract, and the dollar value of SBE participation as actually achieved.*

b. Affirmative Procurement Initiatives (APIs) Applicable to this Contract.

i. CM/SBE Partnering Program. If the Construction Manager in its proposal to the County agreed to participate in the County's CM/SBE Partnering program and received evaluation preference points from the selection committee for partnering with an SBE firm, then the OSBD Schedules 1 and 2-A that the Construction Manager submitted with its proposal documenting the SBE anticipated dollar value or percentage of the preconstruction and construction services to be

performed by the SBE partner are material terms of this Contract and are incorporated by reference herein.

ii. Mandatory Subcontracting Goal(s) on the Construction Trade Contracts. *The County's Goal Setting Committee will establish the APIs applicable to the construction phase of this Contract, including any mandatory SBE subcontracting goals, prior to Trade Contractor bidding for each GMP Amendment; and such APIs shall be included in each GMP Amendment to this Contract. It is anticipated that at least a mandatory minimum SBE subcontracting goal of 20% will be applied to the construction phase of this project. However, depending on the availability of County certified SBEs at the time of subcontractor bidding, the County's Goal Setting Committee may apply a higher mandatory SBE subcontracting goal. If the Goal Setting Committee applies SBE subcontracting goal(s) to the GMP, the Construction Manager shall apply an SBE price preference, for subcontracts less than \$1,000,000, where the subcontract will be awarded to the lowest responsive, responsible bidder unless a County certified SBE's bid is within ten (10) percent of the lowest non-SBE bid, in which case the award shall be made to the County certified SBE submitting the lowest responsive, responsible bid. For subcontracts \$1,000,000 or more, the Construction Manager shall apply an SBE price preference where the subcontract will be awarded to the low bidder responsive to the SBE requirements provided that such bid does not exceed the lowest responsive bid by more than \$100,000 plus 3% of the total bid in excess of \$1,000,000.*

c. Subcontracting Goal Waiver Requests/Good Faith Efforts. *If Construction Manager is unable to comply with the subcontracting goal established by the County's Goal Setting Committee for the bidding of the construction subcontracts, then the Construction Manager must request a waiver or partial waiver from the Office of SBD. Such waiver request shall be made on the required Office of SBD forms and include documentation that demonstrates good faith efforts were undertaken by Construction Manager to comply with the subcontracting goal on the construction subcontracts. Fillable pdfs of all OSBD forms can be found on the OSBD website at <http://discover.pbcgov.org/HED/osbd/Pages/Documents.aspx>.*

d. Required Documentation with GMP Amendment. *The Construction Manager shall submit completed Schedule 1(list of all subcontractors, including SBE participation) and Schedule 2-As (Letter of Intent to perform as a subcontractor, including SBE subcontractors) on all construction subcontracts prior to the GMP Amendment. When completed and submitted, the Schedule 1 and Schedule 2-A(s) shall become material terms of this Contract. The Construction Manager understands that each SBE firm utilized on this Contract must be certified by Palm Beach County in order to be counted toward the SBE participation goal. Construction Manager agrees to provide any additional information requested by the County to substantiate participation.*

e. VSS Registration Required. *Construction Manager certifies that it has registered in the County's Vendor Self Service ("VSS") system at <https://pbcvssp.co.palm-beach.fl.us/webapp/vssp/AltSelfService>. Construction Manager must also ensure that all Subcontractors are registered as vendors in VSS prior to the Subcontractor beginning work. All subcontractor agreements must include a contractual provision requiring that the Subcontractor register in VSS.*

f. Required Documentation with Pay Application. *Construction Manager is required to submit accurate progress payment information with each pay application regarding each of its Subcontractors, including SBE Subcontractors.*

The Construction Manager shall submit a Subcontractor Activity Form (Schedule 3) and Subcontractor Payment Certification Forms (Schedule 4) with each payment application. Failure to provide these forms may result in a delay in processing payment or disapproval of the

pay application until they are submitted. The Subcontractor Activity Form (Schedule 3) is to be filled out by the Construction Manager and the Subcontractor Payment Certification Form (Schedule 4) is to be executed by each Subcontractor to verify receipt of payment.

Upon letter notification by the County that the payment tracking system is automated, the Construction Manager is required to input all subcontractor payment information directly into the County's contract information system prior to submitting a payment application.

Completed and submitted OSBD forms are incorporated into and made a part of the Contract Documents.

*g. **SBE Substitutions.** Construction Manager will only be permitted to replace a County certified SBE Subcontractor who is unwilling or unable to perform. Such substitution must be done with other County certified SBEs in order to maintain the SBE percentages submitted with the GMP Amendment/Work Order. Requests for substitutions must be submitted to the County Representative and the Office of SBD for approval. Any desired changes (including substitutions or termination and self-performance) must be approved in writing in advance by the Office of SBD. Upon receiving approval of substitution for the SBE subcontractor, the Construction Manager must submit a completed and signed Schedule 2-A by the proposed SBE subcontractor.*

*h. **Records and Access.** The Office of SBD has the right to review Construction Manager's records and interview Trade Contractors and Subcontractors in order to determine compliance with the County's SBD Program and contract requirements for up to four (4) years from contract completion or termination date.*

Section 2.1.13..2.d of the Contract is deleted in its entirety and replaced with the following:

*d. **Ranking of Responsive Bidders.** The ranking of responsive Bidders pursuant to the SBD Program which results in an award to a Bidder in compliance with the SBD Program shall not be re-ordered by the provisions of the Local Preference Ordinance to the extent that the application of local preference would result in an award to a non-SBE firm.*

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 Small Business Development 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.

Article 14.2 of the Contract is deleted in its entirety and replaced with the following:

When contract value is greater than \$1 million: As provided in F.S. 287.135, by entering into this Contract or performing any work in furtherance hereof, the Construction Manager certifies that it, its affiliates, trade contractors, suppliers, subcontractors and consultants who will perform

hereunder, have not been placed on the Scrutinized Companies With Activities in Sudan List or Scrutinized Companies With Activities in The Iran Terrorism Sectors List created pursuant to F.S. 215.473 or is engaged in business operations in Cuba or Syria. Pursuant to section 287.135(3)(a), Florida Statutes, as my be amended, if Construction Manager is found to have been placed on the Scrutinized Companies with Activities in Sudan List, or been engaged in business operations in Cuba or Syria, or has been placed on a list created pursuant to section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, this Contract may be terminated at the option of the County.

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 discrimination. 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.

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 22 - DIGITAL ACCESSIBILITY COMPLIANCE

Construction Manager acknowledges that the County is a public entity subject to Title II of the Americans with Disabilities Act (ADA) and applicable federal accessibility regulations. Construction Manager represents and warrants that all websites, web-based applications, digital services, electronic documents, multimedia, and other electronic content created, developed, provided, submitted, maintained, or delivered under this Contract that may be electronically displayed, accessed, distributed, or made available to the public by the County shall conform to the Web Content Accessibility Guidelines (WCAG) 2.1, Level AA, or any successor standard adopted by the U.S. Department of Justice.

All electronic documents submitted to the County, including but not limited to PDFs, reports, forms, presentations, and public-facing materials, shall be provided in an accessible format compliant with the applicable accessibility standard at the time of delivery.

Construction Manager shall ensure that any updates, revisions, or modifications to such digital content remain compliant throughout the term of this Contract. Upon request, Construction Manager shall provide documentation reasonably demonstrating accessibility compliance. If any deliverable is determined by the County to be noncompliant, Construction Manager shall promptly remediate the noncompliance at no additional cost to the County and within a timeframe specified by the County. Construction Manager shall ensure that any third-party digital content or platforms used in performance of this Contract either comply with the requirements herein or that an accessible alternative acceptable to the County is provided.

Failure to comply with this subsection shall constitute a material breach of this Contract.

6. SBD 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:

25.53% 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)

OSBD 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.

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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:
SHANNON RAMSEY-CHESSMAN,
CLERK AD INTERIM OF THE
CIRCUIT 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

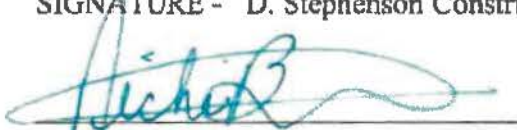
APPROVED AS TO TERMS
AND CONDITIONS

By: _____
Chief Assistant County Attorney

By:  _____
Jennifer Ferriol, Director - FD&O

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

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


Signature

Nickesha Brown
Name (type or print)


Signature

Dwight Stephenson
Name (type or print)

CEO
Title

(Corporate Seal)





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

Detail by Entity Name

Florida Profit Corporation

D. STEPHENSON CONSTRUCTION, INC.

Filing Information

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

Principal Address

6241 NORTH DIXIE HIGHWAY
SUITE 100
FORT LAUDERDALE, FL 33334

Changed: 04/28/2008

Mailing Address

6241 NORTH DIXIE HIGHWAY
SUITE 100
FORT LAUDERDALE, FL 33334

Changed: 04/28/2008

Registered Agent Name & Address

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

Name Changed: 05/02/2001

Address Changed: 04/28/2008

Officer/Director Detail

Name & Address

Title CEO, Secretary, Director

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

Title VSTD

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

Annual Reports

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GMP SUMMARY



**PALM BEACH COUNTY
45th Street Complex
4180 N. Australian Ave
West Palm Beach, FL 33407**

PALM BEACH COUNTY Project No. 2022-031291

**GMP # 3 (Final Project GMP) – Rev 04
06/23/26**



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SECTION 1

GUARANTEED MAXIMUM PRICE (GMP)

1A – GMP Cost Summary



Date: 06/26/26

GMP Rev 03

Job Name: PBC 45th St Complex

Brief Description: New Office Bldg

Estimator:

1st Flr	29,728	SF
2nd Flr	30,736	SF
Total	60,464	SF

CSI CODE	DESCRIPTION	GMP AMOUNT	SUB / VENDOR	\$ / SF	%JOB
	GENERAL CONDITIONS	\$ 1,749,977	DSC	\$ 28.94	7.36%
02-0000-S	SITework				
02-1000-S	Sitework	In GMP #1			
02-4150-S	Surveying	In GMP #1 & 2			
02-4500-S	Material Testing	By Owner			
02-7300-S	Pavers	\$211,922	US Brick & Block	\$ 3.50	0.89%
02-8000-S	Landscape & Irrigation	\$1,390,210	A Cut Above	\$ 22.99	5.85%
	DIVISION 02 TOTAL	\$1,602,132		\$ 26.50	6.74%
03-0000-S	CONCRETE				
03-3000-S	Concrete	In GMP #2			
	DIVISION 03 TOTAL	\$0		\$ -	0.00%
04-0000-S	MASONRY (WITH CONCRETE)				
05-0000-S	METALS				
05-5200-S	Miscellaneous Metals	\$627,135	Skyline Steel	\$ 10.37	2.64%
	DIVISION 05 TOTAL	\$627,135		\$ 10.37	2.64%
06-0000-S	WOOD & PLASTICS				
06-2200-S	Carpentry	\$807,174	EMI	\$ 13.35	3.40%
	DIVISION 06 TOTAL	\$807,174		\$ 13.35	3.40%
07-0000-S	THERMAL & MOISTURE				
07-1000-S	Waterproofing & Caulking	\$163,541	General Caulking	\$ 2.70	0.69%
07-5100-S	Roofing	\$762,105	A-1 Duran	\$ 12.60	3.21%
	DIVISION 07 TOTAL	\$925,646		\$ 15.31	3.89%
08-0000-S	DOORS & WINDOWS				
08-4000-S	Storefront	\$2,104,441	Cherokee Glass	\$ 34.80	8.85%
08-7000-S	Doors/Frames/Hardware/Interior Windows	\$659,940	Precision Building Products	\$ 10.91	2.78%
08-9870-S	Operable Partitions	\$61,200	SSE Space Management	\$ 1.01	0.26%
	DIVISION 08 TOTAL	\$2,825,581		\$ 46.73	11.89%
09-0000-S	FINISHES				
09-1000-S	Stucco	\$525,807	Lion Construction	\$ 8.70	2.21%
09-2600-S	Drywall	\$1,321,387	K&S Interior	\$ 21.85	5.56%
09-3100-S	Flooring	\$1,227,177	Paul's Carpet	\$ 20.30	5.16%
09-5100-S	Acoustical Ceiling	\$757,833	Acoustl Engineering	\$ 12.53	3.19%
09-9000-S	Painting	\$464,559	A-S Paint	\$ 7.68	1.95%
	DIVISION 09 TOTAL	\$4,296,764		\$ 71.06	18.08%
10-0000-S	SPECIALTIES				
10-4010-S	Signage	\$200,000	Allowance	\$ 3.31	0.84%
10-8000-S	Miscellaneous Specialties	\$170,512	Mardale Specialties Direct	\$ 2.82	0.72%
	DIVISION 10 TOTAL	\$370,512		\$ 6.13	1.56%
11-0000-S	EQUIPMENT				
11-1000-S	Equipment & Appliances	\$157,485	Allowance	\$ 2.60	0.66%
	DIVISION 11 TOTAL	\$157,485		\$ 2.60	0.66%
12-0000-S	FURNISHINGS				
12-5000-S	Window Treatments	\$82,864	Rise & Shine	\$ 1.37	0.35%
	DIVISION 12 TOTAL	\$82,864		\$ 1.37	0.35%
13-0000-S	SPECIAL CONSTRUCTION				
14-0000-S	CONVEYING SYSTEMS				
14-2000-S	Elevators	\$401,329	TK Elevator Corp	\$ 6.64	1.69%
	DIVISION 14 TOTAL	\$401,329		\$ 6.64	1.69%
15-0000-S	MECHANICALS				
15-4000-S	Plumbing	\$791,207	Wenco Plumbing	\$ 13.09	3.33%
15-5100-S	Fire Sprinklers	\$190,985	Wginton	\$ 3.16	0.80%
15-8000-S	HVAC	\$1,971,724	Hill York	\$ 32.61	8.30%
	DIVISION 15 TOTAL	\$2,953,916		\$ 48.85	12.43%

16-0000-S	ELECTRICAL							
16-1000-S	Electrical		\$4,006,688	Pomeroy Electric	\$	66.27	16.86%	
16-6700-S	Traffic Signalization (Excluded)		\$0		\$	-	0.00%	
	DIVISION 16 TOTAL		\$4,006,688		\$	66.27	16.88%	
	SUBTOTAL		\$20,807,203		\$	344.13	87.55%	
19-1000-O	OWNER'S CONTINGENCY		\$0	0.00%		\$	0.00	0.00%
19-1000-O	DSC CONTINGENCY		\$624,216	3.00%	\$	-	\$	10.32
								2.63%
	INSURANCE & BONDS							
19-2300-O	Subcontractor Bonds	INCLUDED	\$0	0.00%		\$	-	0.00%
19-2200-O	Builder's Risk Insurance & Deductibles Allowance	INCLUDED	\$330,000	1.39%		\$	5.46	1.39%
19-2100-O	General Liability & Umbrella	INCLUDED	\$293,779	1.35%		\$	4.86	1.24%
19-2000-O	Payment/Performance Bond	INCLUDED	\$261,376	1.11%		\$	4.32	1.10%
	PERMIT & FEE							
19-3300-O	Sub permits, Cert. of Occ. & Related Fees Allowance	INCLUDED	\$150,000	0.00%		\$	2.48	0.63%
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		\$1,299,621	5.95%		\$	21.49	5.47%
	TOTAL GMP AMOUNT		\$23,766,194		\$	393.06	100.00%	



SECTION 1

GUARANTEED MAXIMUM PRICE (GMP)

1B – GMP Trade Detail

BID Tag

Job Name: PBC 46th St Complex

DIVISION: 02-7300

Pavers

Date: 02/13/26

LOW BID	US Brick & Block		
AMOUNT	211,922.05	PERCENT BELOW 2nd	-4%
2nd LOW BID	CSE Paving	AMOUNT BELOW 2nd LOW	9,198.86
AMOUNT	221,120.90	AMOUNT BELOW AVERAGE	21,540.70
AVERAGE	233,462.75	PERCENT BELOW AVERAGE	-9%

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SUBCONTRACTOR

ITEM:	Perfect Pavers	CSE Paving	Corner Stone Profile & Pavers	US Brick & Block	T & P Pavers
Pavers	204,550	199,430	193,740	176,895	
GENERAL ITEMS	Unilock	Unilock	Unilock	Unilock	
Review and include PBC Design Guidelines Requirements	INCL.	INCL.	INCL.	INCL.	
COMPLY WITH FOLLOWING SPECIFICATION SECTIONS:	INCL.	INCL.	INCL.	INCL.	
32 14 00 ARCHITECTURAL PAVERS	INCL.	INCL.	INCL.	INCL.	
ACKNOWLEDGMENT OF ADDENDA:					
ADDENDUM 1					
ADDENDUM 1 (ARCHITECT)					
ADDENDUM 2					
Pavers at bldg entrances South (2,500 SF) & North (1,300 SF)	INCL.	INCL.	INCL.	INCL.	
Pavers at proposed plaza	INCL.	INCL.	INCL.	INCL.	
PAVERS					
1" BEDDING SAND (PED AREAS)	INCL.	INCL.	INCL.	INCL.	
1" BEDDING STONE (VEHICULAR AREAS)	5,000	5,000	5,000	5,000	
2-3/8" PAVERS (C-233)	INCL.	INCL.	INCL.	INCL.	
CITY STONE PAVERS BY FLAGSTONE OR APPROVED EQUAL (RFI #46)	INCL.	INCL.	INCL.	INCL.	
PAVERS SIZES: 8" x 24" & 4" x 12 (AS-104)	INCL.	INCL.	INCL.	INCL.	
PATTERN AS INDICATED	INCL.	INCL.	INCL.	INCL.	
HEADER CURB AROUND CURVED OUTSIDE EDGE OF PAVERS (GC-2/C-231 per RFI 85)					
CONCRETE BAND @ PERIMETER WHERE PAVERS MEET ASPHALT OR GRASS (RFI 133)	12,355	12,355	12,355	12,355	
TACTILE PAVERS			4,250		
TACTILE PAVERS BY STONEWORKS PAVER (AS-104)	INCL.	INCL.	INCL.	INCL.	
MATERIAL: WET CAST-HIGH STRENGTH CONCRETE SIZE: 300x300 x 40mm	INCL.	INCL.	INCL.	INCL.	
SEALING PAVERS	9,521	INCL.	INCL.	9,521	
BASE & SUBGRADE					
12" COMPACTED SUBGRADE	in 02-1000	in 02-1000	in 02-1000	in 02-1000	
4" LIMEROCK OR CRASHED CONCRETE BASE (PED AREAS)	in 02-1000	in 02-1000	in 02-1000	in 02-1000	
6" CONCRETE BASE (VEHICULAR AREAS)	in 02-1000	in 02-1000	in 02-1000	in 02-1000	
PROVIDE UNILOCK PAVERS (per RFI 134)	INCL.	INCL.	INCL.	INCL.	
Product: SMOOTH PREMIER PROMENADE	INCL.	INCL.	INCL.	INCL.	
COLOR MIX: Granite BLEND 20%, OPAL BLEND 50%, STEEL GREY BLEND 30%.	INCL.	INCL.	INCL.	INCL.	
The same material shall be used through out (pedestrian & vehicular) in size 8x24.	INCL.	INCL.	INCL.	INCL.	
FREIGHT	INCL.	INCL.	34,500	INCL.	
TAXES	INCL.	INCL.	7,448	INCL.	
ADJUSTMENTS:					
SUB BONDS	6,943	4,336	5,146	8,151	
BUY OUT / HEDGE					
Total	238,369	221,121	262,439	211,922	

NOTES:

BID 17a		Job Name: PBC 45th St Complex		Date: 06/23/26	
DIVISION: 02-8000		LOW BID		A Cut Above	
Landscape & Irrigation		AMOUNT		1,390,210.49 PERCENT BELOW 2nd -1%	
		2nd LOW BID		United Land Services AMOUNT BELOW 2nd LOW 17,795.47	
		AMOUNT		1,408,005.97 AMOUNT BELOW AVERAGE 104,752.67	
		AVERAGE		1,494,963.16 PERCENT BELOW AVERAGE -7%	
Back to Summary Sheet					
SUBCONTRACTOR					
ITEM:		A Cut Above		Dixie United Land Landscape Services	
Landscape & Irrigation					
GENERAL ITEMS					
Project Address: 4180 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 Rev 4 dated 12/15/25 including Specifications					
PBC Design Guidelines					
Number of Addendums					
General:					
Provide English speaking supervision					
Shop drawings and submittals					
Provide sufficient manpower to meet the schedule					
Comply with all safety regulations					
Taxes and Insurance					
Material / Labor / Supervision / Equipment to complete scope of work.					
LANDSCAPING					
Trees					
Shrubs					
Mulch					
Planting soil					
Root barriers					
Fertilizer					
Top Soil - 2" depth for sodded areas					
Top soil adjustment					
PROVIDE BAHIA SOD FOR ALL DISTURBED AREAS (GENERAL NOTE 11/C-013)					
Sod adjustment					
INSTALL LANDSCAPE BUFFER IN FRONT OF FM (C-101)					
PROPOSED DRY RETENTION POND					
PROPOSED WATER RETENTION POND					
RELOCATE TREES PER PLANS					
Additional tree relocation (double move)					
Tree relocation maintenance					
Tree protection					
REMOVE TREES PER PLANS					
RELOCATE TREES FROM TREE FARM TO PERMANENT LOCATION					
TEMPORARY IRRIGATION FOR TREES IN TREE FARM					
PRESERVE TREES WITHIN AFFECTED AREA AS INDICATED					
TOTAL CANOPY SF REMOVED / TO BE MITIGATED WITHIN AFFECTED AREA (L-105)					
TOTAL SABAL PALMS TO BE RELOCATED WITHIN AFFECTED AREA					
ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED MULCH+					
INSTALL ROOT BARRIER AS INDICATED					
SOIL PREP					
FINE OR FINISH GRADING					
INSTALL TREES, PALMS, SHRUBS & GROUNDCOVERS PER PLANS					
WATERING					
STAKING, GUYING					
MULCHING 3" (SHREDDED MELALEUCA)					
(1) YEAR WARRANTY FOR YOUR WORK FROM FINAL ACCEPTANCE					
REMOVE TREES BRACES AS PER DRAWING L-113 >9 Mo.					
MAINTENANCE AS PER NOTE 6 ON L-113					
MATERIAL DELIVERY 2027					
AQUATIC PLANTING					
Provide and install all littoral plants as specified on Littoral Plant list L-113					
IRRIGATION					
MAIN LINE, PVC Sch 40					
LATERAL LINE, PVC Sch 40					
PIPE SLEEVES AS INDICATED					
INSTALL SLEEVES UNDER MAIN ENTRY ROAD C-203, C-204 IN ADVANCE					
30-STATION CONTROLLER WITH THREE (3) A2M-600 MODULES, HUNTER A2C-3000-					
PUMP STATION WITH ALUMINUM SKID AND ALUMINUM ENCLOSURE					
4" CONCRET PAD FOR PUMP STATION					
HUNTER MINI-CLIK, RAIN SENSOR					
POINT OF CONNECTION (POC)					
10 HP EPS IRRIGATION PUMP WITH LAKE INTAKE					
1-1/2IN. PLASTIC ELECTRIC REMOTE CONTROL VALVE, HUNTER PGV-151 GLOBE					
2IN. PLASTIC ELECTRIC REMOTE CONTROL VALVE, HUNTER PGV-201 GLOBE					
ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE					
RAIN BIRD XFD-09-12 XFD					
0.9 GPH EMITTERS					
DRIP CONTROL ZONE KIT, HUNTER ICZ-201-XL-40					
2IN. ICV GLOBE VALVE, PRESSURE REGULATION: 40PSI					
PIPE TRANSITION FROM PVC TO DRIP					
HUNTER HDL-09-18-PC DRIP RING					
AS-BUILT DRAWINGS					
6 - EXTRA SPRAY / ROTOR HEADS FOR EACH TYPE USED ON THE PROJECT					

RESTORATION	25,000	25,000	25,000	25,000	
PROVIDE A MONTHLY MAINTENANCE COST AS PER REQUIREMENTS OF NOTE 8 ON L-113	108,000	108,000	108,000	108,000	
EXCAVATE ALL ISLANDS AND PLANTING BEDS TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILL IT WITH THE SPECIFIED REPLACEMENT SOIL PER NOTE 8 ON L-113 (ALLOWANCE)	250,000	250,000	250,000	250,000	
10% SBE ADVANTAGE		118,560	108,214	108,167	
ADJUSTMENTS:					
	SUB BONDS	27,259	34,745	27,640	27,668
	BUY OUT / HEDGE				
	Total	1,390,210	1,771,973	1,409,664	1,408,006
NOTES:					

Job Name: PBC 45th St Complex

Date: 02/13/25

DIVISION: 05-5200

Miscellaneous Metals

LOW BID	Skyline Steel		
AMOUNT	627,134.66	PERCENT BELOW 2nd	-2%
2nd LOW BID	All Dade Fences	AMOUNT BELOW 2nd LOW	15,617.32
AMOUNT	642,751.98	AMOUNT BELOW AVERAGE	33,781.45
AVERAGE	660,916.11	PERCENT BELOW AVERAGE	-5%

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SUBCONTRACTOR			
ITEM:	Skyline Steel	SSC &ALUM. FAB	All Dade Fences
Miscellaneous Metals			
GENERAL ITEMS			
Project Address: 4180 N. Australian Avenue West Palm Beach, FL 33407	Included	Included	527,949
Architect on Construction Documents: Alfonso Hernandez Architect, LLC	Included	Included	Included
Date of Construction Documents: Permit Set 4/4/2025 Rev 4 dated 12/15/25 including Specifications	Included	Included	Deleted Specs
PBC Design Guidelines	Included	Included	Deleted Line
Number of Addendums	Included	Included	Included
Main entry perforated columns features	Included	Included	Included
General:			
Provide English speaking supervision	Included	Included	Included
Shop drawings and submittals	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
Material delivery 2027	17,908		Included
Engineering	20,000	Included	Included
VESTIBULE POSTS			
PROVIDE AND INSTALL VESTIBULE POSTS AS PER 3/S-303	Included		Included
PROVIDE BASE AND TOP 3/8 EMBED PLATES WITH NELSON STUDS AS PER 3/S-303	Included	Included	Included
PROVIDE KNIFE PLATE 3/8X4 1/2X 4 1/2 AS PER 3/S-507	Included	Included	Included
PROVIDE AND INSTALL THRU BOLTS AND NUTS AS PER 3/S-507	Included	Included	Included
FIELD WELDING AS INDICATED	Included	Included	Included
HOLLOW CORE PLANKS BEARING AT HIGH ROOF			
ERECTED	Included	Included	
PROVIDE EMBED PLATE "B" @ 4'-0" OC AS PER 4/S-303	Included	Included	
STEEL PAN STAIRS			
STAIR 1 on A-101 per A-351	Included	Included	Included
STAIR 2 on A-101 per A-352	Included	Included	Included
STAIR 3 on A-101 per A-353	Included	Included	Included
PRE-MANUFACTURED STEEL STAIRS w/RAILING COMPLETE			
MC12x10.6 PAINTED STEEL STAIR STRINGER (2/A-354)	Included	Included	Included
14 GAUGE STEEL METAL PAN FILLED W/2" CONCRETE (3,000 PSI)	Included	Included	Included
STEEL ANGLE RFC WELD TO EACH STRINGER	Included	Included	Included
3x3x1/4 6" LONG STEEL ANGLE WELDED TO STRINGER & BOLTED TO SLAB (1/A-354)	Included	Included	Included
NON-SLIP NOSING (ANCHORED) AT ALL TREADS	Included	Included	NO
PRE-MANUFACTURED STEEL LANDINGS	Included	Included	Included
Non-slip nosings at all stair treads	8,000	8,000	8,000
INTERIOR STAIR RAILING			
1 1/2" DIS. PAINTED TUBE 40 STEEL POSTS & RAILINGS (2-A-354)	Included	Included	Included
PAINTED INTERMEDIATE RAILING PER PLANS	Included	Included	Included
GUARDRAILS AT TOP LANDINGS	Included	Included	Included
CANE RAILS AT 27" MAX. AS SHOWN	Included	Included	Included
WALL HANDRAILS TO MATCH	Included	Included	Included
OPERABLE PARTITION SUPPORT			
HSS 4x4x1/4 FOR PARTITION WALL JAMB SUPPORTS (S-102)	Included	Included	Included
FOLDING PARTITION WALL SUPPORT (S-102)	Included	Included	Included
CONT C10x15.3 (2/S-103) PERFORATED AS PER PARTITION SHOP DRAWINGS	Included	Included	Included
PROVIDE AND INSTALL ALL L3x3x1/4 (2/S-303)	Included	Included	Included
3/8"x5"x8" EMBED PLATES w/(2) 1/2" dia. x 3" HS EA SIDE OF BEAM AND UNDER SLAB	Included	Included	10,000
TRELLIS			
Aluminum trellis at north exterior covered patio (A-301, S-302)	35,000	Included	
PROVIDE PLATES A (TYP) AS PER S-302 & MAUFACTURER	Included	Included	Included
R2 - HSS 6x4x3/8 Aluminum Trellis tubing (2,3/A-400)	Included	Included	Included
EXTERIOR RAILING (7/A-510) & FRAMES FOR INFILL PANEL FEATURES & PANELS			
Railings at 2nd floor exterior balcony (south elevation)	Included	Included	Included
BOK PREFAB PANELING ON EXTERIOR RAILING (E10)	Included	Included	Included
BOK PREFAB PANELING FEATURE (E11)	Included	Included	Included
Railings at 2nd floor exterior balcony (north elevation)	Included	Included	Included
TOP ELLIPTICAL ALUMINUM HANDRAIL AS PER 4,7/A-510	Included	Included	Included
PRE-FINISHED ALUMINUM TUBE STEEL POSTS AS PER 4,7/A-510	Included	Included	Included
PRE-FINISHED ALUMINUM 2-1/2" RAILS TO HOLD INFILL PANELS AS PER 7/A-510	Included	Included	Included
PRE-FINISHED ALUMINUM TUBE STEEL POST	Included	Included	Included
BOK MODERN PERFORATED GUARDRAIL FLAT INFILL PANELS N, E, S ELEVATIONS	Included	Included	Included
BOK MODERN PERFORATED PANELS FEATURES AT E & W ELEVATIONS	Included	Included	Included
CUSTOM FRAMES TO HOLD PANELS AT 4 SIDES OF FEATURE TREES S ELEV. & SECTION 2	Included	Included	Included
BOK MODERN PERFORATED PANELS FEATURES AT 4 SIDES OF TREES S ELEV. & A-511	Included	Included	Included
PROVIDE& INSTALL EMBEDS, TRANSITION INSERTS OVER METAL PLATES, METAL SHOES WELDED TO METAL PLATES, ALUMINUM MOUNTING BRACKETS AND CUSTOM MADE FRAMES WITH BOK METAL INSERTS AS PER DRAWINGS A-511 & S-201		Included	Included
		Included	included

BID TAB Job Name: PBC 46th St Complex DIVISION: 06-2200 Millwork LOW BID AMOUNT 2nd LOW BID AMOUNT AVERAGE KMI 807,174.10 Advanced Wood 848,246.06 949,965.63 PERCENT BELOW 2nd AMOUNT BELOW 2nd LOW AMOUNT BELOW AVERAGE PERCENT BELOW AVERAGE -5% 39,071.96 142,791.63 -15% Date: 03/23/25 Back to Summary Sheet			
SUBCONTRACTOR			
ITEM:	Advanced Woodworking	Distinctive	KMI
Millwork	710,873	1,023,022	731,532
GENERAL ITEMS			
Review and Include PBC Design Guidelines Requirements	INCL.	INCL.	INCL.
COMPLY WITH FOLLOWING SPECIFICATION SECTIONS:	INCL.	INCL.	INCL.
09-41.13 WOOD-VENEER-FACED ARCHITECTURAL CABINETS	INCL.	INCL.	INCL.
ACKNOWLEDGMENT OF ADDENDA:			
ADDENDUM 1	INCL.	INCL.	INCL.
ADDENDUM 1 (ARCHITECT)	INCL.	INCL.	INCL.
ADDENDUM 2	INCL.	INCL.	INCL.
BAFFLE WOOD CEILING - in 09-5100	in 09-5100	in 09-5100	in 09-5100
Scaffolding	in 09-5100	in 09-5100	in 09-5100
WOOD SLAT PANELS			
FN-2 - WALL WOOD SLAT PANEL BY 9WOOD	INCL.	INCL.	INCL.
AT ALL VESTIBULES & LOBBY WALL PARTITIONS (I-407.1.2; I-414-1.2; I-424-1.2)			
MAIN LOBBY RECEPTION DESK, RM 100 (I-501.1)			
PRIMARY SOLID SURFACE COUNTERTOP OVER SUBSTRATE	INCL.	INCL.	INCL.
SECONDARY SOLID SURFACE COUNTERTOP w/FINISHED UNDERSIDE	INCL.	INCL.	INCL.
CF-4 - ACRYLIC HARD SURFACE BY MEGANITE	INCL.	INCL.	INCL.
BEVELED EDGES (PRIMARY AND SECONDARY)	INCL.	INCL.	INCL.
3CM w/ 3" OVERHANG, CONTINUOUS, WATERFALL EDGES	INCL.	INCL.	INCL.
WALL CLADDING	INCL.	INCL.	INCL.
ARCHITECTURAL METAL VENEER (UPPER DECK AREA)	INCL.	INCL.	INCL.
CF-2 - ARCH. METAL (THIN CLADDING) BY MDC INT. SOLUTIONS	INCL.	INCL.	INCL.
1" RECESS, ARCHITECTURAL METAL POLISHED	INCL.	INCL.	INCL.
WOOD VENEER/STAIN (CF-3) BY 9WOOD	INCL.	INCL.	INCL.
DESK STORAGE ALCOVE WOOD VENEER/STAIN	INCL.	INCL.	INCL.
DESK END WATERFALL EDGE COUNTER	INCL.	INCL.	INCL.
ALCOVE SIDE WATERFALL EDGE COUNTER	INCL.	INCL.	INCL.
WOOD VENEER DRAWERS (HEAVY DUTY)	INCL.	INCL.	INCL.
4" METAL PULLS	INCL.	INCL.	INCL.
METAL BASE (BRUSHED SS) BUILT-IN RECESS TOE KICK, 4" H	INCL.	INCL.	INCL.
PB-3 - METAL BASEBOARD BY MDC	INCL.	INCL.	INCL.
WOOD VENEER BASE	INCL.	INCL.	INCL.
WOOD BLOCKING	INCL.	INCL.	INCL.
LED LIGHTING CONTINUOUS (PRIMARY & SECONDARY COUNTERTOP)	in 16-1000	in 16-1000	in 16-1000
EAST PLANTER (I/I-501.2)			
PLANTER MAX DEPTH 24-1/2", MIN DEPTH 11-1/2"	INCL.	INCL.	INCL.
CF-4. MEGANITE ACRYLIC FINISH OVER DUROCK ON 2X4 WOOD FRAMING	INCL.	INCL.	INCL.
FN-7 - PLANTER LOW WALL	INCL.	INCL.	INCL.
MEGANITE SOFT STATUARIO (CF-4) ON ALL EXPOSED SURFACES	INCL.	INCL.	INCL.
WOOD FRAMING (2 x 4) & BLOCKING	INCL.	INCL.	INCL.
WATERPROOF MEMBRANE OVER BLACK COATED PLYWOOD	in 07-1000	in 07-1000	in 07-1000
FN-5 - CUSTOM TABLE, WOOD	INCL.	INCL.	INCL.
CF-3 - CABINETRY WOOD STAIN/VENEER BY 9WOOD	INCL.	INCL.	INCL.
FN-G - FAUX GREENERY	14,347	14,347	14,347
FN-2. PRODUCT: DAVIS PRAT WOOD VENEER BENCH, SIZE: 108L X 20D X 17.5H	14,960	14,960	14,960
WEST PLANTER (I/I-501.2)			
PLANTER MAX DEPTH 24-1/2", MIN DEPTH 11-1/2"	INCL.	INCL.	INCL.
CF-4. MEGANITE ACRYLIC FINISH OVER DUROCK ON 2X4 WOOD FRAMING	INCL.	INCL.	INCL.
FN-7 - PLANTER LOW WALL	INCL.	INCL.	INCL.
MEGANITE SOFT STATUARIO (CF-4) ON ALL EXPOSED SURFACES	INCL.	INCL.	INCL.
WOOD FRAMING (2 x 4) & BLOCKING	INCL.	INCL.	INCL.
WATERPROOF MEMBRANE OVER BLACK COATED PLYWOOD	in 07-1000	in 07-1000	in 07-1000
FN-6 - CUSTOM BUILT-IN CANTILEVER BENCH, WOOD	INCL.	INCL.	INCL.
CF-3 - WOOD BENCH, SEGMENTED PANELS CUT TO SIZE	INCL.	INCL.	INCL.
16" BLACK POWDER COATED STEEL CANTILEVER BRACKET	INCL.	INCL.	INCL.
CF-4. END PANEL MEGANITE SOFT STATUARIO	INCL.	INCL.	INCL.
FN-G - FAUX GREENERY	see above	see above	see above
FN-2. PRODUCT: DAVIS PRAT WOOD VENEER BENCH, SIZE: 108L X 20D X 17.5H	see above	see above	see above
COPY ROOM 104 (I & 2/-410.1)			
BASE CABINETS, 24"D WOOD (2 EA)	INCL.	INCL.	INCL.
COUNTERTOP, 3CM MANMADE MATERIAL	INCL.	INCL.	INCL.
WOOD VENEER	INCL.	INCL.	INCL.
DRAWERS	INCL.	INCL.	INCL.
BREAKROOM 117 (I-504.2)			
WALL CABINETS, 12"D WOOD	INCL.	INCL.	INCL.
BASE CABINETS, 24"D WOOD	INCL.	INCL.	INCL.
COUNTERTOP, 3CM MANMADE MATERIAL	INCL.	INCL.	INCL.
SINK CUT OUT	INCL.	INCL.	INCL.
WOOD VENEER	INCL.	INCL.	INCL.
DRAWERS	INCL.	INCL.	INCL.
COPY ROOM 120 (5/-402.1)			
BASE CABINETS, 24"D WOOD	INCL.	INCL.	INCL.
COUNTERTOP, 3CM MANMADE MATERIAL	INCL.	INCL.	INCL.
WOOD VENEER	INCL.	INCL.	INCL.
DRAWERS	INCL.	INCL.	INCL.
COPY ROOM 133 (I/-404.1)			
	INCL.	INCL.	INCL.

BASE CABINETS, 24"D WOOD	INCL.	INCL.	INCL.
COUNTERTOP, 3CM MANMADE MATERIAL	INCL.	INCL.	INCL.
WOOD VENEER	INCL.	INCL.	INCL.
DRAWERS	INCL.	INCL.	INCL.
COPY ROOM 206 (5/1-422.1)	INCL.	INCL.	INCL.
BASE CABINETS, 24"D WOOD	INCL.	INCL.	INCL.
COUNTERTOP, 3CM MANMADE MATERIAL	INCL.	INCL.	INCL.
WOOD VENEER	INCL.	INCL.	INCL.
DRAWERS	INCL.	INCL.	INCL.
BREAKROOM 206 (I-504.1)	INCL.	INCL.	INCL.
WALL CABINETS, 12"D WOOD	INCL.	INCL.	INCL.
BASE CABINETS, 24"D WOOD	INCL.	INCL.	INCL.
COUNTERTOP, 3CM MANMADE MATERIAL	INCL.	INCL.	INCL.
SINK CUT OUT	INCL.	INCL.	INCL.
WOOD VENEER	INCL.	INCL.	INCL.
DRAWERS	INCL.	INCL.	INCL.
LED LIGHTING @ WALL CABINETS AS INDICATED (6/1-504.3)	in 15-1000	in 15-1000	in 15-1000
COPY ROOM 230 (5/1-416.1)	INCL.	INCL.	INCL.
BASE CABINETS, 24"D WOOD	INCL.	INCL.	INCL.
COUNTERTOP, 3CM MANMADE MATERIAL	INCL.	INCL.	INCL.
WOOD VENEER	INCL.	INCL.	INCL.
DRAWERS	INCL.	INCL.	INCL.
COPY ROOM 235 (5/1-418.1)	INCL.	INCL.	INCL.
BASE CABINETS, 24"D WOOD	INCL.	INCL.	INCL.
COUNTERTOP, 3CM MANMADE MATERIAL	INCL.	INCL.	INCL.
WOOD VENEER	INCL.	INCL.	INCL.
DRAWERS	INCL.	INCL.	INCL.
EAST LOBBY VESTIBULE 134A (A-403) - DEPARTMENT SIDE & HALLWAY SIDE			
COUNTER/CABINETRY @ PASS-THRU WINDOW H (5' x 1') see RFI 200	INCL.	INCL.	INCL.
WEST LOBBY VESTIBULE 154 (A-403) - DEPARTMENT SIDE & HALLWAY SIDE			
COUNTER/CABINETRY @ PASS-THRU WINDOW H (5' x 1') see RFI 200	INCL.	INCL.	INCL.
CF-4 - COUNTERTOP OVER SUBSTRATE, ACRYLIC HARD SURFACE BY MEGANITE	INCL.	INCL.	INCL.
CF-3 - WOOD VENEER DRAWERS w/OPEN SHELVING BY 9WOOD	INCL.	INCL.	INCL.
BASE CABINETS (2, 4 & 6/1-504.3)			
SOLID SURFACE COUNTERTOP w/2" BACKSPLASH OVER 3/4" PLYWOOD SUBSTRATE	INCL.	INCL.	INCL.
BEVELED EDGES	INCL.	INCL.	INCL.
CS-1 COUNTERTOP AND BACKSPLASH OVER SUBSTRATE AS INDICATED	INCL.	INCL.	INCL.
BEVELED EDGES	INCL.	INCL.	INCL.
PL DRAWERS w/HEAVY DUTY FULL EXTENSION SLIDES - DRAWERS	INCL.	INCL.	INCL.
CABINET DOOR w/PL FINISH	INCL.	INCL.	INCL.
3/4" ADJUSTABLE SHELF ON RECESSED STANDARDS - SHELF	INCL.	INCL.	INCL.
4" WIRE PULLS	INCL.	INCL.	INCL.
PLASTIC LAMINATE BASE	INCL.	INCL.	INCL.
WALL CABINETS (6/1-504.3)			
CABINET DOOR w/PLASTIC LAMINATE FINISH WITH INVISIBLE HINGES	INCL.	INCL.	INCL.
PLASTIC LAMINATE 3/4" ADJUSTABLE SHELF ON RECESSED STANDARDS	INCL.	INCL.	INCL.
PL OR MELAMINE INSIDE OF CABINETS	INCL.	INCL.	INCL.
4" WIRE PULLS	INCL.	INCL.	INCL.
BUILT-IN VALENCE, WITH UNDERCAB LED LIGHTING	INCL.	INCL.	INCL.
MODERN METAL PULL 3080 7 9/16" (I-504.2)	INCL.	INCL.	INCL.
FULL HEIGHT CABINET (7/1-504.3) - N.I.S. (detail deleted in 100% DD)	N.I.S.	N.I.S.	N.I.S.
ADA SINK CABINET (3/A504.3)			
CS-1 COUNTERTOP AND BACKSPLASH OVER SUBSTRATE AS INDICATED	INCL.	INCL.	INCL.
METAL PULLS	INCL.	INCL.	INCL.
WOOD BLOCKING	INCL.	INCL.	INCL.
PL DOORS	INCL.	INCL.	INCL.
INTEGRAL BASE w/DOOR	INCL.	INCL.	INCL.
PROVIDE SHIMMING AND WOOD BLOCKING FOR CABINETS AS REQUIRED	INCL.	INCL.	
T-7 - COUNTERTOP, DEKTON, 3CM CHROMICA (I-504.1)	INCL.	INCL.	INCL.
T-8 - COUNTERTOP, DEKTON, 3CM NEBULA ALPHA (I-504.1)	INCL.		INCL.
BASEBOARD			
PB-1 - WOOD BASEBOARD, S4S, PAINTED	INCL.	INCL.	INCL.
PB-2 - 7-1/2" BASEBOARD METAL PANEL BY MDC (I-407.3, I-602 & RFI 100)	INCL.	INCL.	INCL.
APPLIED DEKTON PANELS			
PN-11 - APPLIED DEKTON PANEL (UNDER WINDOWS) - N.I.S. per RFI 203	N.I.S.	N.I.S.	N.I.S.
1/2" SCHLUTER EDGING (I.S. 4/I-402.2)	N.I.S.	N.I.S.	N.I.S.
Note: PB-3 (I-414.1, I-424.1, not in I-602) was removed per RFI 142 - N.I.S.	N.I.S.	N.I.S.	N.I.S.
ARCHITECTURAL METAL			
ST-3 - ARCHITECTURAL METAL BY MDC INT. SOLUTIONS (I-407.3)	INCL.	INCL.	INCL.
BRUSHED SS - DECORATIVE HEADER ABOVE ELEVATOR DOORS (APPROX. 8 SF/EA)	INCL.	INCL.	INCL.
WALL PANELS (2/I-407.1, 3/I-407.2)	INCL.	INCL.	INCL.
ST-3 ON SIDE WALLS @ ELEVATOR ENTRANCE	INCL.	INCL.	INCL.
ST-3 - STEEL DECORATIVE TREE (1st FLOOR & 2nd FLOOR)	INCL.	INCL.	INCL.
DUROCK CLAD w / BRUSHED SS	INCL.		INCL.
METAL TREE PANEL SHALL BE ADHERED TO SURFACE OF SLAB MATERIAL (RFI 73)	INCL.	INCL.	INCL.
Rev. B - B.D.C. RESPONSE			
RM 102A - Central Mail Room Mail - I-504.4	14,050	14,050	INCL.
MR-1:			INCL.
Open Upper Cubies 10' x 4'-2"			INCL.
(2) Counter Top 10' EA			INCL.
(2) Open Lower Cubies 10' x 2'-10"			INCL.
Doors 102C - Gate w/Latch			INCL.
MATERIAL DELIVERY 2027			22,825
ELEVATOR INTERIOR FINISHES - in 14-2000	in 14-2000	in 14-2000	in 14-2000
CONTINUE DARK GREY TILE FLOOR AT ELEVATOR	in 09-3100	in 09-3100	in 09-3100
Wood trim at interior windows (7/A-501) - N.I.S.	N.I.S.	N.I.S.	N.I.S.
Silver LEED Materials	N.I.S.	N.I.S.	N.I.S.
AWI QCP Certification program			
10% SBE ADVANTAGE	75,423	108,638	

ADJUSTMENTS:				
	SUB BONDS	16,593	23,460	23,510
	BUY OUT / HEDGE			
	Total	846,246	1,198,477	807,174
NOTES:				

Job Name: PBC 45th St Complex
DIVISION: 07-1000
Waterproofing & Caulking

Date: 02/13/25

General Caulking			
LOW BID			
AMOUNT	183,540.68	PERCENT BELOW 2nd	-5%
2nd LOW BID	Metro Caulking	AMOUNT BELOW 2nd LOW	8,500.22
AMOUNT	172,040.90	AMOUNT BELOW AVERAGE	7,159.23
AVERAGE	170,699.91	PERCENT BELOW AVERAGE	-4%

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SUBCONTRACTOR

ITEM:	Metro Caulking	Service Contracting Solutions	General Caulking
<u>Waterproofing & Caulking</u>			160,334
GENERAL ITEMS			
Review and include PBC Design Guidelines Requirements	INCL.	INCL.	INCL.
COMPLY WITH FOLLOWING SPECIFICATION SECTIONS:			
07 00 00 THERMAL AND MOISTURE PROTECTION	INCL.	INCL.	INCL.
ACKNOWLEDGMENT OF ADDENDA:			
ADDENDUM 1			
ADDENDUM 1 (ARCHITECT)			
ADDENDUM 2			INCL.
Waterproofing at elevator pit	3,500	3,500	INCL.
Inside & Outside of Pit (2/S-502)	10,000	10,000	INCL.
Fluid applied waterproofing at exterior door and window openings	29,285	29,285	INCL.
Apply waterproofing to both patios over occupied / not occupied spaces and concrete	50,000	50,000	INCL.
Waterproofing at exterior balconies	7,490	7,490	INCL.
Lift rental	20,000	20,000	INCL.
Caulking of Tilt-up Panels (interior & Exterior)	21,235	27,262	INCL.
3/4" Joint	INCL.		INCL.
Beauty bead around exterior doors, windows & louvers	12,440	12,440	INCL.
Doors	INCL.		INCL.
Windows	INCL.		INCL.
Waterproofing of planters (11/I-501.2)	1,190	1,190	INCL.
Backer Rod & Calking of slab construction joints (7 & 17/S-501)	11,890	11,890	INCL.
ADJUSTMENTS:			
SUB BONDS	5,011	3,461	3,207
BUY OUT / HEDGE			
Total	172,041	176,518	163,541

NOTES:

Job Name: PBC 45th St Complex

DIVISION: 07-5100

Roofing

Date: 02/13/25

LOW BID	A-1 Duran		
AMOUNT	762,105.24	PERCENT BELOW 2nd	-1%
2nd LOW BID	Crowther	AMOUNT BELOW 2nd LOW	4,751.16
AMOUNT	766,856.40	AMOUNT BELOW AVERAGE	99,405.53
AVERAGE	861,510.77	PERCENT BELOW AVERAGE	-12%

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SUBCONTRACTOR

ITEM	Atlas Apex	Bowhead	Crowther	A-1 Duran	Latite
Roofing	759,000	878,000	634,120	641,900	1,064,010
GENERAL ITEMS					
Review and include PBC Design Guidelines Requirements		INCL.	INCL.	INCL.	
COMPLY WITH FOLLOWING SPECIFICATION SECTIONS:					
07 62 00 SHEET METAL FLASHING AND TRIM		INCL.	INCL.	INCL.	
07 66 26 SELF-ADHERING SHEET FLASHING			INCL.	INCL.	
07 72 00 ROOF ACCESSORIES			INCL.	INCL.	
ACKNOWLEDGMENT OF ADDENDA:					
ADDENDUM 1					
ADDENDUM 1 (ARCHITECT)					
ADDENDUM 2				INCL.	
MOB/DEMOB		INCL.	INCL.		
ROOF ASSEMBLY					
ROOF TYPE RF-01 (AE-001) - JM TPO SINGLE PLY ROOF SYSTEM OVER CONCRETE DECK (G-003)		INCL.	75,000	INCL.	
60 MIL TPO ROOF MEMBRANE	INCL.	INCL.	INCL.	INCL.	INCL.
1/4" PROTECTION BOARD (RFI 125)	INCL.	INCL.	INCL.	INCL.	INCL.
3.5" ROOF INSULATION - R-20.5 (per RFI #50 & 14/AE-005)	3.5"	3" / 3.5"	INCL.	4"	INCL.
POLYISOCYANURATE ROOFING INSULATION (1/AE-005)	INCL.	INCL.	INCL.	INCL.	INCL.
VAPOR BARRIER 6/A-510) - N.I.S. per RFI 164	(60,000)	(60,000)	(60,000)	N.I.S.	(60,000)
RF-01 - ROOF TYPE 1 (G-003)	INCL.	INCL.	INCL.	INCL.	INCL.
NOA #23-0509.02					INCL.
MEMBRANE TYPE: SINGLE PLY, JM TPO		INCL.	INCL.	INCL.	INCL.
DECK TYPE: CONCRETE, INSULATED	INCL.	INCL.	INCL.	INCL.	INCL.
SYSTEM TYPE: ONE OR MORE LAYERS OF INSULATION ADHERED WITH APPROVED ADHESIVE			INCL.	INCL.	INCL.
BASE INSULATION LAYER MINIMUM 1.5 THICK.		INCL.	INCL.	INCL.	INCL.
TOP INSULATION LAYER MINIMUM 025 THICK.		INCL.	INCL.	INCL.	INCL.
ALL INSULATION SHALL BE ADHERED TO THE DECK OR VAPOR BARRIER IN ICP ADHESIVES CR-20			INCL.	INCL.	INCL.
PROVIDE HIGH ROOF (TYPE 1)	INCL.	INCL.	INCL.	INCL.	INCL.
PROVIDE MAIN ROOF (TYPE 1)	INCL.	INCL.	INCL.	INCL.	INCL.
PROVIDE ROOF ASSEMBLY (RF-01) OVER EXTERIOR SOFFIT (3/A-510)	INCL.	INCL.	INCL.	INCL.	INCL.
INSTALL ROOFING SYSTEM FLASHING	INCL.	INCL.	INCL.	INCL.	INCL.
WALL FLASHING	INCL.	INCL.	INCL.	INCL.	INCL.
FLASHING OF ROOF TOP EQUIPMENT	INCL.	INCL.	INCL.	INCL.	INCL.
FLASH PENETRATIONS	INCL.	INCL.	INCL.	INCL.	INCL.
FLASH ROOF DRAINS & OVERFLOW	INCL.	INCL.	INCL.	INCL.	INCL.
PROVIDE COUNTERFLASHING (4/AE-005) AS INDICATED				INCL.	INCL.
PROVIDE WALL COPING (6/AE-005)	INCL.	INCL.	INCL.	INCL.	INCL.
CONT. P.T. WOOD BLOCKING	25,000	25,000	INCL.	25,000	INCL.
FORMED METAL COPING COVER		INCL.	INCL.	INCL.	INCL.
PROVIDE DRIP EDGE PER PLANS	INCL.	INCL.	INCL.	INCL.	INCL.
PROVIDE GUTTER SYSTEM W/DOWNSPOUTS PER PLANS (13/AE-005)	INCL.	INCL.	INCL.	INCL.	INCL.
PROVIDE PRESSURE TREATED WOOD BLOCKING AS REQUIRED			INCL.	INCL.	INCL.
PROVIDE ROOF METAL EOS AT PARAPET AS INDICATED (6/A-510)		INCL.	INCL.	INCL.	INCL.
PROVIDE PRE-CAST SCUPPERS (E9/A-301, 302 & 10/AE-005) - 12 EA	15,000	15,000	Metal Cladded	15,000	INCL.
PROVIDE SPLASH BLOCKS AS REQUIRED			INCL.	INCL.	INCL.
PROVIDE WALK PADS AS REQUIRED	7,800	7,800	INCL.	INCL.	INCL.
SACRIFICIAL PADS FOR LIGHTNING PROTECTION	12,500	12,500	12,500	12,500	INCL.
MATERIAL DELIVERY 2027				21,762	
(3) ACCESS DOORS BETWEEN SEGMENTED ROOFS - BY OTHERS					
204QQ 3'x6' - METAL DOOR / HM FRAME	in 08-7000	in 08-7000	in 08-7000	in 08-7000	in 08-7000
204RR 3'x6' - METAL DOOR / HM FRAME	in 08-7000	in 08-7000	in 08-7000	in 08-7000	in 08-7000
204SS 3'x6' - METAL DOOR / HM FRAME	in 08-7000	in 08-7000	in 08-7000	in 08-7000	in 08-7000
PROVIDE ES-1 COPING CAP (per SPEC SECTION 076200 - Part 2 - 2.1 C)			INCL.	INCL.	INCL.
WARRANTY (WORKMANSHIP)	2 YRS		2 YRS	1 YR	
MANUFACTURER'S 20 YEARS NDL WARRANTY	INCL.	INCL.	INCL.	INCL.	
MANUFACTURER'S 30 YEARS NDL WARRANTY	20,000	20,000	79,200	20,000	
80 MIL TPO ROOF MEMBRANE	12,750	12,750	in above	in above	
PERMIT FEES	INCL.	5,000	5,000	5,000	
APRIL 2026 MATERIAL COST INCREASE	6,000	6,000	6,000	6,000	
ADJUSTMENTS:					
SUB BONDS	15,961	18,441	15,036	14,943	20,080

BUY OUT / HEDGE
Total

814,011

940,491

786,856

762,165

1,024,090

NOTES:

1718

Job Name: PBC 45th St Complex
DIVISION: 08-4000
Storefront

Date: 02/13/25

LOW BID	Cherokee Glass		
AMOUNT	2,104,441.44	PERCENT BELOW 2nd	-1%
2nd LOW BID	Coconut Grove	AMOUNT BELOW 2nd LOW	23,057.18
AMOUNT	2,127,498.62	AMOUNT BELOW AVERAGE	198,006.16
AVERAGE	2,302,447.60	PERCENT BELOW AVERAGE	-9%

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SUBCONTRACTOR					
ITEM	Crawford Tracey	Cherokee Glass	Palm Beach Glass	Miller Glass	Coconut Grove Glass
Storefront	Exterior Only	1,597,900	see below	Exterior Only	
GENERAL ITEMS		INCL.	INCL.		
Review and include PBC Design Guidelines Requirements		INCL.	INCL.		
COMPLY WITH FOLLOWING SPECIFICATION SECTIONS:		INCL.	INCL.		
08 41 13 ALUMINUM-FRAMED ENTRANCE AND STOREFRONT		INCL.	INCL.		
08 80 00 GLAZING		INCL.	INCL.		
08 83 00 MIRRORS		INCL.	INCL.		
ACKNOWLEDGMENT OF ADDENDA:					
ADDENDUM 1		INCL.	INCL.		
ADDENDUM 1 (ARCHITECT)		INCL.	INCL.		
ADDENDUM 2		INCL.	INCL.		
Exterior storefront	INCL.	INCL.	INCL.		
Exterior curtainwall	INCL.	INCL.	INCL.		
Add for insulated glass for above	INCL.		INCL.		
Add for Level E glass for above	INCL.		INCL.		
Interior Windows	NOT INCL.	INCL.	INCL.		
Glass Protection	47,400	47,400	47,400	47,400	47,400
INTERIOR WINDOWS (A-604)	787,405	INCL.	787,405	787,405	548,617
MARK I-A - 11' - 4"H x 9' - 0"W, CHERRY - FLAME MAHOGANY FINISH	INCL.	INCL.	INCL.		
MARK I-B - 11' - 3 1/2"H x 19' - 2"W, CHERRY - FLAME MAHOGANY FINISH	INCL.	INCL.	INCL.		
MARK I-C - 11' - 4"H x 8' - 11 1/2"W, CHERRY - FLAME MAHOGANY FINISH	INCL.	INCL.	INCL.		
MARK I-D - 6' - 0 1/2"H x 8' - 3"W, ALUMINUM FINISH	INCL.	INCL.	INCL.		
MARK I-E - 6' - 3"H x 13' - 2"W, ALUMINUM FINISH	INCL.	INCL.	INCL.		
MARK I-F - 8' - 2"H x 13' - 3"W, ALUMINUM FINISH	INCL.	INCL.	INCL.		
MARK I-Fa - 8' - 2"H x 13' - 3"W, ALUMINUM FINISH	INCL.	INCL.	INCL.		
MARK I-G - 10' - 0"H x 8' - 5 1/2"W, WOOD FINISH	INCL.	INCL.	INCL.		
MARK I-H - 8' - 2"H x 6' - 4"W, CHERRY - FLAME MAHOGANY FINISH	INCL.	INCL.	INCL.		
MARK I-I - 5' - 0"H x 6' - 6 1/2"W, ALUMINUM FINISH	INCL.	INCL.	INCL.		
MARK I-J - 6' - 0 1/2"H x varies W, ALUMINUM FINISH	INCL.	INCL.	INCL.		
MARK I-K - 8' - 0 1/2"H x 6' - 10"W, ALUMINUM FINISH	INCL.	INCL.	INCL.		
MARK I-L - 8' - 0 1/2"H x 6' - 10"W, ALUMINUM FINISH	INCL.	INCL.	INCL.		
MARK I-N - 6' - 0 1/2"H x 6' - 0"W, ALUMINUM FINISH	INCL.	INCL.	INCL.		
MARK I-O - 6' - 2"H x 10' - 0"W, ALUMINUM FINISH	INCL.	INCL.	INCL.		
TOTAL INTERIOR WINDOWS	INCL.	INCL.	INCL.		
INTERIOR WINDOWS INSTALLATION	INCL.	INCL.	INCL.		
EXTERIOR SOREFRONT (A-603)	1,517,580	INCL.	1,352,929	1,196,471	1,217,036
MARK A - 10' - 0"H x 19' - 0"W	INCL.	INCL.	INCL.		
(2) Double Doors	INCL.	INCL.	INCL.		
MARK B - 8' - 0"H x 9' - 0"W	INCL.	INCL.	INCL.		
MARK C - 8' - 0"H x 10' - 0"W	INCL.	INCL.	INCL.		
MARK D - 8' - 0"H x 15' - 0"W	INCL.	INCL.	INCL.		
MARK E - 8' - 0"H x 20' - 0"W	INCL.	INCL.	INCL.		
MARK F - 8' - 0"H x 25' - 0"W	INCL.	INCL.	INCL.		
MARK G - 8' - 0"H x 35' - 0"W	INCL.	INCL.	INCL.		
MARK H - 5' - 0"H x 5' - 0"W	INCL.	INCL.	INCL.		
MARK I - 11' - 0"H x 7' - 11" W	INCL.	INCL.	INCL.		
MARK J - 11' - 0"H x 19' - 0"W	INCL.	INCL.	INCL.		
(2) Mullions per plans as shown	INCL.	INCL.	INCL.		
MARK K - 11' - 0"H x 7' - 11" W	INCL.	INCL.	INCL.		
MARK L - 10' - 0"H x 7' - 11 1/2"W	INCL.	INCL.	INCL.		
(1) Singl Door	INCL.	INCL.	INCL.		
MARK M - 10' - 0"H x 7' - 11 1/2"W	INCL.	INCL.	INCL.		
(1) Singl Door	INCL.	INCL.	INCL.		
MARK N - 13' - 0"H x 5' - 3"W	INCL.	INCL.	INCL.		
(1) Singl Door	INCL.	INCL.	INCL.		
MARK O - 13' - 0"H x 18' - 6"W	INCL.	INCL.	INCL.		
MARK P - 13' - 0"H x 5' - 3"W	INCL.	INCL.	INCL.		
(1) Singl Door	INCL.	INCL.	INCL.		
MARK Q - 4' - 9 1/2"H x 15' - 1 1/2"W	INCL.	INCL.	INCL.		
MARK R - 4' - 9 1/2"H x 20' - 3"W	INCL.	INCL.	INCL.		
MARK S - 4' - 9 1/2"H x 32' - 0"W	INCL.	INCL.	INCL.		
MARK T - 10' - 0"H x 6' - 5"W	INCL.	INCL.	INCL.		
(1) Singl Door	INCL.	INCL.	INCL.		
MARK U - 10' - 0"H x 5' - 0"W	INCL.	INCL.	INCL.		
MARK V - 10' - 0"H x 18' - 8"W	INCL.	INCL.	INCL.		
(1) Double Door	INCL.	INCL.	INCL.		
MARK W - 4' - 8"H x 32' - 0"W	INCL.	INCL.	INCL.		
MARK X - 4' - 9 1/2"H x 20' - 3"W	INCL.	INCL.	INCL.		
MARK Y - 4' - 9 1/2"H x 15' - 1 1/2"W	INCL.	INCL.	INCL.		
TOTAL EXTERIOR WINDOWS	INCL.	INCL.	INCL.		
TOTAL ALUMINUM ENTANCES (DOOR LEAFS)	INCL.	INCL.	INCL.		
ALUMINUM ENTRANCES HARDWARE	INCL.	INCL.	INCL.		
EXTERIOR WINDOWS INSTALLATION	INCL.	INCL.	INCL.		
NOTE: Q, R, S, W, X, Y HEIGHT CHANGED FROM 56" TO 48" (PER ARCH ADDENDUM 1)	(6,200)	(7,000)	INCL.		
Window glazing film (colors at clerestory) 1/4-407.2 - N.I.S. (per RFI 126 & ARCH. ADD 1)	N.I.S.	N.I.S.	N.I.S.		N.I.S.
CLERESTORY WINDOWS Q, R, S, W, X & Y					
COLOR FILM (WEATHERED LAMINATED POLYESTERS) BY SOLAR GRAPHICS					
Window graphics at interior windows (leaf pattern) (I-414.2)	25,000	25,000	25,000	25,000	25,000
CORRIDOR LEVEL 1 & 2:					

LEVEL 1 - 11 LOCATIONS - I-414.2					
LEVEL 2 - 10 LOCATIONS - I-424.2					
Level 1 (A-601A)					
VISION GLASS					
In Metal Door, Elev. C - Vision Glass 3" x 2'-9"					
GLASS INSERT IN SOLID WOOD DOORS					
In Solid Wood Door, Elev. D (Double) - Glass Insert (2) 2'-3" x 6'-11"					
In Solid Wood Door, Elev. E - Glass Insert 2'-4" x 7'-0"					
Note: Doors Type C are 90 min. Fire Rated					
Level 2 (A-601B)					
VISION GLASS					
In Metal Door, Elev. C - Vision Glass 3" x 2'-9"					
GLASS INSERT IN SOLID WOOD DOORS					
In Solid Wood Door, Elev. D (Double) - Glass Insert (2) 2'-3" x 6'-11"					
In Solid Wood Door, Elev. E - Glass Insert 2'-4" x 7'-0"					
Note: Doors Type C are 90 min. Fire Rated					
SYSTEM DESCRIPTION					
5" STOREFRONT SYSTEM (BASE OF DESIGN ES 8000) - SF01/AE-001	CTC ProTech	INCL.	YKK	ES-8000T	YKK
LAMINATED LOW E TEMPERED GLASS (SF01/AE-001)		INCL.	IGU		Non Level E
Designed for 8/16" laminated glass (ES 8000)	1-5/16"	1-5/16"	1-5/16"	1-5/16"	1-5/16"
Maximum size: 48" x 120"					
Large missile impact					
Exterior Aluminum Framing: Non-thermal (084113-5/2.2-B-1)					
5" IMPACT DOOR SYSTEM (BASE OF DESIGN ES 9000) - Specs 2.3 A/084113-5	Enviroalum	YKK	YKK	ES-9000	YKK
Designed for 8/16" laminated and 1 1/16" insulated-laminated glass (ES 9000)		INCL.	INCL.		
Provide nonremovable glazing stops on outside of door		INCL.	INCL.		
INTERIOR STOREFRONT SYSTEM - SF01/AE-001		INCL.	YKK		YKK
1/4" CLEAR TEMPERED GLASS		INCL.	INCL.		INCL.
Interior Vestibule Aluminum Framing: Non-thermal (084113-5/2.2-B-2)		INCL.	INCL.		INCL.
ALUMINUM FINISHES : High-Performance Organic Finish, Two-Coat PVDF- Kynar	Kynar	233,000	Kynar	Kynar	
Interior Aluminum Doors Finish: AAMA 611 - Anodized					
Provide Cherry - Flame Mahogany finish for marks I-A, I-B, I-C, I-G and I-H per A-604	n/a	INCL.	INCL.	n/a	n/a
Provide Aluminum - White Finish for mark I-I (Addendum 2)	INCL.	INCL.	INCL.		
PROVIDE INTERNAL STEEL SUPPORT AS REQUIRED PER NOA's	INCL.	INCL.	INCL.		
PROVIDE BREAK METAL AS NEEDED TO CONCEAL STEEL	INCL.	INCL.	20,000	20,000	1,483
WATERPROOFING OPENINGS AS REQUIRED	INCL.	35,350	54,024	54,024	50,715
INTERIOR PERIMETER CAULKING AS REQUIRED	INCL.	INCL.	17,190	17,190	20,000
MATERIAL DELIVERY 2022		59,707			60,751
WOOD BUCKS & PERIMETER SEALANT AROUND BUCKS		18,600	39,290	39,290	28,744
RAILING GLASS					
LAMINATED TEMPERED GLASS @ INTERIOR RAILING (8/A-510)	INCL.	INCL.	37,286	37,286	37,286
GLASS RAIL PANEL (3'-8" x 36'-0" I-407.1)	INCL.	INCL.	INCL.	INCL.	INCL.
GLASS RAIL PANEL (3'-8" x 19'-8" I-407.2)	INCL.	INCL.	INCL.	INCL.	INCL.
TOTAL					
Top Rail 1" SS U-Cup	INCL.	INCL.	INCL.		
STOREFRONT/GLAZING WARRANTY:					
10 YRS FROM DATE OF SUBSTANTIAL COMPLETION (084113.1.17.A)	INCL.	INCL.	INCL.		
20 YRS (FOR FACTORY APPLIED FINISHES)	2 YRS	INCL.	INCL.		
Mock Up & water testing	10 YRS	INCL.	15 YRS		
	30,000	30,000	30,000	30,000	30,000
Exterior and Interior Caulking to adjacent surfaces (3/AE-004)	mockup included	INCL.	INCL.		
Boom-lift/Forklift	INCL.	INCL.	INCL.		8,751
Shop Drawings	INCL.	INCL.	INCL.		
Engineering Calculations	INCL.	10,000	10,000	10,000	10,000
Permit fees	Allowance	Allowance	Allowance	Allowance	Allowance
DOORS / FRAMES / HARDWARE (Precision Building Products)	647,000	647,000	647,000	647,000	647,000
Level 1 (A-601A)					
Door, Elev. A (Double) 6'-0" x 8'-0", Aluminum / Aluminum Frame - in 08-4000 White					
Door, Elev. A-a (Double) 6'-0" x 8'-0", Aluminum / Aluminum Frame - in 08-4000 Cherry Flame Mahogany					
Door, Elev. B 3'-0" x 8'-0", Aluminum / Aluminum Frame - in 08-4000 White	Included	Included	Included	Included	Included
Door, Elev. B 3'-0" x 8'-0", Aluminum / Aluminum Frame # 117					
Door, Elev. B-b 3'-0" x 8'-0", Aluminum / Aluminum Frame - in 08-4000 Cherry Flame Mahogany	Included	Included	Included	Included	Included
Door, Elev. C 3'-0" x 8'-0", Metal / HM Frame					
w/ Vision Glass					
Door, Elev. D (Double), Elev. D 6'-2 1/2" x 8'-0", Solid Wood / HM Frame	Included	Included	Included	Included	Included
w/ Glass Insert					
Door, Elev. E 3'-0" x 8'-0", Solid Wood / Aluminum Frame	Included	Included	Included	Included	Included
w/ Glass Inset					
Door, Elev. F 3'-0" x 8'-0", Metal / HM Frame	Included	Included	Included	Included	Included
Door, Elev. G (Double) 6'-0" x 8'-0", Metal / HM Frame	Included	Included	Included	Included	Included
Door, Elev. H 3'-0" x 8'-0", Wood / HM Frame	Included	Included	Included	Included	Included
Door, Elev. I 3'-0" x 6'-0", Metal / HM Frame					
TOTAL DOORS LEVEL 1					
TOTAL ALUMINUM DOORS LEVEL 1					
Level 2 (A-601B)					
Door, Elev. A (Double) 6'-0" x 8'-0", Aluminum / Aluminum Frame - in 08-4000					
Door, Elev. A-a (Double) 6'-0" x 8'-0", Aluminum / Aluminum Frame - in 08-4000 Cherry Flame Mahogany					
Door, Elev. B 3'-0" x 8'-0", Aluminum / Aluminum Frame - in 08-4000	Not Included	Not Included	Not Included	Not Included	Not Included
Door, Elev. B-b 3'-0" x 8'-0", Wood / Wood Frame	Included	Included	Included	Included	Included
Door, Elev. C 3'-0" x 8'-0", Metal / HM Frame					
w/ Vision Glass					
Door, Type D (Double), Elev. D 6'-2 1/2" x 8'-0", Solid Wood / HM Frame	Included	Included	Included	Included	Included
w/ Glass Inset					
Door, Elev. E 3'-0" x 8'-0", Solid Wood / Aluminum Frame	Included	Included	Included	Included	Included
w/ Glass Inset					
Door, Elev. F 3'-0" x 8'-0", Metal / HM Frame	Included	Included	Included	Included	Included
Door, Elev. G (Double) 6'-0" x 8'-0", Metal / HM Frame	Included	Included	Included	Included	Included
Door, Elev. H 3'-0" x 8'-0", Wood / HM Frame	Included	Included	Included	Included	Included
Door, Elev. I 3'-0" x 6'-0", Metal / HM Frame	Included	Included	Included	Included	Included
TOTAL LEVEL 2					
TOTAL ALUMINUM DOORS LEVEL 2					

BID
Tab

Job Name: PBC 45th St Complex

DIVISION: 08-7000

Doors/Frames/Hardware/Interior Windows

Date: 08/28/26

LOW BID Precision Building Products

AMOUNT	659,940.00	PERCENT BELOW 2nd	#DIV/0!
2nd LOW BID		AMOUNT BELOW 2nd LOW	-659,940.00
AMOUNT	0.00	AMOUNT BELOW AVERAGE	0.00
AVERAGE	659,940.00	PERCENT BELOW AVERAGE	0%

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SUBCONTRACTOR

Precision
Building
Products

ITEM:

Doors/Frames/Hardware/Interior Windows	847,000
GENERAL ITEMS	
Project Address: 4180 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 Rev 4 dated 12/15/25 including Specifications	
Number of Addendums	
PBC Design Guidelines	
Exterior interior doors	Exterior Aluminum Storefront not included
Interior storefront hardware	Included
General:	
Provide English speaking supervision	Included
Shop drawings and submittals	Included
Provide sufficient manpower to meet the schedule	Included
Comply with all safety regulations	Included
Taxes and Insurance	Included
Material / Labor / Supervision / Equipment to complete scope of work	Included
DOORS / FRAMES / HARDWARE (Precision Building Products)	
Level 1 (A-601A)	
Door, Elev. A (Double) 6'-0" x 8'-0", Aluminum / Aluminum Frame - in 08-4000 White	
Door, Elev. A-a (Double) 6'-0" x 8'-0", Aluminum / Aluminum Frame - in 08-4000 Cherry Flame Mahogany	
Door Elev. B 3'-0" x 8'-0", Aluminum / Aluminum Frame - in 08-4000 White	
Door Elev. B 3'-0" x 8'-0", Aluminum / Aluminum Frame # 117	Included
Door, Elev. B-b 3'-0" x 8'-0", Aluminum / Aluminum Frame - in 08-4000 Cherry Flame Mahogany	
Door, Elev. C 3'-0" x 8'-0", Metal / HM Frame	Included
w/ Vision Glass	
Door, Elev. D (Double), Elev. D 6'-2 1/2" x 8'-0", Solid Wood / HM Frame	Included
w/ Glass Insert	
Door, Elev. E 3'-0" x 8'-0", Solid Wood / Aluminum Frame	Included
w/ Glass Inset	
Door, Elev. F 3'-0" x 8'-0", Metal / HM Frame	Included
Door, Elev. G (Double) 6'-0" x 8'-0", Metal / HM Frame	Included
Door, Elev. H 3'-0" x 8'-0", Wood / HM Frame	Included
Door, Elev. I 3'-0" x 6'-0", Metal / HM Frame	
TOTAL DOORS LEVEL 1	
TOTAL ALUMINUM DOORS LEVEL 1	
Level 2 (A-601B)	
Door, Elev. A (Double) 6'-0" x 8'-0", Aluminum / Aluminum Frame - in 08-4000	
Door, Elev. A-a (Double) 6'-0" x 8'-0", Aluminum / Aluminum Frame - in 08-4000 Cherry Flame Mahogany	
Door Elev. B 3'-0" x 8'-0", Aluminum / Aluminum Frame - in 08-4000	
Door, Elev. B-b 3'-0" x 8'-0", Wood / Wood Frame	Not included
Door, Elev. C 3'-0" x 8'-0", Metal / HM Frame	Included
w/ Vision Glass	
Door, Type D (Double), Elev. D 6'-2 1/2" x 8'-0", Solid Wood / HM Frame	Included
w/ Glass Inset	
Door, Elev. E 3'-0" x 8'-0", Solid Wood / Aluminum Frame	Included
w/ Glass Inset	
Door, Elev. F 3'-0" x 8'-0", Metal / HM Frame	Included
Door, Elev. G (Double) 6'-0" x 8'-0", Metal / HM Frame	Included
Door, Elev. H 3'-0" x 8'-0", Wood / HM Frame	Included
Door, Elev. I 3'-0" x 6'-0", Metal / HM Frame	Included
TOTAL LEVEL 2	
TOTAL ALUMINUM DOORS LEVEL 2	
INSTALL DOORS & FRAMES	Included
INSTALL WINDOWS AND GLASS	Included
INSTALL HARDWARE PER PLANS (A-602)	Included
DOOR SWEEP	Included
THRESHOLD	Included
KICK PLATES	Included
WALL STOPS	Included
SURFACE CLOSER	Included
SILENCER	Included
FIRE RATED DOORS:	
Door #101B, Type C - 90 min. FR	Included
Door #115B, Type F - 90 min. FR	Included
Door #118B, Type C - 90 min. FR	Included
Door #140, Type C - 90 min. FR	Included
Door #144, Type F - 90 min. FR	Included
Door #200A, Type C - 90 min. FR	Not included
Door #200B, Type C - 90 min. FR	Not included
Door #218, Type F - 90 min. FR	Included
Door #220, Type C - 90 min. FR	Included
Door #244, Type C - 90 min. FR	Included

Door #246, Type F - 90 min. FR	Included
Door #249, Type F - 90 min. FR	Included
TOTAL 90 MIN. FIRE RATED DOORS (TYPE C & TYPE F)	
PROVIDE SECURITY ACCESS PANEL:	Not Included /
Door #100A, Type A - DOUBLE, ALUMINUM	Not Included
Door #100B, Type A - DOUBLE, ALUMINUM	Not Included
Door #102, Type D - DOUBLE, SOLID WOOD DOOR w/GLASS INSET	Included
Door #110A, Type D - DOUBLE, SOLID WOOD DOOR w/GLASS INSET	Included
Door #110B, Type D - DOUBLE, SOLID WOOD DOOR w/GLASS INSET	Included
Door #110C, Type B - DOUBLE, ALUMINUM	Not Included. No longer on door schedule
Door #115B, Type F - METAL	Included
Door #116A, Type A - DOUBLE, ALUMINUM	Not Included
Door #123B, Type D - DOUBLE, SOLID WOOD DOOR w/GLASS INSET	Included
Door #123G, Type D - DOUBLE, SOLID WOOD DOOR w/GLASS INSET	Included
Door #135A, Type D - DOUBLE, SOLID WOOD DOOR w/GLASS INSET	Included
Door #204B, Type D - DOUBLE, SOLID WOOD DOOR w/GLASS INSET	Included
Door #204C, Type D - DOUBLE, SOLID WOOD DOOR w/GLASS INSET	Included
Door #204D, Type E - DOUBLE, SOLID WOOD DOOR w/GLASS INSET	Included
Door #209A, Type D - DOUBLE, SOLID WOOD DOOR w/GLASS INSET	Included
Door #209B, Type D - DOUBLE, SOLID WOOD DOOR w/GLASS INSET	Included
Door #224A, Type D - DOUBLE, SOLID WOOD DOOR w/GLASS INSET	Included
Door #224B, Type D - DOUBLE, SOLID WOOD DOOR w/GLASS INSET	Included
Door #246, Type F - METAL	Included
Door #249, Type F - METAL	Included
TOTAL DOORS w/SECURITY ACCESS PANEL	
ELEC. PANIC HARDWARE AS INDICATED	Included
CARD READER	In 16-1000
DOOR CONTACT	In 16-1000
POWER SUPPLY PS902 120/240 VAC	In 16-1000
INTERIOR WINDOWS (A-604)	
MARK I-D - 6' - 0 1/2"H x 8' - 3"W, ALUMINUM FINISH (141,142,143,145,146,147)	Included
MARK I-E - 6' - 3"H x 13' - 2"W, ALUMINUM FINISH (245)	Included
MARK I-F - 8' - 2"H x 13' - 3"W, ALUMINUM FINISH (117)	Included
MARK I-Fa - 8' - 2"H x 13' - 3"W, ALUMINUM FINISH (117)	Included
MARK I-J - 8' - 0 1/2"H x varies W, ALUMINUM FINISH (122,114,114,222,217,217,223)	Included
MARK I-K - 8' - 0 1/2"H x 6' - 10"W, ALUMINUM FINISH	Included
MARK I-L - 8' - 0 1/2"H x 6' - 10"W, ALUMINUM FINISH (131-LARGER,135,136,137,138)	Included
MARK I-N - 6' - 0 1/2"H x 6' - 0"W, ALUMINUM FINISH (105, 239, 240, 241)	Included
MARK I-M - 6' - 2"H x 10' - 0"W, ALUMINUM FINISH (242)	Included
MARK I-O - 6' - 2"H x 10' - 0"W, ALUMINUM FINISH (206)	Included
PROVIDE AND INSTALL ALL GLASS FOR THIS SCOPE OF WORK	Included
REVISION #8	Included

By others

ADJUSTMENTS:

SUB BONDS 12,940
BUY OUT / HEDGE
Total 659,940

NOTES:

BID
Tab

Job Name: PBC 45th St Complex

DIVISION: 08-9870

Operable Partitions

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Date: 02/13/25

LOW BID	SSE Space Management		
AMOUNT	61,200.00	PERCENT BELOW 2nd	-3%
2nd LOW BID	Acousti Doors &	AMOUNT BELOW 2nd LOW	1,810.00
AMOUNT	63,010.00	AMOUNT BELOW AVERAGE	1,796.67
AVERAGE	62,996.67	PERCENT BELOW AVERAGE	-3%

SUBCONTRACTOR

ITEM:	SSE Space Management	Precision Service & Installation (PSI)	Acousti Doors & Specialties
Operable Partitions	53,700	63,580	56,810
GENERAL ITEMS			
Review and include PBC Design Guidelines Requirements	INCL	INCL	INCL
COMPLY WITH FOLLOWING SPECIFICATION SECTIONS:			
10 22 26 OPERABLE PARTITIONS	INCL	INCL	INCL
ACKNOWLEDGMENT OF ADDENDA:			
ADDENDUM 1			
ADDENDUM 1 (ARCHITECT)			
ADDENDUM 2			
Vertical or horizontal system (38'L x 9'H) - RM 204 - MULTI PURPOSE	INCL	INCL	INCL
MULTI PURPOSE LARGE CONFERENCE RM (I-420.2)	INCL	INCL	INCL
Modernfold Acousti-Seal Legacy Electric System	INCL	Kwik-Wall	Kwik-Wall
Arani Silk Vinyl wall covering	INCL		
SCREEN PANEL STACKING (OPTIONAL)	INCL	INCL	INCL
SWITCH & PARTITION OPERATIONS IN STORAGE ROOM 203 (NOTE 1/I-420.2)	INCL	INCL	INCL
Engineered drawings	2,500	1,200	1,200
SHOP DRAWINGS	INCL	INCL	INCL
INSTALLATION	INCL	INCL	INCL
HOISTING	5,000	INCL	5,000
WARRANTY	INCL	INCL	INCL
TAXES	INCL	INCL	INCL
FREIGHT	INCL	INCL	INCL
STRUCTURAL COMPONENTS FOR OPERABLE PARTITIONS:			
STEEL SUPPORT STRUCTURE (5/I-420.1)	In Structural	in Structural	in Structural
HANGER RODS & BRACKET BY MODERNFOLD	In Structural	in Structural	in Structural
FOLDABLE PARTITIONS HEADER (5/I-420.2)	INCL	Kwik-Wall	Kwik-Wall
INSULATION OVER 2-LAYERS - 1/2" GYPSUM BOARD	in Structural	in Structural	in Structural
METAL TUBE BLOCKING (6/I-420.2)			
WOOD BLOCKING			

ADJUSTMENTS:

**SUB BONDS
BUY OUT / HEDGE**

Total	61,200	64,780	63,010
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NOTES:

Job Name: PBC 45th St Complex

DIVISION: 09-1000

Stucco

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LOW BID Lion Construction

Date: 05/29/26

AMOUNT	525,807.08	PERCENT BELOW 2nd	-1%
2nd LOW BID	Starbough Stucco	AMOUNT BELOW 2nd LOW	3,572.92
AMOUNT	529,380.00	AMOUNT BELOW AVERAGE	91,678.33
AVERAGE	617,485.41	PERCENT BELOW AVERAGE	-15%

SUBCONTRACTOR

ITEM:	Starsouth Stucco Systems	Atlantic Interior Services	Lion Construction	CLJ Contractors
<u>Stucco</u>	509,000	674,900	283,833	644,300
GENERAL ITEMS				
Review and include PBC Design Guidelines Requirements	INCL.	INCL.	INCL.	INCL.
COMPLY WITH FOLLOWING SPECIFICATION SECTIONS:	INCL.	INCL.	INCL.	INCL.
09 24 00 PORTLAND CEMENT PLASTER (STUCCO)	INCL.	INCL.	INCL.	INCL.
ACKNOWLEDGMENT OF ADDENDA:				
ADDENDUM 1				
ADDENDUM 1 (ARCHITECT)				
ADDENDUM 2				
STO				
E7 - PROVIDE STO SYNTHETIC STUCCO (A-201 & A-202 & 2,3/A-610)	INCL.	INCL.	INCL.	INCL.
LOCATIONS TO RECEIPE STO ARE SHADING & ENTRANCE ELEMENTS ALONG PERIMETER OF THE BLDG. (PER RFI #56 AND NOA 22-1215.05)	INCL.	INCL.	INCL.	INCL.
STO-1 - SYNTHETIC STUCCO, STO, FINISH: SMOOTH FINISH W-CLEAR SEALER APPLICATION (A-201, A-202)	INCL.	INCL.	INCL.	INCL.
2 COAT OF CLEAR SEALER APPLICATION FOR STO-1 (EW04/AE-001)	INCL.	40,000	40,000	INCL.
PROVIDE STO-COLORS AT SHADING FINS AS INDICATED	INCL.	EXCLUDED	INCL.	INCL.
EP3 THRU EP-11 - STOCOLOR METALLIC PAINT, STO (A-602)	INCL.		INCL.	INCL.
STO STUCCO CEILING AT NORTH & SOUTH MAIN ENTRANCES (1st & 2nd FLOORS)	INCL.	INCL.	39,032	INCL.
3/A-311, 5/A-510, 2/AE-004	INCL.	INCL.	INCL.	INCL.
EW04 - STO PANEL SYSTEM W / WIRE LATH & STUCCO (AE-001 REV. 4 - 12/15/25)	INCL.	INCL.	INCL.	INCL.
(EW04)	INCL.	INCL.	INCL.	INCL.
STOPOWERWALL STUCCO	INCL.	INCL.	INCL.	INCL.
2.5 LB/YD2 GALV. EXPANDED METAL LATH FASTENED TO STUDS AT 7" O.C.	INCL.	INCL.	INCL.	INCL.
LAYER 1: STO ARMOR MAT XX EMBEDDED IN STO PRIMER/ ADHESIVE-B	INCL.		93,282	INCL.
LAYER 2: STOGUARD WITH STO GOLD COAT	INCL.	INCL.	INCL.	INCL.
LAYER 3: 1 LAYER TYPE D NO. 15 ASPHALT SATURATED KRAFT PAPER SLIP SHEET	INCL.	INCL.	INCL.	INCL.
5/8" NATIONAL GYPSUM EXP ASTM C SHEATHING FASTNED TO FRAMING	In 09-2600	In 09-2600	In 09-2600	In 09-2600
6" METAL STUDS	In 09-2600	In 09-2600	In 09-2600	In 09-2600
R-13 MIN BATT INSULATION (N.I.S. per RFI # 59 & Addendum 2)	N.I.S.	N.I.S.	N.I.S.	N.I.S.
Exterior Scaffolding	INCL.	LIFT ONLY	INCL.	INCL.
Material delivery 2027			14,941	
Provide stucco & Reglet for exterior patio ceilings on 1st & 2nd fl (RFI#185, 9/A-510 - revised)	INCL.	INCL.	10,000	INCL.
STUCCO @ DUMPSTER ENCLOSURE				
5/8" STUCCO FINISH ON DUMPSTER ENCLOSURE (AS-106) 6'H	INCL.	INCL.	7,814	7,814
STUCCO ON MONUMENT SIGN	10,000	10,000	10,000	10,000
PROVIDE STUCCO ACCESSORIES AS REQUIRED	INCL.	INCL.	INCL.	INCL.
BOOM-LIFT	INCL.	INCL.	14,000	INCL.

ADJUSTMENTS:

SUB BONDS
BUY OUT / HEDGE
Total

10,380	14,498	12,825	13,242
529,380	739,398	525,807	675,357

NOTES:

BID Tag Job Name: PBC 45th St Complex DIVISION: 09-2600 Drywall		LOW BID AMOUNT 2nd LOW BID AMOUNT AVERAGE		K&S Interior 1,321,386.90 Interior Concept 1,389,896.88 1,534,657.66	PERCENT BELOW 2nd AMOUNT BELOW 2nd LOW AMOUNT BELOW AVERAGE	-5% 68,509.98 213,270.77 -14%	Date: 06/23/26
Back to Summary Sheet		SUBCONTRACTOR					
ITEM:		Perini Interiors	K&S Interior	Interior Concepts LLC	Atlantic Interior Services		
Drywall		1,004,243	673,625	954,236	1,555,000		
GENERAL ITEMS							
Project Address: 4180 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 Rev 4 dated 12/15/25 including Specifications		Included					
PBC Design Guidelines		Included					
Number of Addendums							
General:							
Provide English speaking supervision		Included	Included	Included	Included		
Shop drawings and submittals		Included	Included	Included	Included		
Provide sufficient manpower to meet the schedule		Included	Included	Included	Included		
Comply with all safety regulations		Included	Included	Included	Included		
Taxes and Insurance		Included	Included	Included	Included		
Material / Labor / Supervision / Equipment to complete scope of work.		Included	Included	Included	Included		
DRYWALL							
Drywall partitions single sided		Included	Included	Included	Included		
Drywall partitions double sided		Included	Included	Included	Included		
Drywall ceilings		Included	Included	Included	Included		
Drywall soffits		Included	Included	Included	Included		
Framing & Drywall above cabinets as per 6/I-504.3		Included	15,000	Included	Included		
All exposed drywall finished to Level 5 including wallpaper locations and "Artist Mural" areas		Included	60,350	Included	Included		
Exterior metal framing		326,888	322,080	305,970	333,930		
2nd floor side panel triangles (15 LF x 18" High x 21 EA)		Included	Included	Included	Included		
2nd floor above storefront (9 LF x 600 LF)		Included	Included	Included	Included		
2nd floor below storefront (13 LF x 600 LF)		Included	Included	Included	Included		
1st floor ceiling framing at south main entrance		Included	Included	Included	Included		
1st floor ceiling framing at north entrance		Included	Included	Included	Included		
2nd floor south covered patio ceiling framing		Included	Included	Included	Included		
2nd floor north covered patio ceiling framing		Included	Included	Included	Included		
PROVIDE ENG. SHOP DRAWINGS FOR EXTERIOR FRAMING per S-507 & A-502		Included	Included	Included	Included		
400S137-54, 600S200-54 AND 800S200-54 AS PER DETAILS 1 AND 2 ON S-507		Included	Included	Included	Included		
PROVIDE AND INSTALL ALL SIMPSON SC562-5/97 AND ANCHORS/FASTENERS		Included	Included	Included	Included		
EW04 FOR FRAMING AND SHEATHING. GAUGES PER STRUCTURAL DRAWINGS		Included	Included	Included	Included		
PROVIDE 5/8" NATIONAL eXP SHEATHING OVER NEW EXTERIOR INSULATED METAL FRAMING PER DETAIL EW04 ON PAGE AE-001		Included	25,000	Included	Included		
COMPLY WITH NOA No. 25-0107.07		Included	Included	Included	Included		
ENGINEERING FOR EXTERIOR SOFFITS		Included	3,200	Included	Included		
CEILING JOISTS 1000S200-97 AS PER DRAWING S-103 REV 7 AND DETAIL 2/S-201		Included	Included	Included	Included		
PROVIDE AND INSTALL SIMPSON MSJC8.25 AND BLOCKING AS PER 2/S-201 & A5-11		Included	Included	Included	Included		
National eXP sheathing AND FRY REGLET AT EXTERIOR CEILINGS AS PER DETAIL 9/A-510		Included	10,000	Included	Included		
EW01 - EXTERIOR WALLS - AE-001		Included	Included	Included	Included		
5/8" GWB (ONE SIDE)		Included	Included	Included	Included		
3 5/8" METAL STUDS @ 16" OC PER RESPONSE TO RFI # 181		Included	Included	Included	Included		
R-13 MIN BATT INSULATION @ EXTERIOR WALLS		Included	Included	Included	Included		
IW01 - INTERIOR WALLS - AE-002		Included	Included	Included	Included		
5/8" GWB		Included	Included	Included	Included		
3 5/8" METAL STUDS @ 16" OC		Included	Included	Included	Included		
BATT INSULATION		Included	Included	Included	Included		
IW01a - INTERIOR WALLS - SAME AS IW01 WITHOUT INSULATION		Included	Included	Included	Included		
IW01r - INTERIOR WALLS - SAME AS IW01 w/(1) LAYER GWB TYPE-X BOTH SIDES		Included	Included	Included	Included		
IW02 - INTERIOR WALL - AE-002		Included	Included	Included	Included		
5/8" GWB		Included	Included	Included	Included		
6" METAL STUDS @ 16" OC		Included	Included	Included	Included		
BATT INSULATION		Included	Included	Included	Included		
IW01a - INTERIOR WALLS - SAME AS IW02 WITHOUT INSULATION		Included	Included	Included	Included		
IW03 - INTERIOR WALLS - AE-002		Included	Included	Included	Included		
5/8" GWB (2 LAYERS)		Included	Included	Included	Included		
3 5/8" METAL STUDS @ 16" OC		Included	Included	Included	Included		
BATT INSULATION		Included	Included	Included	Included		
IW03r - INTERIOR WALLS - SAME AS IW03 w/(2) LAYERS OF 5/8" GWB TYPE X BOTHE SIDES		Included	Included	Included	Included		
FW02 - INTERIOR WALLS - AE-002		Included	Included	Included	Included		
5/8" GWB		Included	Included	Included	Included		
3 5/8" METAL STUDS @ 16" OC		Included	Included	Included	Included		
BATT INSULATION		Included	Included	Included	Included		
IW03a - INTERIOR WALLS - SAME AS FW02 WITHOUT INSULATION		Included	Included	Included	Included		
FW03 - INTERIOR WALLS - AE-002		Included	Included	Included	Included		
5/8" GWB		Included	Included	Included	Included		
6" METAL STUDS @ 16" OC		Included	Included	Included	Included		

BATT INSULATION	Included	Included	Included	Included
IW04a - INTERIOR WALLS - SAME AS FW02 WITHOUT INSULATION	Included	Included	Included	Included
SW01 - SHAFT WALL - 2 HR FIRE RATED FULL HEIGHT - AE-002	Included	Included	Included	Included
5/8" GWB, TYPE X (2 LAYERS)	Included	Included	Included	Included
1" TH GYPSUM SHAFTWALL LINER PANEL	Included	Included	Included	Included
3" TH SOUND ATTENUATOR BLANKET	Included	Included	Included	Included
C-H METAL STUDS @ 24" O.C. MAX	Included	Included	Included	Included
CONTINUOUS METAL J-RUNNER (TOP & BOTTOM)	Included	Included	Included	Included
PROVIDE SHAFT WALL FOR SPRINKLER AND DUCT AS PER DRAWING A351	Included	Included	Included	Included
IW07 - INTERIOR WALLS - AE-002	Included	Included	Included	Included
5/8" GWB	Included	Included	Included	Included
1 5/8" METAL STUDS @ 16" OC	Included	Included	Included	Included
C-1 - GYP. BOARD CEILING, FINISH: BATIN	Included	Included	Included	Included
RC5 - 5/8" GYP. BOARD CEILING ON 1 5/8" MTL. FRAMING	Included	Included	Included	Included
RC7 - PROVIDE PERIMETER SOFFIT	Included	Included	Included	Included
ENGINEERING FOR INTERIOR SOFFITS	Included	3,500	Included	Included
MW06r - INTERIOR WALL/CMU - 2 HR FIRE RATED - AE-002	Included	Included	Included	Included
5/8" GWB	Included	Included	Included	Included
1 5/8" METAL STUDS @ 16" OC	Included	Included	Included	Included
FIRE RATED WALLS	Included	Included	Included	Included
2 HR FR - MW06r @ STAIR 1	Included	Included	Included	Included
2 HR FR - MW06r @ STAIR 2	Included	Included	Included	Included
2 HR FR - MW06r @ ELEVATOR	Included	Included	Included	Included
2 HR FR - MW06r @ STAIR 3	Included	Included	Included	Included
2 HR FR - MW06r @ MAIN ELEC. ROOM 115 (1st LEVEL) & STORAGE 218 (2nd LEVEL)	Included	Included	Included	Included
1 HD FR (?) @ ISS/ESS RM 147 (LEVEL 1)/249 (LEVEL 2)	Included	Included	Included	Included
1 HD FR (?) @ ELEV. M. RM 246 (LEVEL 2)	Included	Included	Included	Included
1 HD FR (?) @ MECH. CHASE (LEVEL 2)	Included	Included	Included	Included
PROVIDE COMPRESSIBLE FILLER W/ACOUSTICAL SEALANT AS PER MW06/AE-002	10,000	10,000	Included	Included
5/8" TILE BACKERBOARD @ BATHROOMS	Included	Included	Included	Included
5/8" TYPE X MOISTURE RESISTANT BEYOND TILE BACKERBOARD @ BATHROOMS	Included	Included	Included	Included
FINISH JOINTS ON TILE BACKERBOARD @ BATHROOMS GET READY FOR TILE	Included	10,000	10,000	10,000
BATT INSULATION IN ALL CORRIDOR AND UNIT DEMISING WALLS	Included	Included	Included	Included
ACOUSTICAL SEALANT AT WALL TO CEILING EDGES	Included	Included	Included	Included
PROVIDE GYP. BOARD & FURRING OVER CONCRETE COLUMNS (FP3)	Included	Included	Included	Included
PROVIDE DRYWALLS AROUND RAIN LEADERS (INTERIOR FURRING WALLS)	Included	Included	Included	Included
PROVIDE SOUND BATT INSULATION WHERE INDICATED	Included	Included	Included	Included
INSULATION OVER 2 LAYERS OF 1/2" GYP BOARD AT PARTITION HEADER 5/4-20.2	Included	Included	Included	Included
GYP BOARD OVER FULL HEIGHT CABINETS AS INDICATED (7/1-504.3)	Included	Included	Included	Included
DRYWALL SOFFITS ABOVE CABINETS (1-504.1 & 1-504.2) - RMs 117, 206 & 132	Included	Included	Included	Included
FRT WOOD BLOCKING	Included	Included	Included	Included
SHIMMING AND BLOCKING AS REQUIRED FOR MILLWORK	Included	10,000	Included	Included
FRP panels at storage 121, Engineer's room 119 & Marketing Mat. Sto 121A (1-503.1)	Included	17,575	17,575	17,575
PN-1 - FRP PANELS BY CRANE COMPOSITE	Included	Included		
Schluter reveals under interior windows as per RFI # 204	Included	25,000	25,000	25,000
Main lobby seating / planter walls framing	Included	Included	20,000	20,000
ADDITIONAL FRT PLYWOOD BACKING FOR SHELVES (RM's 120, 121 & 121A/1-401)	10,000	10,000	10,000	10,000
MATERIAL DELIVERY 2027	Included	37,732		
ROOM 218 WALLS AS PER RFI # 174	Included	Included	Included	Included
WALLS OF STAIRS 1, 2 AND 3 AS PER RFI # 191 AND BACKING FOR HANDRAILS	Included	Included	Included	Included
RESPONSES TO RFIs # 113 THROUGH 204	Only RFI #113 - #194, with #197, #200, #202, & #204	50,000	Included	Included
ALTERNATES:				
PROVIDE AND INSTALL HORIZONTAL FURRING ON TOP OF DRYWALL ON AREAS TO RECEIVE WOOD SLAT PANELING PN-2 @ 2" O.C.	9,863	2,415	9,863	9,863
2 HR RATED SHAFT WALL SYSTEMS AROUND ELEVATOR DOORS	7,782	10,000	10,000	10,000
Revision #8		Included		
ADJUSTMENTS:				
SUB BONDS	27,376	25,910	27,253	39,827
BUY OUT / HEDGE				
Total	1,396,152	1,321,387	1,389,897	2,031,195

NOTES:

BID
Tab

Job Name: PBC 49th St Complex

DIVISION: 09-3100

Flooring

Date: 02/13/25

LOW BID

Paul's Carpet

AMOUNT

1,227,177.49 PERCENT BELOW 2nd

0%

2nd LOW BID

Resource 4Floor AMOUNT BELOW 2nd LOW

1,994.60

AMOUNT

1,228,172.30 AMOUNT BELOW AVERAGE

106,747.82

AVERAGE

1,395,925.32 PERCENT BELOW AVERAGE

-12%

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SUBCONTRACTORS

ITEM:	Brian's Carpet	Paul's Carpet	Jack Walsh	Opler	Resource 4Floors	Professional Flooring
Flooring	see below	644,962	985,096	813,724	785,233	see below
GENERAL ITEMS						
Review and include PBC Design Guidelines Requirements	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
COMPLY WITH FOLLOWING SPECIFICATION SECTIONS:						
09 30 13 CERAMIC TILING	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
09 65 13 RESILIENT BASE AND ACCESSORIES	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
09 65 19 RESILIENT TILE FLOORING	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
09 68 13 TILE CARPETING	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
09 68 16 SHEET CARPETING	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
12 48 13 ENTRANCE FLOOR MATS AND FRAMES	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
ACKNOWLEDGMENT OF ADDENDA:						
ADDENDUM 1						
ADDENDUM 1 (ARCHITECT)						
ADDENDUM 2						
HARD SURFACES	795,730	INCL.	INCL.	INCL.	INCL.	695,460
FLOOR TILES						
T-1 - DEKTON FLOOR TILES (VESTIBULE)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
T-2 - DEKTON FLOOR TILES (CORRIDOR)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
T-3 / T-4 - DEKTON FLOOR TILES (RESTROOMS)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
DARK GREY TILE FLOOR AS ELEVATOR FLOORING (I-407.3) - 2 ELEVATORS						
WALL TILES						
WT-3 thru WT-6 - WALL TILES IN M & W STUFF RR (LEVEL 1 & 2, RMs 150, 151, 252, 253) - I-502.2	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
WT-4 - WALL TILES IN GENDER NEUTRAL RR (LEVEL 1, RMs 152, 153) - I-502.2	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
BASEBOARD						
TB-2 - DEKTON BASEBOARD by COSENTINO, 7-1/2" H - I-502.2 (RR's 150, 151 & 252, 253)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
LEVEL 1 - ELEVATIONS 54-502.2 & 121-502.2. LEVEL 2 - NO ELEVATIONS (assumed similar)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
BACKSPLASH						
BACKSPLASH TILE, CERAMIC (I-504.1, 2)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
1x4 PORCELAIN MOSAIC, BY TILE BAR (RMs 117, 132, 202)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
DARK GREY TILE FLOOR AT 2 ELEVATORS FLOOR (I-407.3) - 80 SF	INCL. (T-1)	10,000	10,000	10,000	INCL.	10,000
COSENTINO DEKTON PORCELAIN TILES						
FLOOR TILES						
T-1 - DEKTON FLOOR TILE, COSENTINO 28x42 (I-502)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
LOBBY, ALL VESTIBULES, COVERED PATIO AREA, SOUT LOUNGE AREA	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
T-2 - DEKTON FLOOR TILE, COSENTINO 28x42	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
LOBBY AND CORE OF BLDG.	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
T-3 - DEKTON FLOOR TILE, COSENTINO 28x42	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
WOMEN'S REST RM.	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
T-4 - DEKTON FLOOR TILE, COSENTINO 28x42	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
T-5 - DEKTON FLOOR TILE, COSENTINO 28x42	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
T-6 - DEKTON FLOOR TILE, COSENTINO 28x42	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
BASEBOARD TILES						
TB-1 - DEKTON WALL SLAB TILE, COSENTINO, WALL BASE	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
TB-2 - DEKTON BASEBOARD, COSENTINO, 6"H (per RFI 127)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
RM 201 SO EXTERIOR COVERED PATIO (I-406)	INCL.		INCL.		INCL.	INCL.
RM 268 - NO EXTERIOR COVERED PATIO (423)	INCL.		INCL.		INCL.	INCL.
T-1 - DEKTON FLOOR TILE BY COSENTINO 28x42	INCL.		INCL.		INCL.	INCL.
DRIP EDGE TRIM PROFILE (10/A-610)	INCL.		INCL.		INCL.	INCL.
WATERPROOFING SYSTEM UNDER FLOOR FINISH (10/A-610, Tiledeck per RFI 49)	5,000		INCL.	2,681	5,000	INCL.
WALL TILES						
WT-2 - DEKTON WALL SLAB TILE, COSENTINO (I-502.2)			INCL.		INCL.	INCL.
GENDER NEUTRAL RR, VANITY WALLS			INCL.		INCL.	INCL.
WT-3 - DEKTON WALL SLAB TILE, COSENTINO (I-502.2)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
WOMEN STUFF RR, VANITY WALLS AND TOILET WALLS	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
WT-4 - DEKTON WALL SLAB TILE, COSENTINO (I-502.2)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
MEN & WOMEN STUFF RR, HANDICAP STALL WALLS GEN. N. RRS.	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
WT-5 - DEKTON WALL SLAB TILE, COSENTINO (I-502.2)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
MEN STUFF RR, HANDICAP STALL, VANITY WALLS & TOILET WALLS	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
WT-6 1x4 PORCELAIN MOSAIC, BY TILE BAR, 12x12 SHEETS (I-504.1)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
WT-7 1x4 PORCELAIN MOSAIC, BY TILE BAR, 12x12 SHEETS (I-504.1)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
Rev. 8 - B.D.C. RESPONSE		INCL.				
Silestone material was replaced to Dekton Zenith (I-502.2, I-602)						
WT-3 - DEKTON WALL SLAB TILE, COSENTINO, AWAKE, 0.8 CM (WALLS)						
WT-4 - DEKTON WALL SLAB TILE, COSENTINO, ZENITH, 0.8 CM (WALLS)						
WT-4 - DEKTON WALL SLAB TILE, COSENTINO, TRANCE, 0.8 CM (WALLS)						
WALL SLAB TILES						
ST-1 - DEKTON WALL SLAB TILE COSENTINO, LOBBY ELEVATOR FACADE WALLS (1 & 2 / I-401.1)	INCL.	INCL.	INCL.		INCL.	INCL.
BASEBOARD						
ST-2 - DEKTON BASEBOARD by COSENTINO, LOBBY/CORRIDOR 6"H	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
PB-1 - WOOD BASEBOARD, S4S, PAINTED	in 08-2200	in 08-2200	in 08-2200	in 08-2200	in 08-2200	in 08-2200
PB-2 - 7-1/2" BASEBOARD METAL PANEL BY MDC (I-407.3, I-602 & RFI 100)	in 08-2200	in 08-2200	in 08-2200	in 08-2200	in 08-2200	in 08-2200
BACKSPLASH						
BACKSPLASH TILE, CERAMIC (I-504.1 thru I-504.3), RMs 117, 206 & 132						
BACKSPLASH TILE (WT-7 & WT-8) - 1x4 PORCELAIN MOSAIC						
1/4" SELF-LEVEL TILE	35,000	35,000	35,000	35,000	30,000	35,000
SOFT SURFACES	378,230	INCL.	INCL.	INCL.	INCL.	270,737
LVT	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
Carpet Tiles	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
CARPET TILES						
CP-1 - CARPET TILE 18x36, SHAW FLOORING	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.

BID TAB

Job Name: PBC 45th St Complex

DIVISION: 09-5100

Acoustical Ceiling

Back to Summary Sheet

LOW BID

AMOUNT

2nd LOW BID

AMOUNT

AVERAGE

Acousti Engineering

757,833.48

Superior Interior

759,654.18

781,600.76

PERCENT BELOW 2nd

AMOUNT BELOW 2nd LOW

AMOUNT BELOW AVERAGE

0%

1,820.70

23,767.28

-3%

Date: 06/23/26

SUBCONTRACTOR

ITEM:	Superior Interior	Martin Acoustics	Atlantic Interior Services	Acousti Engineering
Acoustical Ceiling	570,000	366,620	538,200	560,715
GENERAL ITEMS				
Project Address: 4180 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 Rev 4 dated 12/15/25 including Specifications	Included	Included	Included	Included
PBC Design Guidelines	Included	Included	Included	Included
Number of Addendums				
General:				
Provide English speaking supervision	Included	Included	Included	Included
Shop drawings and submittals	Included	Included	Included	Included
Provide sufficient manpower to meet the schedule	Included	Included	Included	Included
Comply with all safety regulations	Included	Included	Included	Included
Taxes and Insurance	Included	Included	Included	Included
Material / Labor / Supervision / Equipment to complete scope of work.	Included	Included	Included	Included
Material delivery 2027				7,500
ACT				
PBC Design Guidelines				
CS-1 - COMPOUND CEILING ACT SYSTEM	Included	91,830	Included	Included
RC6 - PROVIDE 2x2 DROP CEILING TILES	Included	Included	Included	Included
C-2 - DROP TILE CEILING, ARMSTRONG, WHITE 2x2 (I-602)	Included	Included	Included	Included
RC9 - PROVIDE WOOD BAFFLE CEILING				
C-3 - WOOD BAFFLES, 9 WOOD, SERIES: 1000, STAIN: RED OAK	Included	Included	Included	Included
LOCATION: 1ST & 2ND FLOOR LOBBY, REST. RM AND BREAK RM VESTIBULE, ALL DEPTS.	Included	Included	Included	Included
RC-11 1" BLACK INSULATION TILE				
Lyra #8373 in grid above baffles in corridors & RR Vestibules	Included	115,600	115,600	Included
PN-3 acoustical panel beneath roof slab at 2nd floor lobby	17,150	17,150	17,150	17,150
	Included	Included	Included	
Zintra Acoustical Panels (Z-1; I-414.1, I-424.1)	157,609	157,609	157,609	157,609
ACOUSTICAL WALL PANELS (WALL MOUNTED)	Included	Included	Included	Included
Z-1 - ZINTRA ACOUSTICAL PANELS (WALL MOUNTED) BY MDC, SIZE: 48"X108" SKY)	Included	Included	Included	Included
LOCATION: CORRIDOR LEVEL 1 & LEVEL 2 & REST. RM VESTIBULE	Included	Included	Included	Included
Zintra Acoustical Panels (PN, I-602) PN-4, PN-5	Included	Included	Included	Included
LABOR TO INSTALL ACOUSTICAL PANELS	Included	Included	Included	Included
LINEAR SOUND PANELS (SAME MANUFACTURER AS FOR LIGHT FIXTURES)				
	in 16-1000	in 16-1000	in 16-1000	in 16-1000
ADJUSTMENTS:				
SUB BONDS	14,895	14,976	16,571	14,859
BUY OUT / HEDGE				
Total	759,654	763,785	845,130	757,833
NOTES:				

Job Name: PBC 45th St Complex
 DIVISION: 09-9000
 Painting

Date: 02/13/25

LOW BID	A-1 Paint		
AMOUNT	464,559.00	PERCENT BELOW 2nd	-1%
2nd LOW BID	Advanced Paint	AMOUNT BELOW 2nd LOW	4,829.70
AMOUNT	469,388.70	AMOUNT BELOW AVERAGE	45,617.12
AVERAGE	510,176.12	PERCENT BELOW AVERAGE	-9%

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SUBCONTRACTOR						
ITEM	Advanced Painting	Proietto	A-1 Paint	Service Contracting Solutions	Pass Painting	Omar Contracting
	323,850	474,775	360,950		318,280	390,700
GENERAL ITEMS						
Review and Include PBC Design Guidelines Requirements	INCL.	INCL.	INCL.	see breakdown below	INCL.	INCL.
COMPLY WITH FOLLOWING SPECIFICATION SECTIONS:						
09 91 13 EXTERIOR PAINTING	INCL.	INCL.	INCL.	INCL.	INCL.	
09 91 23 INTERIOR PAINTING	INCL.	INCL.	INCL.	INCL.	INCL.	
ACKNOWLEDGMENT OF ADDENDA:						
ADDENDUM 1						
ADDENDUM 1 (ARCHITECT)						
ADDENDUM 2						
INTERIOR PAINTING	INCL.	INCL.	INCL.	166,710	INCL.	INCL.
PRIME & PAINT						
Paint drywall partitions	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
Paint drywall ceilings	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
Paint drywall soffits ceilings	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
Paint exposed ceiling structure including piping	INCL.	INCL.	INCL.	INCL.	49,800	INCL.
PAINT ROOF STRUCTURE TO MATCH ACCOUSTICAL PANEL (11/A-502) - Addendum 2	4,500	4,500	4,500	4,500	4,500	4,500
Paint Stucco Ceilings	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
Paint doors & frames	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
Paint Stairwells & Railing	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
Caulking	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
PAINT TYPES (per RFI 184)						
For Wood door and trim - High Gloss	INCL.	INCL.	INCL.			
For Interior walls - Satin	INCL.	INCL.	INCL.			
Metal door & metal frames - Semi Gloss	INCL.	INCL.	INCL.			
PAINT DRYWALL SOFFITS ABOVE CABINETS (RMs 117, 206 & 132)						
PB-1 - PAINT WOOD BASEBOARDS	INCL.	INCL.	INCL.	INCL.	INCL.	
BASEBOARD PAINT, BENJAMIN MOORE, WHITE, SEMI-GLOSS	INCL.	INCL.	INCL.	INCL.	INCL.	
EXTERIOR PAINTING	INCL.	INCL.	INCL.	26,994		
EXTERIOR WALLS	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
EP-1- EXTERIOR PAINT, TEX-COTE PAINT EXTERIOR WALLS (A-201 & A-202)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
EXTERIOR WALL TEX-COTE OVER TILT WALL STRUCTURE (AE-001)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
EP-2- EXTERIOR PAINT, TEX-COTE PAINT (A-201 & A-202)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
STO PANEL SYSTEM						
PAINT STO PANEL SYSTEM ON SHADING & ENTRANCE ELEMENTS - in 09-1000	in 09-1000	in 09-1000	in 09-1000	in 09-1000	in 09-1000	in 09-1000
EP3 THRU EP-11 - STOCOLOR METALLIC PAINT, STO (A-602)	in 09-1000	in 09-1000	in 09-1000	in 09-1000	in 09-1000	in 09-1000
PRIME & PAINT						
1st floor exterior wall columns (14 SF/EA)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
1st floor main entrance round columns	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
1st floor main entrance round columns	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
Main entrance feature wall columns/end walls	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
Main entrance feature wall panels	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
Clerestory exterior wall	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
North entrance 1st floor columns	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
North entrance 2nd floor end panels	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
North entrance face panels	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
Bollards per plans	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
SEALED CONCRETE	INCL.	INCL.	INCL.	1,392	INCL.	INCL.
F2-7 - SEALED CONCRETE	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
MAIN ELEC. (115), STORAGE (121, 218 & 221), JAN. CL. (143 & 251), ELEV. M. RM (246)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
WALL COVERING (WC-1 thru WC-7) per I-601	INCL.	INCL.	INCL.	100,625	INCL.	INCL.
WC-1 - WALL COVERING BY MDC	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
WOMEN'S STAFF RR. OPEN SIDE WALL (RMs 150, 252)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
WC-2 - VINYL WALL COVERING BY GENON CONTRACT	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
CORRIDOR WALLS, LOBBY (LEVELS 1& 2), BREAK RM (117, 132)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
I-407-1, I-407.2, I-414.1, I-414.2, I-424.1, I-424.2, I-601	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
WC-3 - VINYL WALL COVERING BY GENON CONTRACT	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
CORRIDOR VESTIBULES AND ALCOVES - I-414.1, I-424.2	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
WC-4 - VINYL WALL COVERING BY MODERNFOLD	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
APPLY TO ACOUSTI-SEAL LEGACY ELECTRIC SYSTEM PANELS (I-420.1)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
LACT. RM (247); MULTI PURP. LG CONF.RM (204)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
WC-5 - WALL COVERING BY MDC	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
CLIENT MEETING RMs (142, 146)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
WC-6 - WALL COVERING BY MDC	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
CLIENT MEETING RM (145) & LACT. RM (247)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
WC-7 - WALL COVERING BY MDC	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
CLIENT MEETING RMs (143, 144, 245)	INCL.	INCL.	INCL.	INCL.	INCL.	INCL.
P-13 - PAINT ALL STAIRWELL ON ALL WALLS AND STAIRS	INCL.		INCL.	INCL.	INCL.	INCL.
PAINT STAIR RAILING & STRINGERS	INCL.		INCL.	INCL.	INCL.	INCL.
CLEAN & PRIME ALL STEEL PRIOR TO PAINTING	INCL.		INCL.	INCL.	INCL.	INCL.
ALL STAIR STEEL COMP. TO BE PAINTED BLACK	INCL.		INCL.	INCL.	INCL.	INCL.
PAINT DUMPSTER ENCLOSURE	INCL.		INCL.	INCL.		INCL.
DUMPSTER ENCLOSURE GATE (METAL FASCIA PANEL) & POLES	INCL.		INCL.	INCL.		INCL.
STUCCO FINISH ON CMU WALLS (350 SF)	INCL.		INCL.	INCL.		INCL.

BID Tag

Job Name: PBC 46th St Complex

DIVISION: 10-4010

Signage

Date: 02/13/25

LOW BID	Allowance		
AMOUNT	200,000.00	PERCENT BELOW 2nd	#DIV/0!
2nd LOW BID		AMOUNT BELOW 2nd LOW	-200,000.00
AMOUNT		0.00 AMOUNT BELOW AVERAGE	0.00
AVERAGE	200,000.00	PERCENT BELOW AVERAGE	0%

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SUBCONTRACTOR

ITEM	Allowance
Signage	200,000

GENERAL ITEMS

Review and include PBC Design Guidelines Requirements

COMPLY WITH FOLLOWING SPECIFICATION SECTIONS:

10 14 23 ROOM IDENTIFICATION SIGNAGE

ACKNOWLEDGMENT OF ADDENDA:

ADDENDUM 1

ADDENDUM 1 (ARCHITECT)

ADDENDUM 2

Monument sign allowance

Room signage allowance

S-10 - MONUMENTAL SIGN (AS-108)

SIGN SIZE: 16' x 2-4"

PITCH TOP FOR WATER RUNOFF

WHITE ALUMINUM, BEVELED FRAME 45°

CENTER SUPPORT PANEL

8" RECESSED BACKLIT LETTERING

LETTERS: 5" BLACK

STRUCTURAL SUPPORT CENTER, 6" THICK

STRUCTURAL SUPPORT BASE, STO-WHEAT FINISH

UNDERGROUND BRACING/PYLON

MONUMENTAL SIGN PERMIT

INSTALLATION (MONUMENTAL SIGN)

BLDG SIGNAGE, PLAQUES, WAYFINDING SIGNS

S16 - WAYFINDING SIGNAGE (AS-107)

ALUMINUM TEXT IN DARK GRAY

WHITE ALUMINIUM SIGN BODY

1/2" RECESSED IN DARK GRAY

ALUMINIUM SIGN POST IN DARK GRAY

S17 - 28" x 37" NEW PAUPERS FIELD COMEMORATIVE PLAQUE (2/AS-107)

CONVEX GOLD PATINA CENTER MEDALLION

CONVEX GOLD PATINA BORDER

BRONZE PATINA ON BODY AND POST

24" x 24" - BLDG PLAQUE (4/AS-107)

CAST ALUMINUM MATERIAL

BACKGROUND FINISHED IN PEWTER GRAY W/LEATHERETTE TEXTURE

CONVEXT ALUMINUM BORDER

BUILDING LETTERS "MAUDE FORD LEE COMMUNITY SERVICES" - EXTERIOR

MAUDE FORD LEE - 12"H

COMMUNITY SERVICES - 8"H

CAST ALUMINUM

BUILDING LETTERS "MAUDE FORD LEE" - INTERIOR

LOBBY BLDG NAME SIGN "MAUDE FORD LEE" (I-408.2)

8" WALL-MOUNTED BLACK LETTERS ALUMINUM

ALUMINUM CLADDING 32" x 42" PANELS OVER DRYWALL (4/I-407.1)

(AT INTERIOR MEMORIAL SIGN)

INSTALLATION (BLDG SIGNAGE, PLAQUES, WAYFINDING SIGNS)

SIGNAGE

ROOM NAME SIGNS

ROOM INDICATION SIGNS 9x9 (I-410.2)

MOUNT ON INTERIOR GALZING

GLASS BACKERS

OFFICE ID SIGNS

WORKSTATION SIGNS

RESTROOM SIGNS

STAIR SIGNS

EVACUATION FRAMES

EXIT SIGNS ADDRESS NUMBERS SIGNS

ALL SIGNS ARE ADA COMPLIANT

ADA PLAQUE: LEVEL INDICATION (I-407.3)

ELEVATOR LOBBY SIGNS

ELEVATOR NUMBER

LIFE SAFETY SIGN (I-407.3)

INSTALLATION (SIGNAGE)

SIGNAGE PACKAGE SHOP DRAWINGS (4/AS-107)

MATERIAL DELIVERY 2027

INSTALLATION (ALL SIGNAGE)

FREIGHT/DELIVERY

TAXES

ADJUSTMENTS:

SUB BONDS
BUY OUT / HEDGE

	Total 200,000
NOTES:	

Job Name: PBC 45th St Complex

DIVISION: 10-8000

Miscellaneous Specialties

LOW BID **Specialties Direct (SDI)**

Date: 02/13/25

AMOUNT	170,512.38	PERCENT BELOW 2nd	-3%
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2nd LOW BID	Tony's Mirrors	AMOUNT BELOW 2nd LOW	4,680.78
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AMOUNT	175,193.16	AMOUNT BELOW AVERAGE	9,430.67
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AVERAGE	179,943.05	PERCENT BELOW AVERAGE	-5%
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SUBCONTRACTOR

ITEM	Specialties Direct (SDI)	Newton Distributing Company	Spec 10 Solutions	Tony's Mirrors
Miscellaneous Specialties				
GENERAL ITEMS				51,599
Review and include PBC Design Guidelines Requirements	INCL.	INCL.	INCL.	INCL.
COMPLY WITH FOLLOWING SPECIFICATION SECTIONS:	INCL.	INCL.	INCL.	INCL.
10 21 13 SOLID PLASTIC TOILET COMPARTMENTS	INCL.	INCL.	INCL.	INCL.
10 22 13 WIRE MESH PARTITIONS				
10 28 00 TOILET, BATH, AND ACCESSORIES	INCL.	INCL.	INCL.	INCL.
10 44 13 FIRE PROTECTION CABINETS	INCL.	INCL.	INCL.	INCL.
10 44 16 FIRE EXTINGUISHERS	INCL.	INCL.	INCL.	INCL.
ACKNOWLEDGMENT OF ADDENDA:				
ADDENDUM 1				
ADDENDUM 1 (ARCHITECT)				
ADDENDUM 2	INCL.			
TOILET PARTITIONS	22,457	23,970	43,989	INCL.
SINGLE STALL	INCL.	INCL.	INCL.	INCL.
ADA STALL	INCL.	INCL.	INCL.	INCL.
Urinal screens	INCL.	INCL.	INCL.	INCL.
ASI FLOOR TO CEILING ANCHORED PARTITIONS (I-502.1)	INCL.	INCL.	INCL.	INCL.
PF-1 - STALL PARTITION FINISH, MDC INT. SOLUTIONS (I-502.2)	INCL.	INCL.	INCL.	INCL.
MEN STAFF RR, ALL STALLS	INCL.	INCL.	INCL.	INCL.
PF-2 - STALL PARTITION FINISH, MDC INT. SOLUTIONS (I-502.2)	INCL.	INCL.	INCL.	INCL.
WOMEN STAFF RR, ALL STALLS	INCL.	INCL.	INCL.	INCL.
INSTALLATION (PARTITIONS)	4,603	7,290	INCL.	INCL.
TOILET ACCESSORIES	18,483	22,370	34,717	INCL.
TOILET TISSUE DISPENSER, BOBRICK B-2888	INCL. (ASI)	INCL.	INCL.	INCL.
PAPER TOWEL DISPENSER / WASTE RECEPTACLE	INCL.	INCL.	INCL.	INCL.
Bobrick B-35903 TrimLineSeries™ Recessed Paper Towel Dispenser (I-502.1 / Addendum 2)	(ASI)	INCL.		
SOAP DISPENSER	INCL.	INCL.	INCL.	INCL.
SIT COVER DISPENSER	INCL.	INCL.	INCL.	INCL.
TILT MIRROR, BOBRICK B-293-1830 18"x30"	INCL.	INCL.	INCL.	INCL.
GRAB BAR 42"	INCL.	INCL.	INCL.	INCL.
GRAB BAR 36"	INCL.	INCL.	INCL.	INCL.
BABY CHANGING STATION	INCL.	INCL.	INCL.	INCL.
MOP HOLDER	INCL.	INCL.	INCL.	INCL.
TOTAL				
INSTALLATION (TOILET ACCESSORIES)	3,120	3,850	INCL.	INCL.
EXEL HAND DRYER Xierator-Excel (I-520.1 / Addendum 2)	INCL.	INCL.	INCL.	INCL.
INSTALLATION (DRYER)	INCL.	INCL.	INCL.	INCL.
Installation Partitions, Accessories	in above	in above	in above	in above
Break room accessories	2,000	2,000	2,000	2,000
Fire extinguishers	22,467	22,467	22,467	22,467
Fire Extinguishers Installation	3,320	3,320	3,320	3,320
Knox Box	3,000	3,000	INCL.	3,000
Wall protection	20,000	20,000	20,000	20,000
METAL RACK SHELVING (STORAGE RM 121/I-503.1)	4,873	4,873	4,873	4,054
MATERIAL DELIVERY 2027	4,869			
INSTALLATION (SHELVING)	1,839	1,839	1,839	INCL.
Rev. 8 - B.D.C. RESPONSE				
RM 121A - Marketing Material Storage		1,100	1,100	1,100
MMS-1 - Shelving:	in above			
(4) 48x12x72	INCL.			
(1) 72x12x72	INCL.			
SITE AMENITIES				
BIKE RACK @ MAIN & REAR ENTRANCES (AS-102)	5,835	12,870	5,508	12,870
BICYCLE HITCH PRODUCT				
INSTALLATION (BIKE RACKS)	3,000	2,830	2,360	3,000
EMBEDDING INTO CONCRETE - in 03-3000	in 03-3000	in 03-3000	in 03-3000	in 03-3000
S05 - WOOD BENCHES (96" x 20") AS-102	30,000	30,000	24,794	30,000
WOODLINE BENCH, URBA, No. Z B . W L . 0 7				
LIFT FOR BENCH INSTALLATION	1,500	1,500	1,500	1,500
NEW FLAG POLE W/SURFACE MOUNTED LIGHT (AS-104)	5,363	6,348	6,348	6,348
27"H Flagpole Model ECXA25 (per Detail 1 / RFI #197)				
FLAG POLE PERMIT	1,000	1,000	1,000	1,000
INSTALLATION (FLAG POLE)	4,440	4,500	1,294	4,500
FLAG POLE FOUNDATION	5,000	5,000	5,000	5,000
TAXES	INCL.	4,496	INCL.	INCL.
SHIPPING / DELIVERY	INCL.	INCL.	INCL.	INCL.

ADJUSTMENTS:

**SUB BONDS
BUY OUT / HEDGE**

3.343 3.692 3.642 3.435

	Total	170,512	188,315	185,751	176,193	incomplete
NOTES:						

Job Name: PBC 45th St Complex

DIVISION: 12-5000

Window Treatments

Date: 02/13/26

LOW BID	Rise & Shine		
AMOUNT	82,864.00	PERCENT BELOW 2nd	-5%
2nd LOW BID	Contexure	AMOUNT BELOW 2nd LOW	4,136.00
AMOUNT	87,000.00	AMOUNT BELOW AVERAGE	19,427.10
AVERAGE	102,291.10	PERCENT BELOW AVERAGE	-19%

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SUBCONTRACTOR

[illegible]

NOTES:

Job Name: PBC 45th St Complex

DIVISION: 14-2000

Elevators

Date: 08/23/26

LOW BID	TK Elevator Corp		
AMOUNT	401,329.20	PERCENT BELOW 2nd	-1%
2nd LOW BID	Schindler	AMOUNT BELOW 2nd LOW	2,299.08
AMOUNT	403,628.28	AMOUNT BELOW AVERAGE	21,370.70
AVERAGE	422,699.90	PERCENT BELOW AVERAGE	-5%

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SUBCONTRACTOR

ITEM:	TK Elevator Corp	Kone	Schindler
Elevators	260,000	283,347	225,000
GENERAL ITEMS			
Project Address: 4180 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 Rev 4 dated 12/15/25 including Specifications	Included	Included	Included
PBC Design Guidelines			
Number of Addendums			
General:			
Provide English speaking supervision	Included	Included	Included
Shop drawings and submittals	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
Material delivery 2027	11,460		
Basis of Design adjustment	Included	50,000	50,000
Elevators	Included	Included	Included
PBC Design Guidelines	Included	Included	Included
CAPACITY 3,500 lbs	Included	Included	Included
SPEED 150 FPM	Included	Included	Included
TRAVEL 14 FT	Included	Included	Included
2 LANDINGS	Included	Included	Included
2 STOPS	Included	Included	Included
PIT LADDER	Included	Included	Included
Interior cab finishes allowance (I-407.3):	60,000	60,000	60,000
HANDRAIL			
ELEVATOR DOORS, CENTERED BRUSHED STAINLESS STEEL			
TOP TRIM, BRUSHED STAINLESS STEEL			
1" CORNER TRIM, BRUSHED STAINLESS STEEL			
MIRRORED PANEL AS PER 6/I-407.3	EXCLUDED	EXCLUDED	EXCLUDED
MOJAVE CHESTNUT WOOD PANELS w/BRUSHED STAINLESS STEEL PANELS	EXCLUDED	EXCLUDED	EXCLUDED
TILE FLOOR	BY Tile Compan	BY Tile Compan	BY Tile Company
METAL CEILING WITH FOUR FLUSH MOUNT LEDS AS PER I-407.3	Included	Included	Included
PATCH CONCRETE AROUND ELEVATOR DOOR OPENINGS	20,000	20,000	20,000
GROUT FOR ELEVATOR FRAME AS PER 3/A-355	10,000	10,000	10,000
22 GS METAL COVER AS PER 3/A-355	CODE COMPL.	CODE COMPL.	CODE COMPL.
Inspection / Temp Elevator Service	15,000	15,000	15,000
Elevator operator	10,000	10,000	10,000
Credit for Fire Sprinklers at Elevator Pit	0	-1,286	-1,286
EXTENDED WARRANTY 1 YEAR			
	Hydraulic	MRL Traction	MRL Traction
Elevator Phone line	7,000	7,000	7,000
ADJUSTMENTS:			
SUB BONDS	7,869	9,081	7,914
BUY OUT / HEDGE			
Total	401,329	463,142	403,628

NOTES:

BID TAB Job Name: PBC 46th St Complex DIVISION: 15-4000 Plumbing		LOW BID Renco Plumbing		Date: 06/23/26
		AMOUNT	791,206.86	PERCENT BELOW 2nd 0%
		2nd LOW BID	DAB Mechanical	AMOUNT BELOW 2nd LOW 3,903.40
		AMOUNT	795,110.26	AMOUNT BELOW AVERAGE 68,370.38
		AVERAGE	859,577.24	PERCENT BELOW AVERAGE -8%
SUBCONTRACTOR				
		DAB Mechanical	B&I Plumbing	Renco Plumbing
ITEM:		559,514	876,005	721,600
GENERAL ITEMS				
Project Address: 4180 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 Rev 4 dated 12/15/25 including Specifications		Included		
PBC Design Guidelines		Included		
Number of Addendums				
Lavatories		Included		
Sinks		Included		
Floor drains		Included		
Roof drains		Included		
Water fountains		Included		
General:				
Provide English speaking supervision		Included	Included	Included
Shop drawings and submittals		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
Temporary water and sewer connection to the construction trailer		Included	Included	Included
Material delivery 2027		20,840		22,593
PLUMBING FIXTURES				
S-1		Included	Included	Included
S-2		Included	Included	Included
L-1		Included	Included	Included
L-2		Included	Included	Included
MS - Mop Sink		Included	Included	Included
HB - Hose Bibb		Included	Included	Included
WC-1		Included	Included	Included
UR-1		Included	Included	Included
3" FD		Included	Included	Included
EWC-1		Included	Included	Included
EWH-1		Included	Included	Included
EWH-2		Included	Included	Included
WH - Wall Hydrant		Included	Included	Included
OB-1 - Refrigerator Outlet Box		Included	Included	Included
TOTAL FIXTURES				
EWH-1 - 40 GALLON ELECTRIC WATER HEATER A.O. SMITH, MODEL #DSE-40A		Included	Included	Included
EWH-2 - 40 GALLON ELECTRIC WATER HEATER MODEL #EMT4 EEMAX		Included	Included	Included
L-1 (ADA) - LAVATORY WALL HUNG		120,000	Included	Included
ALLOWANCE ADJUSTMENT FOR LAVATORIES		Included	Included	20,000
SLOAN, MODEL NUMBER:AD-81000 BASYS W/SENSOR FAUCET SLOAN#EFX-200 AND SOAP DISPENSER SLOAN #ESD-500-SF		Included	Included	Included
L-2 (ADA) - LAVATORY - 3 STATION WALL HUNG BASIN		Included	Included	Included
SLOAN, MODEL NUMBER:AD-83000 BASYS W/SENSOR FAUCET#EFX-200 AND SOAP DISPENSER SLOAN #ESD-500-SF		Included	Included	Included
PROVIDE PLUG-IN ADAPTERS FOR SOAP DISPENSERS		Included	Included	Included
PROVIDE PLUG-IN ADAPTERS FOR FAUCETS		Included	Included	Included
U-1 (ADA) - URINAL WALL HUNG		Included	Included	Included
KOHLER, MODEL NUMBER:K-5016-ET W/SENSOR OPERATED FLUSHVALVE - SLOAN #ROYAL 186 ESS-0.125-BN-TMO		Included	Included	Included
WC-1 (ADA) - WATER CLOSET, FLUSH VALVE, FLOOR MOUNTED (ADA)		Included	Included	Included
KOHLER, MODEL NUMBER:K-96057 W/F:USH VALVE SLOAN #111 ESS-1.1 SEAT - BEMIS#1655-SS/C		Included	Included	Included
WC-2 - WATER CLOSET, FLUSH VALVE		Included	Included	Included
KOHLER, MODEL NUMBER:96053-0 W/F:USH VALVE SLOAN #111 ESS-1.1 SEAT - BEMIS#1655-SS/C		Included	Included	Included
MS - MOP SINK, FLOOR MOUNTED		Included	Included	Included
KOHLER, MODEL NUMBER:K-6710-0 W/FAUCET KOHLER #K-6928		Included	Included	Included
S-1 - KITCHEN SINK - SINGLE BOWL UNDERMOUNTED		Included	Included	Included
KOHLER, MODEL #K-33663-PC PROVIDE WITH PULL DOWN FAUCET - KOHLER #K-596 PROVIDE WITH SINK RACK - KOHLER #K-33674		Included	Included	Included
S-2 - SERVICE SINK - WALL MOUNTED		Included	Included	Included
KOHLER, MODEL NUMBER:K-6714-0 PROVIDE WITH FAUCET KOHLER #K-6928 PROVIDE WITH STRAINER KOHLER #K-9147 PROVIDE WITH ADJUSTABLE PTRAP KOHLER #K-6673		Included	Included	Included
EWC-1 (ADA) - ELECTRIC WATER COOLER, BI - LEVEL W/ BOTTLE FILLER		Included	Included	Included
ELKAY, (MODEL #LVRCTLBWSK) VANDAL-RESISTANT 18 GAUGE TYPE 304 STAINLESS STEEL WATER FILTER #51300C CHILLING CAPACITY OF: 8 GPH		Included	Included	Included
FD-1 - FLOOR DRAIN		Included	Included	Included
WATTS # FD-100-M		Included	Included	Included
HD - HUB DRAIN - WATTS #FD-100-DD		Included	Included	Included
RD - ROOF DRAIN - PRIMARY		Included	Included	Included
WATTS # RD-100		Included	Included	Included
EOD - ROOF DRAIN - SECONDARY		Included	Included	Included
WATTS # RD-100-W		Included	Included	Included
SP-1 - ELEVATOR SUMP PUMP		Included	Included	Included
ZOELLER #940 OIL GUARD, SYSTEM W/ N153 & 20' CORD 115V/1PH @ 1/2 HP		Included	Included	Included
WH - WALL HYDRANT (NARROW WALL)		Included	Included	Included
WATTS # HY-450		Included	Included	Included
RH - ROOF HYDRANT (NON-FREEZE)		Included	Included	Included
WATTS # HY-900		Included	Included	Included
NZ-1 - DOWNSPOUT COVER		Included	Included	Included

WATTS #RD-950-6	Included	Included	Included
OB-1 - REFRIGERATOR OUTLET BOX	Included	Included	Included
SIOUX CHIEF OX - BOX, MODEL # 696-1010MF	Included	Included	Included
HB - HOSE BIBB	Included	Included	Included
WATTS # Z1341XL-C12	Included	Included	Included
BWV - BACK WATER VALVE, RECTORSEAL #CLEAN CHECK PROVIDE WITH THE EXTENDABLE VERSION	Included	Included	Included
CP-1 - HWR RECIRCULATION PUMP BELL & GOSSETT #NBF-25 115V/1PH/60HZ @ 1/15 HP	Included	Included	Included
ALL SINKS w/ EXPOSED DRAIN PIPES SHALL BE CHROME PLATED COPPER TUBE	Included	Included	
ALL FLOOR DRAINS SHALL BE PROVIDED w/ TRAP FOR TRAP SEAL	Included	Included	
ZURN Z5815 SENSOR FLUSH VALVE TOILET (I-502.1)	Included	Included	Included
AER-DEC 3-STATION WALL-MOUNT SINK (I-502.1)	Included	Included	Included
AER-DEC 1-STATION WALL-MOUNT SINK (I-502.1)	Included	Included	Included
SIMPLICE PULL-DOWN KITCHEN SINK FAUCET K-596 FINISH: VS VIBRANT STAINLESS	Included	Included	Old Specs
VAULT 33" TOP-UNDERMOUNT SINGLE BOWL KITCHEN SINK K-3521-3 VIBRANT STAINLESS	Included	Included	Old Specs
MODERN METAL PULL 3060 7 9/16"	Included	Included	Old Specs
ALL MATERIAL SHALL BE OF AN AMERICAN MANUFACTURER (NOTE 3/P-000)	Included	Included	Fixtures Excluded
ALL SANITARY WASTE AND DOMESTIC WATER PIPING UP TO 5' OUTSIDE BUILDING ONLY	Included	Included	Included
EXCAVATION AND BACKFILL WITH EXISTING FILL	Included	Included	Included
PROVIDE CW, VENT, SAN PIPING PER PLANS	Included	Included	Included
WATER PIPING ABOVE GRADE SHALL BE TYPE "L" COPPER.	Included	Included	Included
ALL UNDERGROUND WATER PIPING SHALL BE TYPE "K" COPPER.	Included	Included	Included
SOIL, WASTE, VENT PIPING SHALL BE CAST IRON NO HUB 301-72 ABOVE GRADE	Included	Included	PVC
SOIL, WASTE, VENT PIPING SHALL BE SCHEDULE 40 PVC BELOW GRADE	Included	Included	Included
AC CONDENSATE DRAIN PIPING SHALL BE COPPER TYPE L ASTM 3888 ABOVE GRADE	Included	Included	Included
SOIL, WASTE, VENT PIPING AND STORM SHALL BE SCHEDULE 40 PVC BELOW GRADE	Included	Included	Included
INSULATE ALL CONDENSATE PIPING ABOVE GRADE	Included	Included	Included
PROVIDE PIPING INSULATION PER PLANS AND SPECS	Included	Included	Included
PROVIDE 24" X 24" X 4" CONCRETE PAD FOR ALL CLEANOUTS LOCATED IN GRASS	Included	Included	3,000
PROVIDE CONDENSATE PIPING PER PLANS	Included	Included	Included
CONNECT CONDENSATE LINES ON ROOF FROM P-TRAPS AND RUN TO DRAINS AS REQUIRED	Included	Included	Included
PROVIDE STANDEES FOR CONDENSATE PIPING	Included	Included	Included
3/4" DCW FROM BLDG TO TRASH ENCLOSURE	Included	Included	Included
PROVIDE HOSE BIBS PER PLANS	Included	Included	Included
2" DCW TIE IN WITHIN 5 FT	Included	Included	Included
SANITARY SEWER TIE IN WITHIN 5 FT	Included	Included	Included
ROOF DRAIN TIE IN TO STORM SYSTEM WITHIN 5 FT	Included	Included	Included
PROVIDE 4" FLOOR DRAIN FOR FP DRAIN RISER (P-101)	Included	Included	Included
PROVIDE FLOOR DRAIN (FD) WITH 1/2" TRAP PRIMER	Included	Included	Included
PROVIDE WALL HYDRANTS (WH) AS INDICATED	Included	Included	Included
PRESSURE TEST LINES AS REQUIRED	Included	Included	Included
ACCESS PANELS FOR PLUMBING VALVES	Included	Included	Included
PROVIDE AND INSTALL AIR HAMMER ARRESTORS AS REQUIRED	Included	Included	Included
DISINFECT POTABLE WATER	Included	Included	Included
PROVIDE STANDS FOR WATER HEATERS AS REQUIRED	Included	Included	Included
PLUMBING ROOF WORK			
PROVIDE ROOF DRAINS & OVERFLOW ROOF DRAINS AS INDICATED	Included	Included	Included
PROVIDE SECONDARY SCUPPER DRAIN	N/A	Included	Included
ROUTE 1 1/4" CD FROM RTUs TO NEAREST PRIMARY ROOF DRAIN	Included	Included	Included
PROVIDE DOWNSPOUTS PER PLANS	In Roofing	Included	Included
PROVIDE OPENINGS IN VERTICAL WALL FOR STORM PIPES		Included	Included
PROVIDE PENETRATION FIREPROOFING	Included	Included	Included
PROVIDE ORD GOOSNECK w/ SCREEN (P-701)	Included	Included	Included
CUT AND/ OR SLEEVE PENETRATIONS & SEAL AS REQUIRED	Included	Included	Included
WATER PRESSURE TEST (NOTE 30/P-000)	Included	Included	Included
AS-BUILTS	Included	Included	Included
ALTERNATE PRICES:			
1) SUB-PERMIT FEE			Excluded
3) PROVIDE AND INSTALL 4" PERIMETER FOUNDATION DRAIN WITH FILTER SOCK AND CRUSHED STONE AS PER DRAWING A-355 AND TIE INTO NEAREST STORM DRAIN PIPE	8,500	8,500	8,500
10% SBE ADVANTAGE	70,865	88,451	
ADJUSTMENTS:			
SUB BONDS	15,500	15,459	15,514
BUY OUT / HEDGE			
Total	795,110	992,415	791,207
NOTES:			

Job Name: PBC 45th St Complex
DIVISION: 15-5100
Fire Sprinklers

Date: 06/23/26

LOW BID	Wiginton		
AMOUNT	190,984.80	PERCENT BELOW 2nd	-11%
2nd LOW BID	Southern Fire P	AMOUNT BELOW 2nd LOW	22,848.00
AMOUNT	213,832.80	AMOUNT BELOW AVERAGE	64,420.14
AVERAGE	255,404.94	PERCENT BELOW AVERAGE	-25%

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SUBCONTRACTOR

ITEM:	Wiginton	Southern Fire Protection of Palm Beach	Mircom	Farmer & Irwin	Advanced Systems
<u>Fire Sprinklers</u>	159,400	196,800	229,950	257,360	329,275
GENERAL ITEMS					
Project Address: 4180 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 Rev 4 dated 12/15/25 including Specifications	Included	Included	Included	Included	Included
PBC Design Guidelines	Included	Included	Included	Included	Included
Number of Addendums					
General:					
Provide English speaking supervision	Included	Included	Included	Included	Included
Shop drawings and submittals	Included	Included	Included	Included	Included
Provide sufficient manpower to meet the schedule	10,000	Included	Included	Included	Included
Comply with all safety regulations	Included	Included	Included	Included	Included
Taxes and Insurance	Included	Included	Included	Included	Included
Material / Labor / Supervision / Equipment to complete scope of work.	Included	Included	Included	Included	Included
Fire pump	N/A	N/A	N/A	N/A	N/A
WET FIRE SPRINKLER SYSTEM	Included	Included	Included	Included	Included
2" PIPING BLACK STEEL SCH 40 (LARGER PIPES SHELL BE SCH 10)	Included	Included	Included	Included	Included
TIE-IN TO EXTERIOR ABOVE GROUND ELBOW INSTALLED BY OTHERS. INSTALL SLEEVE IN TILT-UP PANEL AND/ OR CORE DRILL PANEL	Included	Included	Included	Included	Included
INSTALLATION OF RISER SHALL BE TRUE AND PLUMB AS SHOWN ON THE DRAWINGS	Included	Included	Included	Included	Included
INSTALL ALL FIRE SPRINKLER HEADS FOR THE PROJECT INCLUDING ELEVATOR AS NEEDED	Included	Included	Included	Included	Included
CONCEALED PENDANT SPRINKLERS IN CEILING AREAS	Included	Included	Included	Included	Included
STANDARD BRASS UPRIGHT PENDANT TYPE IN AREAS w/o CEILINGS	Included	Included	Included	Included	Included
FLOW & TAMPER SWITCHES	Included	Included	Included	Included	Included
FURNISH TAMPER SWITCHES FOR DDCV AND/ OR BACKFLOW PREVENTERS	Included	Included	Included	Included	Included
POS @ DDCV	Included	Included	Included	Included	Included
FDC	Included	Included	Included	Included	Included
SHOP DRAWINGS	Included	Included	Included	Included	Included
FIRE CAULKING FOR THIS SCOPE OF WORK	5,000	Included	Included	Included	Included
ALTERNATES:					
1) INSTALL APPROVED FIRE HOSE VALVES ON BOTH FLOORS AND IN ALL STAIRCASES 1 THROUGH 3. INCLUDE CONTROL VALVES WITH BUILT IN TAMPER SWITCHES ON THE FIRE SPRINKLER RISER AT EACH STAIRCASE	12,840	12,840	12,840	12,840	12,840
2) PERMIT FEES	Allowance	Allowance	Allowance	Allowance	Allowance
ADJUSTMENTS:					
SUB BONDS	3,745	4,193	4,856	5,404	6,842
BUY OUT / HEDGE					
Total	190,985	213,833	247,646	275,604	348,955

NOTES:

400
1748

Job Name: PBC 45th St Complex

DIVISION: 15-8000

HVAC

Date: 08/23/25

LOW BID	Hill York		
AMOUNT	1,971,724.06	PERCENT BELOW 2nd	-1%
2nd LOW BID	B&I Contractors	AMOUNT BELOW 2nd LOW	20,578.70
AMOUNT	1,992,302.76	AMOUNT BELOW AVERAGE	183,466.53
AVERAGE	2,155,190.59	PERCENT BELOW AVERAGE	-9%

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SUBCONTRACTOR

ITEM	Coltec	Hill York	B&I Contractors	Cedars Electro-Mechanical
HVAC	1,925,000	1,675,522	1,697,000	2,397,951
GENERAL ITEMS				
Project Address: 4180 N. Australian Avenue West Palm Beach, FL 33407		Included		
Architect on Construction Documents: Alfonso Hernandez Architect, LLC	Included	Included		
Date of Construction Documents: Permit Set 4/4/2025 Rev 4 dated 12/15/25 including Specifications	Included	Included		
PBC Design Guidelines	Included	Included		
Number of Addendums		Yes (1)	Included	
General:				
Provide and install all labor, materials equipment and insurance to complete all Heating, Ventilating and Air Conditioning as per plans and Specs. Including Addendum 1	Included	Included	Included	Included
Provide English speaking supervision	Included	Included	Included	Included
Shop drawings and submittals	Included	Included	Included	Included
Provide sufficient manpower to meet the schedule	Included	Included	Included	Included
Comply with all safety regulations	Included	Included	Included	Included
Taxes and Insurance	Included	Included	Included	Included
Material / Labor / Supervision / Equipment to complete scope of work.	Included	Included	Included	Included
Material delivery 2027		56,303		
Air distribution	Included	Included	Included	Included
Manual volume dampers	Included	Included	Included	Included
Motorized dampers	Included	Included	Included	Included
Refrigerant piping with foamplastic insulation	Included	Included		
Vibration isolation	Included	Included	Included	Included
Packaged rooftop air conditioners (2 ea.)	Included	Included	Included	Included
VAV boxes (14 ea. RTU)	Included	Included	Included	Included
Ductless Split Systems (7 ea.)	Included	Included	Included	Included
Motor starters and variable frequency drives	Included	Included	Included	Included
Exhaust fans (2 ea.)	Included	Included	Included	Included
HVAC controls	Included	DITECH	Included	Included
BAS System complete	Included	Included	Included	Included
Independent and certified test and balance	Included	Included	Included	Included
Crane for setting HVAC Equipment	Included	Included	Included	Included
Hoisting	Included	Included	Included	Included
Fire stopping	Included	Included	Included	Included
Extended Warranty 2 years	51,238	51,238	51,238	51,238
RTU				
RTU-1, DAIKIN, MOD. # DPS1060, 60 TON (BASIS OF DESIGN)	Included	Included	Included (TRAN	Included
RTU-2, DAIKIN, MOD. # RPS080D, 70 TON (BASIS OF DESIGN)	Included	Included	Included (TRAN	Included
ROOF CURB 18 GA GALV. STEEL	Included	Included	Included	Included
PROVIDE MICRO-CHANNEL COPPER TUBE FINS EVAPORATOR COIL & MICRO-CHANNEL COPPER CONDENSER COIL WITH COMPLETE COAT ON CONDENSER COIL.	Included	Included	Included	Included
FACTORY MOUNTED VFD	Included	Included	Included	Included
NON-FUSED DISCONNECT SWITCH	Included	Included	Included	Included
PROVIDE STANDARD SAFTIES (NOTE7/M401)	Included	Included	Included	Included
OVERFLOW FLOAT SWITCH	Included	Included	Included	Included
DEMAND CONTROL VENTILATION w/CO2 SENSOR	Included	Included	Included	Included
LIGHT COMMERCIAL THERMOSTAT FOR TEMP. CONTROL	Included	Included	Included	Included
REFRIGERANT R-410A UNIT	Included	Included	R-454	Included
HOT GAS REHEAT FOR DEHUMIDIFICATION CYCLE	Included	Included	Included	Included
HVAC CONTROLS (DAIKIN)	JC	Included	TRANE	Included
DAIKIN JUNE 2026 PRICE INCREASE	30,000	30,000	30,000	30,000
VAV				
SERVING RTU-1				
VAV-1-1, PRICE, MOD. # SDV, 1,350 CFM	Included	Included	Included (TRAN	Included
VAV-1-2, PRICE, MOD. # SDV, 2,300 CFM	Included	Included	Included	Included
VAV-1-3, PRICE, MOD. # SDV, 2,300 CFM	Included	Included	Included	Included
VAV-1-4, PRICE, MOD. # SDV, 1,590 CFM	Included	Included	Included	Included
VAV-1-5, PRICE, MOD. # SDV, 2,300 CFM	Included	Included	Included	Included
VAV-1-6, PRICE, MOD. # SDV, 2,500 CFM	Included	Included	Included	Included
VAV-1-7, PRICE, MOD. # SDV, 2,040 CFM	Included	Included	Included	Included
VAV-1-8, PRICE, MOD. # SDV, 1,940 CFM	Included	Included	Included	Included
VAV-1-9, PRICE, MOD. # SDV, 2,400 CFM	Included	Included	Included	Included
VAV-1-10, PRICE, MOD. # SDV, 2,650 CFM	Included	Included	Included	Included
VAV-1-11, PRICE, MOD. # SDV, 1,550 CFM	Included	Included	Included	Included
VAV-1-12, PRICE, MOD. # SDV, 1,900 CFM	Included	Included	Included	Included
VAV-1-13, PRICE, MOD. # SDV, 2,120 CFM	Included	Included	Included	Included
VAV-1-14, PRICE, MOD. # SDV, 1,080 CFM	Included	Included	Included	Included
SERVING RTU-2				
VAV-2-1, PRICE, MOD. # SDV, 1,650 CFM	Included	Included	Included	Included
VAV-2-2, PRICE, MOD. # SDV, 2,120 CFM	Included	Included	Included	Included
VAV-2-3, PRICE, MOD. # SDV, 1,500 CFM	Included	Included	Included	Included
VAV-2-4, PRICE, MOD. # SDV, 2,120 CFM	Included	Included	Included	Included
VAV-2-5, PRICE, MOD. # SDV, 2,570 CFM	Included	Included	Included	Included
VAV-2-6, PRICE, MOD. # SDV, 3,050 CFM	Included	Included	Included	Included
VAV-2-7, PRICE, MOD. # SDV, 3,075 CFM	Included	Included	Included	Included
VAV-2-8, PRICE, MOD. # SDV, 2,875 CFM	Included	Included	Included	Included
VAV-2-9, PRICE, MOD. # SDV, 2,400 CFM	Included	Included	Included	Included
VAV-2-10, PRICE, MOD. # SDV, 2,470 CFM	Included	Included	Included	Included
VAV-2-11, PRICE, MOD. # SDV, 2,470 CFM	Included	Included	Included	Included
VAV-2-12, PRICE, MOD. # SDV, 1,100 CFM	Included	Included	Included	Included
VAV-2-13, PRICE, MOD. # SDV, 2,600 CFM	Included	Included	Included	Included
VAV-2-14, PRICE, MOD. # SDV, 2,300 CFM	Included	Included	Included	Included
ENSURE CLEARANCE REQUIREMENT	Included	Included	Included	Included
EF				
EF-1, GREENHECK, MOD. # G-120-VG, 1,550 CFM, ROOF	Included	Included	Included	Included
EF-2, GREENHECK, MOD. # G-080-VG, 300 CFM, ROOF	Included	Included	Included	Included
INSTALL EF's ON ROOF CURBS	Included	Included	Included	Included

SPEED CONTROL	Included	Included	Included	Included
BACKDRAFT DAMPERS	Included	Included	Included	Included
DISCONNECT SWITCH	Included	Included	Included	Included
BIRD SCREEN	Included	Included	Included	Included
DUCTLESS SPLIT SYSTEM ACU				
EXTRA FOR DAIKIN EQUIPMENT IN LIEU OF TRANE	Included	Included	175,000	Included
AHU-1 / CU-1, MINI SPLIT, MITSUBISHI MOD. # PKA-A36HA7 / PUY-A36NKA7, 3 TON	Included	Included	Included	Included
AHU-2 / CU-2, CEILING CASSETTE, MITSUBISHI MOD. # MLZ-KPA18NA / PUY-A18NKA7, 1.5 TON	Included	Included	Included	Included
AHU-3 / CU-3, MINI SPLIT, MITSUBISHI MOD. # PKA-A24HA7 / PUY-A24NKA7, 2 TON	Included	Included	Included	Included
AHU-4 / CU-4, MINI SPLIT, MITSUBISHI MOD. # PKA-A24HA7 / PUY-A24NKA7, 2 TON	Included	Included	Included	Included
AHU-5 / CU-5, MINI SPLIT, MITSUBISHI MOD. # PKA-A18HA7 / PUY-A18NKA7, 1.5 TON	Included	Included	Included	Included
AHU-6 / CU-6, CEILING CASSETTE, MITSUBISHI MOD. # MLZ-KP18NA / PUY-A18NKA7, 1.5 TON	Included	Included	Included	Included
AHU-7 / CU-7, MINI SPLIT, MITSUBISHI MOD. # PKA-A18HA7 / PUY-A18NKA7, 1.5 TON	Included	Included	Included	Included
INSIALL CU's ON ROOF STANDS	Included	Included	Included	Included
ROUTE REFRIGERANT PIPING TO CU ON ROOF	Included	Included	Included	Included
SMOKE DETECTORS (INSTALLATION ONLY, PROVIDED BY ELECTRICIAN)	Included	Included	Included	Included
SLEEVEING FOR A/C RELATED COMPONENT	Included	Included	Included	Included
CUT AND SEAL PENETRATIONS FOR THIS SCOPE OF WORK AS REQUIRED	Included	Included	Included	Included
PROVIDE AND INSTALL FILTERS AS REQUIRED BY GENERAL NOTE 18M-000	Included	Included	Included	Included
PROVIDE AND INSTALL EQUIPMENT CURBS	Included	Included	Included	Included
PROVIDE AND INSTALL EQUIPMENT METAL SUPPORTS AS REQUIRED	Included	20,000	Included	Included
PROVIDE AND INSTALL FIRE AND SMOKE DAMPERS AS REQUIRED	Included	Included	Included	Included
PROVIDE ACCESS DOORS AS REQUIRED FOR THIS SCOPE OF WORK	Included	Included	Included	Included
PROVIDE DUCT COORDINATION DRAWINGS	Included	Included	Included	Included
PROVIDE DUCT AND PIPE IDENTIFICATION AS REQUIRED	Included	Included	Included	Included
PROVIDE AND INSTALL FANS & ACCESSORIES	Included	Included	Included	Included
PROVIDE AND INSTALL LOUVERS AS REQUIRED	Included	Included	Included	Included
PROVIDE AND INSTALL TEMPERATURE CONTROL WIRING	Included	Included	Included	Included
PROVIDE AND INSTALL AIR MONITOR, AIR FLOW SENSORS AND TEMPERATURE SENSORS AS REQUIRED	Included	Included	Included	Included
PROVIDE AND INSTALL CO2 SENSORS AS REQUIRED	Included	Included	Included	Included
PROVIDE AND INSTALL CONDENSATE PUMPS AS REQUIRED	Included	Included	Included	Included
PROVIDE AND INSTALL DUCT AND PIPE INSULATION AS REQUIRED	Included	Included	Included	Included
PROVIDE AND INSTALL ALL DUCTWORK AS PER PLANS & SPECS	Included	Included	Included	Included
PROVIDE DUCT SEALER / DUCT INSULATION VAPOR BARRIER AS REQUIRED	Included	Included	Included	Included
ALL EXPOSED DUCTWORK TO BE SPIRAL DOUBLE WALL	Included	Included	Included	Included
COAT PVC PIPING EXPOSED TO SUNLIGHT WITH ULTRA VIOLET INHIBITING MATERIAL	Included	Included	Included	Included
PROVIDE AND INSTALL AC EQUIPMENT HEATERS	Included	20,000	Included	Included
PROVIDE AND INSTALL REFRIGERANT PIPING & COMPLY WITH ALL NOTES ON M-000	Included	Included	Included	Included
ALL OUTDOOR PIPING INSULATION EXPOSED TO SUNLIGHT AND WEATHER SHALL BE PAINTED WITH TWO COATS OF PROTECTIVE (K-FLEX 374 OR APPROVED EQUAL).	Included	Included	Included	Included
PROVIDE AND INSTALL CONDENSATE LINES FOR HVAC EQUIPMENT AS REQUIRED	Included	10,000	Included	Included
PROVIDE AND INSTALL CONDENSATE TRAPS AND SUPPORTS AS PER 6/P-800 AND 7/P-800	Included	Included	Included	Included
PAINT EXPOSED ARMAFLEX INSULATION ON CONDENSATE LINES TO PROTECT FROM THE SUN	Included	Included	Included	Included
COORDINATE AND ASSIST IN COMMISSIONING	Included	Included	Included	Included
INDEPENDENT & CERTIFIED TEST & BALANCE & REPORT AS PER NOTE 27 ON M-000	Included	50,000	Included	60,000
SHOP DRAWINGS / SUBMITTALS	Included	Included	Included	Included
OWNER TRAINING AND DEMONSTRATION	Included	Included	Included	Included
MECHANICAL CONTRACTOR TO MOUNT DUCT PRESSURE SENSORS				
CONFIGURE UNITS OF MICROTECH CONTROLLER				
Additional requirements at new ESS room	10,000	10,000	Included	10,000
ALTERNATE PRICE:			N/A	
SUB-PERMIT FEE	Allowance	Allowance	Allowance	Allowance
ADJUSTMENTS:				
SUB BONDS	40,325	38,661	39,065	50,984
BUY OUT / HEDGE				
Total	2,056,563	1,971,724	1,982,303	2,600,173
NOTES:				

ITEM	Pomeroy Electric	Davco	Electrical Alliance
	3,461,314	3,127,400	4,245,000
GENERAL ITEMS			
Project Address: 4180 N. Australian Avenue West Palm Beach, FL 33407			
Architect on Construction Documents: Alfonso Hernandez Architect, LLC			
Specifications			
Date of Construction Documents: E-001 Rev 5 dated 12/19/25			
PBC Design Guidelines			
Number of Addendums		Add1 at bid, Post Bid received Add1 Arch and Add2 with adders on Davco Proposal 2/27/25	
General:	Included	Included	Included
Provide English speaking supervision	Included	Included	Included
Shop drawings and submittals	Included	Included	Included
		Schedule not provided, Standard working hours, no overtime included.	Included
Provide sufficient manpower to meet the schedule	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 sleeves and or cutting and patching for this scope of work. Coordinate with D. Stephenson Superintendent before making any cuts through structural members.	Included	Only for Davco scope of work.	Included
Material delivery 2027	114,411		
PROVIDE TEMP. POWER & LIGHTING	Included	Included per Davco Proposal	Included
Supply and install complete electrical distribution system (Switchgear, Disconnect switches, Circuit Breakers...).	Included	Included, if by this trade and not part of the site scope	Included
Branch circuits wiring & devices, switches, receptacles	Included	Included for permanent power only.	Included
Power for HVAC equipment	Included	Included for permanent power only.	Included
Power for Elevators	Included	Included for permanent power only.	Included
Fire Alarm	Included	Included for permanent power only.	Included
Lightning Protection	Included	Included for permanent power only.	Included
Lightning Protection for Light poles as per LV-300 Rev 1	Included	13,500	Included
Manual transfer switch for portable generator	Included	Included for permanent power only.	Included
Site lighting	Included		Included
S1 - PERFORMANCE IN LIGHTING 36" LED BOLLARD #76415	Included	Included	Included
S2 - RAJON	Included	Included	Included
S3 - PERFORMANCE IN LIGHTING F+3-SA-54-C/I-[FINISH]-[CT]-UNV-ELV AS PER AS-104	Included	Included	Included
SA - XTRA LIGHT #VNTLEDM-35000L-40K-DIM-4S-N-[FINISH]-HSS MOUNTING: POLE	Included	Included	Included
SB - XTRA LIGHT #VNTLEDM-35000L-40K-DIM-4S-N-[FINISH]-HSS MOUNTING: POLE	Included	Included	Included
SC - XTRA LIGHT #VNTLEDM-35000L-40K-DIM-4S-N-[FINISH]-HSS MOUNTING: POLE	Included	Included	Included
S6E - LIGHTS AS PER ADDENDUM 2 REVISED DRAWING A-106	Included	Included	Included
S7 - LIGHTS AS PER ADDENDUM 2 REVISED DRAWING AS-104-PPRC FOCUS LANDSCAPE LIGHT MANUF: PERFORMANCE LIGHTING, CATALOG #:F+3-SA-54-C/I-[FINISH]-[CT]-UNV-ELV	Deleted by RFI	Deleted by RFI	Deleted by RFI
MANHOLES PER PLAN	3 only	Excluded, only handhole for light poles	10,000
BELOW GRADE PVC CONDUITS SCH 80	Sch80 F/A only	Excluded, schedule 40 per specs	Included
PROVIDE LOW VOLTAGE CONDUITS FOR CAMERAS TO SITE LIGHT POLES AS INDICATED	Included	Included Empty conduits, trenching, and boxes only.	Included
DEMO			
ELECTRICAL DEMO WHERE REQUIRED PER SCOPE	By FPL	By FPL	By FPL
DEMO ELECTRICAL FOR POLES AS PER DRAWING ED-100	By FPL	By FPL	By FPL
LIFT STATION ELECTRICAL (per drawing C-135)			
DISCONNECT TEMPORARY POWER TO LIFT STATION	IN GMP # 1	IN GMP # 1	IN GMP # 1
PROVIDE CONDUIT ON E-100 FOR PERMANENT POWER TO LIFT STATION	IN GMP # 1	IN GMP # 1	IN GMP # 1
PROVIDE WIRING FOR PERMANENT POWER TO LIFT STATION	Included	3,650	Included
CELLULAR ANTENNA AND RELATED R.T.U. EQUIPMENT	IN GMP # 1	IN GMP # 1	IN GMP # 1
LED LIGHT & ALARM LIGHT	IN GMP # 1	IN GMP # 1	IN GMP # 1
GENERATOR RECEPTACLE	IN GMP # 1	IN GMP # 1	IN GMP # 1
PUMP CONTROL PANEL	IN GMP # 1	IN GMP # 1	IN GMP # 1
BREAKERS & SWITCHES AS INDICATED	IN GMP # 1	IN GMP # 1	IN GMP # 1
EMERGENCY BREAKER	IN GMP # 1	IN GMP # 1	IN GMP # 1
CONNECTION CABINET	IN GMP # 1	IN GMP # 1	IN GMP # 1
NEMA 4X, 316 SS PAINTED	IN GMP # 1	IN GMP # 1	IN GMP # 1
CONNECT PUMP AND FLOAT CABLES IN CONNECTION CABINET	IN GMP # 1	IN GMP # 1	IN GMP # 1
RTU PANEL	IN GMP # 1	IN GMP # 1	IN GMP # 1
FPL CABINET & UNDERGROUND LINES TO FPL POWER SUPPLY	IN GMP # 1	IN GMP # 1	IN GMP # 1
DISCONNECT SWITCH & SURGE PROTECTION DEVICE	IN GMP # 1	IN GMP # 1	IN GMP # 1
ALL PANELS, DISCONNECTS AND BOXES SHALL BE NEMA 4X 316 SS	IN GMP # 1	IN GMP # 1	IN GMP # 1
PERFORM START-UP	IN GMP # 1	IN GMP # 1	IN GMP # 1
PANEL & WIRING INSPECTIONS & TEST REPORTS	IN GMP # 1	IN GMP # 1	IN GMP # 1
Lighting package	Included	Included	Included
Architectural Acoustic Linear Fixture - long (included with light fixture package)	Included	Included	Included
Architectural Acoustic Linear Fixture - short (included with light fixture package)	Included	Included	Included
LINER SOUND PANELS (SAME MANUFACTURER AS FOR LIGHT FIXTURES)	Included	Included	Included
LIGHTING CONTROL DEVICES	Included	Included	Included
LIGHTING CONTROL PANEL	Included	Included	Included
CONNECT EXIT SIGNS	Included	Included	Included

PROVIDE EMERGENCY LIGHTING INVERTER (4/E-201)	Included	Included	Included
PROVIDE ELEVATOR PIT LIGHTS	Included	Included	Included
L1-8/L1E-8 - ARCH. ACOUST. LINEAR FIXTURES BY LUX LUMINAIRE, SUSPENDED 8 FEET, CATALOG # HLCN 1.0-P-D-750-8-[CCT]-8-UNV-S1	Included	Included	Included
L1-8A - ARCH. ACOUST. LINEAR FIXTURES BY LUX LUMINAIRE NON LITE, SUSPENDED 8 FEET, CATALOG # RVC6-20L-40-UNV-ID-50-6RS-5TW-FN-B	Included	Included	Included
L1-16/L1E-16 - ARCH. ACOUST. LINEAR FIXTURES BY LUX LUMINAIRE, SUSPENDED 16 FEET, CATALOG #HLCN 1.0-P-D-1	Included	Included	Included
L1-16A - ARCH. ACOUST. LINEAR FIXTURES BY LUX LUMINAIRE NON LITE, SUSPENDED 16 FEET, CATALOG #HLCN 1.0-P-D-16	Included	Included	Included
L1-20/L1E-20 - ARCH. ACOUST. LINEAR FIXTURES BY LUX LUMINAIRE, SUSPENDED 20 FEET, CATALOG #HLCN 1.0-P-D-750-20-[CCT]-8-UNV-S1	Included	Included as 24"	Included
L1-20A - ARCH. ACOUST. LINEAR FIXTURES BY LUX LUMINAIRE NON LITE, SUSPENDED 20 FEET, CATALOG #HLCN 1.0-P-D-20	Included	Included as 24"	Included
L2A/L2AE - INDIRECT CENTER BASKET TROFFER BY CREE LIGHTING, RECESSED 2 x 4, CATALOG # ZR24-D-60L-[CCT]-CV-UNV-10V5	Included	Included as SLG lighting	Included
L2B/L2BE - INDIRECT CENTER BASKET TROFFER BY CREE LIGHTING, RECESSED 2 x 4, CATALOG # ZR24-D-60L-[CCT]-CV-UNV-10V5	Included	Included as SLG lighting	Included
L3A/L3E - ROUND COMMERCIAL LED DOWNLIGHT BY RAYON, RECESSED 4 IN, CATALOG # RBC4-L507-GTS-UNV-FINISH-W-FN-B	Included	Included	Included
L5 - 1.5" THIN LED PENDANT SYSTEM BY LUMEN WARM, SUSPENDED CATALOG # LWV91-SPD-XX-WFC-HPCXXX-[CCT]-[LEAD]-IP44-FRD-[CANOPY]-39K	Included	Included as Teeholed	Included
L6A/L6E - LED SURFACE MOUNT STRIP W/ MOTION SENSING & EMERGENCY BACK UP	Included	Included	Included
L7A/L7E - LED SURFACE MOUNT STRIP W/ MOTION SENSING & EMERGENCY BACK UP MANUFT: ENVISION, SURFACE MOUNTED	Included	Included	Included
L8/L8E - ARCH. LED LINEAR FIXTURE - DIRECT ONLY LIGHT W/ EMERGENCY BACK UP 4 FEET, CATALOG # EOS 3.0-P-D-LAM-750-4-[CCT]-8-UNV-S, SUSPENDED	Included	Included	Included
L8-8A/L8-E - ARCH. LED LINEAR FIXTURE - DIRECT ONLY LIGHT W/ EMERGENCY BACK UP 8 FEET, CATALOG # EOS 3.0-P-D-LAM-500-8-[CCT]-8-UNV-S1, SUSPENDED	Included	Included	Included
L9 - 2" RECESSED WALL GRAZER BY LUX LUMINAIRE, RECESSED CATALOG # EOS 2.0-R-PER-[TRIM]-GRZ-375-[LENGTH]-[CCT]-9-UNV-S1 RECESSED	Included	Included	Included
L10/L10E - PENDANT BY IMPACT, SUSPENDED 24 x 24, CATALOG # P3324-[CCT]-[LUMENS]-[FINISH/CORD]-6FT-DR8 SUSPENDED	Included	Included	Included
E2 - 6" WET LOCATION RECESSED COMMERCIAL DOWNLIGHT BY RAYON	Included	Included	Included
S4 - EXTERIOR WALL SCONCE TO BE SELECTED BY ARCHITECT 24 IN, CATALOG #TBD	Included	Included	Included
S5 - EXTERIOR WALL SCONCE BY ARTIKA PRO, SURFACE MOUNTED 24 IN, CATALOG #TBD	Included	Included as PIL lighting	Included
PROVIDE AND INSTALL INTUMESCENT SEALANT AS PER DETAILS 1 & 3 ON E-701		Included	
PROVIDE ALLOWANCE FOR LIGHT FIXTURE COUNTS	25,000	25,000	25,000
PROVIDE AND INSTALL LED LIGHTING FOR RECEPTION DESK AS PER DETAILS 6,7A-501.1 (PRIMARY & SECONDARY COUNTERTOP)	Included	5,000	Included
PROVIDE AND INSTALL UNDERCAB. LED LIGHTING IN BREAK ROOMS 117 & 206 AS PER DETAIL 6/1-504.3	Included	Included	Included
PROVIDE FLOOR ELECTRICAL BOXES AS INDICATED	Included	Included	Included
PROVIDE RECEPTACLES PER DRAWINGS	Included	Included, single point connection only	Included
PROVIDE POWER FOR PROJECTORS & SCREENS	Included	Included as shown on electrical drawings	Included
PROVIDE POWER FOR ELEVATORS	Included	Included, power supply by others	Included
PROVIDE POWER FOR DOOR OPERATORS	Included	Included, power only, LV and equip installed by others	Included
PROVIDE POWER FOR OPERABLE PARTITIONS	Included	Included	Included
PROVIDE NEW DISTRIBUTION SYSTEM PER RISER DIAGRAM (E-501)	Included	Included	Included
PROVIDE NEW FEEDERS (NEW BLDG & VICTIM SERVICE BLDG) PER E-602	Included	Included	Included
PROVIDE NEW 200A METER SOCKET (E-502)	IN GMP # 1	IN GMP # 1	IN GMP # 1
INSTALL CONDUIT FOR FPL PRIMARY LINE	IN GMP # 1	IN GMP # 1	IN GMP # 1
NEW UTILITY TRANSFORMER 277/480V, 3PH, 4W	By FPL	By FPL	By FPL
MANUAL TRANSFER SWITCH w/CAMLOCK CONNECTION FOR PORTABLE GENERATOR	Included	Included	Included
PROVIDE MAIN SWITCHBOARD	Included	Included as an I-line panel	Included
PANEL MDF 120/208V, 100A, 3P, 4W	Included	Included	Included
PANEL HP-1 277/480V, 225A, 3P, 4W	Included	Included	Included
PANEL LDP 120/208V, 600A, 3P, 4W	Included	Included	Included
PANEL LP-1.1 120/208V, 225A, 3P, 4W	Included	Included	Included
PANEL HP-2 277/480V, 225A, 3P, 4W	Included	Included	Included
PANEL LP-1.2 120/208V, 225A, 3P, 4W	Included	Included	Included
PANEL LP-1.3 120/208V, 225A, 3P, 4W	Included	Included	Included
ELECTRICAL SITEWORK (E-100)			
Communications duct bank (E-100)	IN GMP # 1	IN GMP # 1	IN GMP # 1
FPL duct bank & conductors to new building	IN GMP # 1	IN GMP # 1	IN GMP # 1
FPL duct bank to existing buildings	IN GMP # 1	IN GMP # 1	IN GMP # 1
PROVIDE SECONDARY POWER FROM FPL TRANSFORMER TO MAIN BUILDING	Included	Included	Included
PROVIDE POWER FROM ELECTRICAL ROOM TO LAKE IRRIGATION PUMP	Included	12,850	Included
PROVIDE CONDUIT AND WIRING FOR EV CHARGERS	Included	8,050	Included
CAR CHARGERS	By Owner	By Owner	By Owner
Feeder conductors to victim service bldg	IN GMP # 1	IN GMP # 1	IN GMP # 1
Conduit and wiring from Transformer to Victim Services	IN GMP # 1	IN GMP # 1	IN GMP # 1
Replace CT Meter at Victim Services	IN GMP # 1	IN GMP # 1	IN GMP # 1
TRENCHING, CONCRETE, BACKFILL, COMPACTION FOR UNDERGROUND RACEWAY	Trench and back	IN GMP # 1	IN GMP # 1
NEW SITE PRIMARY DUCTBANK (3/E-100)	IN GMP # 1	IN GMP # 1	IN GMP # 1
CONDUIT TO TIE BACK TO VICTIM SERVICE BLDG	IN GMP # 1	IN GMP # 1	IN GMP # 1
NEW TELECOM SERVICE ENTRANCE CONDUIT (3/E-100)	Included	Excluded	Included
DIRECTIONAL BORING IN EASEMENT AS INDICATED	IN GMP # 1	IN GMP # 1	IN GMP # 1
NEW SITE TELECOM. HANDHOLES PER PLANS	Brooks 36	IN GMP # 1	IN GMP # 1
30"x48"x24" POLYMER CONC. HANDHOLE (AT&T, COMCAST, FIBER)	IN GMP # 1	IN GMP # 1	IN GMP # 1
SITE LIGHTING COMPLETE	Included	Included	Included new bldg only
Power to Irrigation system. Wiring and final termination of irrigation pump at lake (not shown)	Included	12,850	Included
ADVANCE	Included	??	
PROVIDE POWER TO 3 LOCATIONS AT MAIN ENTRANCE FOR MOTORIZED ROLLER SHADES. PROVIDE LOW VOLTAGE & CONNECT SHADES	Included	13,700	Included
FIXTURE LOW VOLTAGE TRANSFORMERS. ELECTRICAL CONTRACTOR RESPONSIBLE FOR			
PROVIDING PATHWAY, ROUGH-IN, AND LOW VOLTAGE CABLING IN ACCORDANCE WITH MFRS INSTALLATION INSTRUCTIONS.	Included	Single point connection only. Low voltage excluded.	Included
PROVIDE RECEPTACLES FOR MULTI-FAUCET WASH BASIN AS SHOWN. COORDINATE WITH MFRS INSTALLATION INSTRUCTIONS FOR PROPER PLACEMENT OF EACH DEVICE AND ASSOCIATED WIRING TO INTEGRAL TRANSFORMER.	Included	Device to provide power and outlet only	Included
ELECTRICAL FOR MECHANICAL EQUIPMENT			
PROVIDE HOOKUP FOR HVAC EQUIPMENT PER PLANS	Included	Included as single point power connections	Included

CEILING CASSETTE FED POWER FROM ROOFTOP CU	Included	Included	Included
DUCTLESS SPLIT FED POWER FROM ROOFTOP CU	Included	Included	Included
INSTALL VFD (FURNISHED BY MECHANICAL SUB)	Included	Included If shown as remote, excluded if labeled as internal/integral	Included
INSTALL STARTERS & DISCONNECT	Included	Included	Included
INSTALL VFD's SUPPLIED BY MECHANICAL CONTRACTOR	Included	Included If shown as remote, excluded if labeled as internal/integral	Included
PROVIDE HOOKUP FOR PLUMBING EQUIPMENT PER PLANS	Included	As indicated on electrical drawings	Included
PROVIDE CONDUIT STUB-UP FOR FUTURE PV SYSTEM (E-103 - ROOF)	Included	Included	Included
PROVIDE POWER FOR ELEVATORS	Included	Included per the electrical drawings	Included
PROVIDE POWER FOR MOTORIZED OPERABLE PARTITION ON 2nd FL ROOM 204	Included	Included	Included
PROVIDE POWER FOR LIFT CHARGING STATION ON 2nd FL ROOM 121	Included	Included as receptacle shown	Included
PROVIDE WIRING AND CONNECT FLOW AND TAMPER SWITCHES - DDCV AND/OR BACKFLOW PREVENTERS	Included	Included, fire alarm scope only.	Included
PROVIDE WIRING AND CONNECT XLERATOR-EXCEL DRYERS	Included	Included, Dryers F&I by others.	Included
PROVIDE POWER FOR KIOSK STATIONS & (6) AS PER I-405	Included	Included floor boxes as shown on electricals	Included
FIRESTOPPING FOR ELECTRICAL SCOPE	Included	Included	Included
FIRE ALARM	Included	Included	Included
PROVIDE NEW FIRE ALARM SYSTEM IN NEW BLOC	Included	Included	Included
PROVIDE NEW FACP	Included	Included	Included
PROVIDE NEW ANALOG ADDRESSABLE MANUL PULL STATIONS	Included	Included	Included
PROVIDE 120V POWER FOR ALL DEVICES REQUIRING POWER	Included	Included, as shown	Included
PROVIDE STROBES, HORNS PER PLANS	Included	Included	Included
PROVIDE HEAT DETECTORS AS INDICATED	Included	Included	Included
PROVIDE ADDRESSABLE SMOKE DETECTORS	Included	Included	Included
PROVIDE MONITOR MODULE & CONNECT TO TAMPER SWITCH PER PLANS (G/FA-101)	Included	Included	Included
PROVIDE MONITOR MODULE FOR FLOW SWITCH AS INDICATED	Included	Included	Included
HEAT DETECTOR IN ELEVATOR PIT	Included	Included	Included
ELEVATOR RECALL & SHUNT-TRIP COMMAND AND MONITOR MODULES	Included	Included	Included
FIRE ALARM ANNUNCIATOR PANEL	Included	Included	Included
DUCT SMOKE DETECTORS IN RETURN/SUPPLY DUCTS	Included	Included, installed by others	Included
PROVIDE ACCESS CONTROL INTERLOCK FOR FIRE DPT	Included	Included as shown	Included
PROVIDE DOOR HOLD OPEN RELEASE	Included	Included as fire alarm scope only	Included
LOW VOLTAGE SYSTEMS			
PROVIDE CABLE TRAY AS INDICATED	Included	Included	Included
Telephone & data systems (structured cabling)	BY OWNER	BY OWNER	BY OWNER
PROVIDE EMPTY CONDUIT STUB UP's	Included	Included	Included
CCTV system complete	EMT Sub Only	Rough only, as shown	EMT Sub Only
Access control system complete	EMT Sub Only	Rough only, as shown	EMT Sub Only
PROVIDE POWER SUPPLY FOR ACCESS CONTROL	Included	294,112	294,112
PROVIDE CAT-6 CABLE FOR NETWORK COMMUNICATION	Included	Included	Included
PROVIDE PIR MOTION DETECTOR AS INDICATED	Included	Included	Included
PROVIDE CARD READERS PER PLANS	Included	Included	Included
PROVIDE IP CAMERAS AS INDICATED	Included	Included	Included
PROVIDE CARD READER ACCESS FOR ELEVATORS	Included	Included	Included
PROVIDE 24V POWER FOR HORN FROM ACCESS CONTROL SYSTEM	Included	Included	Included
PROVIDE PANIC BUTTON (ISSUES ROOM)	Included	Included	Included
PROVIDE EXTERIOR DOOR w/(2) SETS OF DOOR CONTACTS	Included	Included	Included
PROVIDE SINGLE-GANG BACK BOX FOR DOOR OPERATION CONTROL	Included	Included	Included
INTRUSION DETECTION SYSTEM	Included	Included	Included
PROVIDE INTRUSION ALARM KEY PAD	Included	Included	Included
PROVIDE CABLE TRAY 2HR FIRE STOP SYSTEM	Included	Included	Included
Bore under Australian Ave for FPL & AT&T conduits	IN GMP #1	IN GMP #1	IN GMP #1
Additional OTV / ESS requirements & coordination	150,000	150,000	150,000
AUDIO VISUAL SYSTEM:			
Video Conferencing Equipment identified as Cisco by Owner	Included	207,341	207,341
Audio Visual Contractor has to make Multimedia Equipment interface with the Owner provided Video Conferencing Equipment. Please refer to Equipment drawings Q-101 through Q-112 for responsibility matrix	BY OWNER	BY OWNER	BY OWNER
ELECTRICAL AND LOW VOLTAGE REQUIREMENTS FOR ALL EQUIPMENT LISTED ON EQUIPMENT DRAWINGS Q-101 THROUGH Q-112.	Included	Included	Included
Provide TV brackets for all TVs	Included	Included	Included
Provide LG Commercial TVs as per Responsibility Matrix (drawings Q-101 through Q-112)	Included	Included	Included
Provide racks, speakers, wiring as required.	Included	Included	Included
Secure 4-post open data racks to floor with anchor bolts per LV-300	Included	Included	Included
BDA SYSTEM AS PER LV-300 COMPLETE	80,400	80,400	Included
PROVIDE CONDUIT INFRASTRUCTURE ONLY FOR DAS SYSTEM AS PER B/E-701	Included	Excluded	Included
FIRE ALARM SYSTEM COMPLETE	Included	Included	Included
PROVIDE AND INSTALL FIRE ALARM BOOSTER PANEL	Included	Included	Included
SPECIFICATIONS	Included	Included	Included
BURGLAR/PANIC ALARM SYSTEM COMPLETE	Included	Excluded	Included
ACCESS CONTROL SYSTEM COMPLETE	Included	Excluded	Included
FIBER BACKBONE	not included	BY OWNER	BY OWNER
LOW VOLTAGE VENDOR COORDINATION	Included	150,000	150,000
Hook up air conditioning equipment		Included as a single point power connection. Low voltage cable, conduits, and connection only programming by others	
Hook up appliances & TV's		provide power and one point connection only Single point connection per the electrical drawings	
PROVIDE AND INSTALL 3/4" FIRE RESISTANT PLYWOOD BACKBOARDS FOR TELEPHONE TERMINAL BOARDS AND FOR SURFACE MOUNTING GROUPED ELECTRICAL EQUIPMENT, PAINTED ON BOTH SIDES AND EDGES WITH TWO COATS OF FLAT BLACK ASPHALT PAINT.	Included	4,800	Included
NAMEPLATES FOR ELECTRICAL PANELS & EQUIPMENT	Included	Included	Included
TESTING, DEMONSTRATION AND WARRANTY FOR ALL WORK PERFORMED UNDER THIS SCOPE OF WORK	Included	Included	Included
CONDUIT AND WIRING FOR MONUMENT SIGN LED BACK LIT LETTERS AND CONNECT	Included	38,755	Included

				Included new circuit as shown with weatherproof switch, excluding any disconnects. Also included 1-1/4" empty conduit to ESS room, with all trenching.		
PROVIDE AND INSTALL DUCTBANK B-B FROM A DEMARCATION BOX BY OTHERS TO BE INSTALLED OUTSIDE THE ASPHALT PARKING AREA, CROSS UNDER THE PARKING AREA, INSTALL THE THREE 30" X 48" X 24" POLYMER CONCRETE HANDHOLES FOR AT&T COMCAST AND COUNTY COUNTY FIBER ALL THE WAY INTO THE ISS/ESS ROOMS AS SHOWN ON E-100				Included	28,250	Included
SERVICE ENTRANCE FEED FROM SHEET E-100				87,000	97,000	Included
ALTERNATE PRICES:						
2) SUB-PERMIT FEE				Allowance	Allowance	Allowance
3) PROVIDE SECONDARY CONDUIT FROM FPL TRANSFORMER TO MAIN ELECTRICAL ROOM				Included		Included
4) Provide irrigation conduit from electrical room to irrigation pump as shown on E-100 including Quazite Handholes				Included		Included
Revision # 3				Included	Included	Included
ADJUSTMENTS:						
SUB BONDS				75,663	85,405	101,629
BUY OUT / HEDGE						
Total				4,008,686	4,356,663	5,163,082
NOTES:						



SECTION 1

GUARANTEED MAXIMUM PRICE (GMP)

1C – Qualifications & Assumptions



**Palm Beach County
Maude Lee Ford 45th St Complex**

**GMP # 3
Qualifications and Assumptions
06/09/26**

This Proposal is for the final GMP #3 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 Fees, SFWMD fees
- c. Permit fees.
- d. Testing and Inspections: Independent testing, material testing, threshold inspections, special inspections and monitoring.
- e. Mitigation of radon or methane gas.
- f. Telephone/data structured cabling (empty conduit system is included).
- g. Traffic signalization.
- h. Art work.
- i. EV car chargers.
- j. Lift Charger.
- k. Electrical conductors from FPL transformers to existing buildings.

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. LEED requirements and/or facilitation of meeting any LEED requirements or certifications.
- d. Imported topsoil under sod.
- e. Window Graphics at clerestory windows.
- f. Wood handrails or wood looking paint on handrails.
- g. Kynar paint on interior aluminum.
- h. Furniture, i.e. cubicles, work stations, loose furniture.
- i. Commissioning.
- j. Final Cleaning of property outside of work areas unless directly related to construction activities.
- k. Certified/prevaling wage rates.
- l. Security guard.



- m. Removal or relocation of any existing or abandoned utilities, drainage structures or subsurface debris not indicated in the contract documents.
- n. Specified warranties beyond those offered by the manufacturer.
- o. OTI / ESS requirements not indicated in the contract documents (see allowance).
- p. Fire pump.
- q. DAS System.
- r. Horizontal conduit runs for DAS System.
- s. CISCO Equipment.
- t. WEBEX Equipment.

3. 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	\$ 330,000
• Sub permits, Cert. of Occ. & Related Fees	\$ 150,000
• Replace / mix soil at landscape islands and beds	\$ 250,000
• Faux Greenery	\$ 14,347
• Window graphics at interior windows	\$ 25,000
• Moisture Mitigation at soft flooring	\$ 264,960
• Painted text at department walls	\$ 10,000
• Artist Murals	\$ 30,000
• Break Room Accessories	\$ 2,000
• Wall protection	\$ 20,000
• TVs, WebEx/Zoom Pad, Credenzas, refrigerators	\$ 33,500
• Dyna Touch Kiosk Stations	\$ 123,985
• Elevator cabs interior finishes upgrades	\$ 60,000
• Plumbing Lavatories L1 and L2	\$ 100,000
• Additional OTI / ESS requirements & coordination	\$ 150,000

Division 01 – General Requirements

1. We have assumed all document revisions will be submitted to the building department for approval. Cost increases resulting from comments of the building department will be additional cost.
2. As-Built are included as Red-Line documents which will be provided to owner and design team. Project architect to provide complete project records including construction manager changes.
3. We have assumed the architect will provide CAD files for use by us and our subcontractors at no cost.



4. All construction parking shall be provided on site to the Construction Manager, Contractor, subcontractors and vendors by the Owner.
5. Delays resulting from supply chain disruptions beyond the control of the CM shall be considered excusable.
6. All work to be performed during regular business hours.

Division 05 Steel

1. Trellis is included as standard color powder coated aluminum.

Division 06 – Millwork

1. We have included plywood construction in lieu of Durock at interior planters. Waterproofing of faux planters is excluded.

Division 07 - Roofing

1. We have included cost of Manufacturers 30 year NDL warranty.
2. Metal blocking is included in lieu of wood blocking where recommended by manufacturer.

Division 08 – Openings

1. We have included cost of Impact Resistant Aluminum Storefront with Insulated, Impact Resistant, Laminated Glazing manufactured by YKK.

Division 09 – Finishes

1. Acoustical ceiling tile to be Ultima #1912 with Armstrong superfine grid.
2. Texcoat to be XL-70 textured coating or equal.

Division 12 – Window Treatment

1. We have included cost of headbox for top treatment.

Division 15 – Mechanical

1. Sanitary above ground piping is included as PVC per specifications manual and PBC Design Standards in lieu of cast iron indicated on the drawings.



Division 16 – Electrical

1. Building lighting counts are included as per Reflected Ceiling Architectural drawings.
2. BDA System conduit from ISS/ESS room to roof only. Horizontal runs not shown and are not included.

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): 60.62

Estimator:

Code	Description	Qty	Unit	% Adj.	Labor	Sub	Material	Total Amount
FIELD PERSONNEL								
1021.000	PROJECT EXECUTIVE	61	WK	20%	5,293.85			64,585.00
1041.000	SUPERINTENDENT	61	WK	100%	3,586.15			218,755.00
1043.000	ASSISTANT SUPERINTENDENT	61	WK	50%	2,732.31			83,335.00
1025.000	PROJECT MANAGER	61	WK	100%	4,155.38			253,478.00
1027.000	ASSISTANT PROJECT MANAGER	61	WK	100%	2,732.31			166,671.00
1031.100	PROJECT ADMIN	61	WK	50%	2,049.23			62,502.00
1031.100	PROJECT ACCOUNTING	61	WK	50%	2,049.23			62,502.00
1029.000	PROJECT ENGINEER (SBE)	10	MO	100%	8,880.00			88,800.00
1029.000	FIELD ENGINEER (SBE)	10	MO	100%	8,880.00			88,800.00
1008.000	SBE MONITORING (CONSULTANT)	14	MO	100%		2,500.00		35,000.00
1008.000	SCHEDULER (CONSULTANT)	14	MO	100%		5,000.00		70,000.00
1508.000	TEMPORARY PHONE PORTABLE	14	MO	370%		125.00		6,475.00
	PROJECT REIMBURSEABLE TRAVEL EXPENSE	14	MO	100%		500.00		7,000.00
TEMP FIELD OFFICE								
1432.000	FIELD OFFICE	18	MO	100%		4,000.00		72,000.00
1432.000	OFFICE STAIRS/RAMPS/PLATFORM	14	MO	100%		155.00		2,170.00
1409.000	TEMPORARY PHONE	14	MO	100%		100.00		1,400.00
1432.000	SECURITY SYSTEM FOR FIELD OFFICE	1	LS	100%		2,000.00		2,000.00
1432.000	SECURITY SYSTEM MONITORING SERVICE	14	MO	100%		120.00		1,680.00
1432.000	FIRE EXTINGUISHERS	2	EA	100%		50.00		100.00
1432.000	JANITORIAL SERVICE	61	WK	100%		75.00		4,575.00
1432.000	COMPUTER NETWORK TRAILER WIRING	4	STAT	0%		150.00		0.00
1432.000	FURNITURE	1	LS	100%		1,000.00		1,000.00
1432.000	DATA LINE INTERNET CONNECTIVITY	14	MO	100%		200.00		2,800.00
1432.000	HOT SPOT	14	MO	100%		125.00		1,750.00
1432.000	TABLET PC'S	1	EA	200%		650.00		1,300.00
1432.000	TABLET PC'S CELL CONNECTION	14	MO	470%		50.00		3,290.00
1432.000	RECORDS TRANSPORT / RETENTION	1	EST	100%		2,000.00		2,000.00
1417.000	STATIONARY, PAPER & SUPPLIES	14	MO	100%		300.00		4,200.00
1417.000	PAY APPLICATION PRINTING & COPIES	14	MO	100%		150.00		2,100.00
1432.000	STORAGE CONTAINER	14	MO	50%		600.00		4,200.00
1402.000	SANITARY FACILITIES - HOLDING TANK	16	MO	100%		450.00		7,200.00
1446.000	ICE/WATER & CUPS	61	WK	100%		25.00		1,525.00
1415.000	COURIER/SHIP/POSTAGE	14	MO	100%		150.00		2,100.00
1510.000	SITE COPIER/FAX	14	MO	100%			500.00	7,000.00
1413.000	SITE COMPUTER/COMMS	14	MO	470%			100.00	6,580.00
1413.000	COMPUTER HARDWARE & SOFTWARE	14	MO	25%			7,681.14	26,884.00
1414.000	PLANS & BLUEPRINTS	14	MO	100%			250.00	3,500.00
1418.000	PROGRESS PHOTOS / WEBCAMS	14	MO	100%		200.00		2,800.00
SAFETY								
1555.000	FIRST AID SUPPLIES	14	MO	100%			200.00	2,800.00
	PROJECT FIRE EXTINGUISHERS	8	EA	100%			250.00	2,000.00
1907.000	BARRICADES	61	WK	100%		50.00		3,050.00
1905.000	REQ. SAFETY INSPECTIONS	14	MO	100%		500.00		7,000.00
SITE MANAGEMENT								
1404.000	CONSTRUCTION FENCING RELOCATION LABOR	20	EA	100%		448.00		8,960.00

1427.000	CONSTRUCTION SIGNS	1	LS	100%		3,000.00	3,000.00
1448.000	DUMPSTERS	14	MO	400%	650.00		36,400.00
1402.000	SANITARY FACILITIES	14	MO	300%	200.00		8,400.00
1524.000	STORAGE TRAILER	14	MO	100%	200.00		2,800.00
	ROUGH CLEANUP	2,440	MH	100%	35.00		85,400.00
1442.000	FINAL CLEANUP	60,464	SF	100%	1.00		60,464.00
1059.000	DAILY LABOR (LABOR POOL)	61	WK	100%	600.00		36,600.00
1408.000	TEMP PROTECTION	61	WK	100%	1,000.00		61,000.00
1426.000	SMALL TOOLS	14	MO	100%	500.00		7,000.00
1704.000	MISCELLANEOUS MATERIALS	60,464	SF	100%		0.10	6,046.00
	WAYFINDING SIGNAGE	1	EST	100%	5,000.00		5,000.00
	GOLF CART	14	MO	100%	1,000.00		14,000.00
TEMPORARY UTILITIES							
1406.000	TEMPORARY ELECTRIC	14	MO	100%	1,000.00		14,000.00
1410.000	TEMPORARY WATER	14	MO	100%	1,000.00		14,000.00
ADJUSTMENTS				0%	0.00	0.00	
NOTES: % General Conditions of job *Project Management Software includes Procore, Sage, Bluebeam, Textura, scheduling software, Construct Connect, DocuSign, RS Means. Back to Summary Sheet		01-5200-0		Subtotal > \$1,749,977.00			
				Labor Burden > \$ -			
				GRAND TOTAL > \$ 1,749,977.00			
				Avg. Cost/Wk > \$ 28,867.98			
				Avg. Cost/Mo > \$ 125,084.96			



SECTION 1

GUARANTEED MAXIMUM PRICE (GMP)

1E – Project Milestone Schedule

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors																								
							Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
1	🚩	PBC Board Approval	1 day	Tue 11/18/25	Tue 11/18/25																									
2	🚩	GMP-1 Notice To Proceed	9 days	Wed 11/19/25	Mon 12/1/25	1																								
3	🚩	Procurement	13 days	Tue 12/2/25	Thu 12/18/25	2																								
4	🚩	Surveyor Control & Stake Fence	8 days	Tue 12/2/25	Thu 12/11/25	2																								
5	🚩?																													
6	🚩?	GMP #1 - Sitework																												
7	🚩	Install Temp Construction Fence	11 days	Fri 12/19/25	Fri 1/2/26	3,2																								
8	🚩	Mobilize materials & Equipment	2 days	Mon 1/5/26	Tue 1/6/26	7																								
9	🚩	Install Silt Fence & Inlet Protection	3 days	Wed 1/7/26	Fri 1/9/26	8																								
10	🚩	Demolish Existing Fence	1 day	Mon 1/12/26	Mon 1/12/26	9																								
11	🚩	Remove Trees	3 days	Tue 1/13/26	Thu 1/15/26	10																								
12	🚩	Tree Relocation	5 days	Fri 1/16/26	Thu 1/22/26	11																								
13	🚩	Clear & Grub North Area	1 day	Fri 1/16/26	Fri 1/16/26	11																								
14	🚩	De-muck North Area & Haul	8 days	Mon 1/19/26	Wed 1/28/26	13																								
15	🚩	Excavate Lake & Fill North Area	19 days	Thu 1/29/26	Tue 2/24/26	14																								
16	🚩	De-muck South Area & Fill	15 days	Wed 2/25/26	Tue 3/17/26	15																								
17	🚧	Fill & Grade New Entrance Road	10 days	Wed 3/18/26	Tue 3/31/26	16																								
18	🚩	Final Grading & Compaction Subgrade	1 day	Wed 4/1/26	Wed 4/1/26	17																								
19	🚧	12" Stabilized Subgrade	10 days	Thu 4/2/26	Wed 4/15/26	18																								
20	🚧	Install Type F Curb	10 days	Thu 4/16/26	Wed 4/29/26	19																								
21	🚧	8" Limerock Base	5 days	Thu 4/30/26	Wed 5/6/26	20																								
22	🚧	Asphalt Paving	5 days	Thu 5/7/26	Wed 5/13/26	21																								
23	🚧	Striping & Signage	5 days	Thu 5/14/26	Wed 5/20/26	22																								
24	🚧	Demolition of Existing Road & Utilities	5 days	Mon 5/25/26	Fri 5/29/26	46																								
25	🚧	De-muck removed road area	10 days	Mon 6/1/26	Fri 6/12/26	24																								
26	🚧	Fill removed road area	10 days	Mon 6/15/26	Fri 6/26/26	25																								
27	🚧	Final Grade and Compaction at Building Pad	5 days	Mon 6/29/26	Fri 7/3/26	26																								
28	🚩	Final grading of Retention Areas	5 days	Mon 7/6/26	Fri 7/10/26	67,27																								
29	🚩?																													
30	🚩?	FPL & FPU Gas Line Relocation																												

Project: PBC- 45th Street Comp
Date: Tue 5/26/26

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

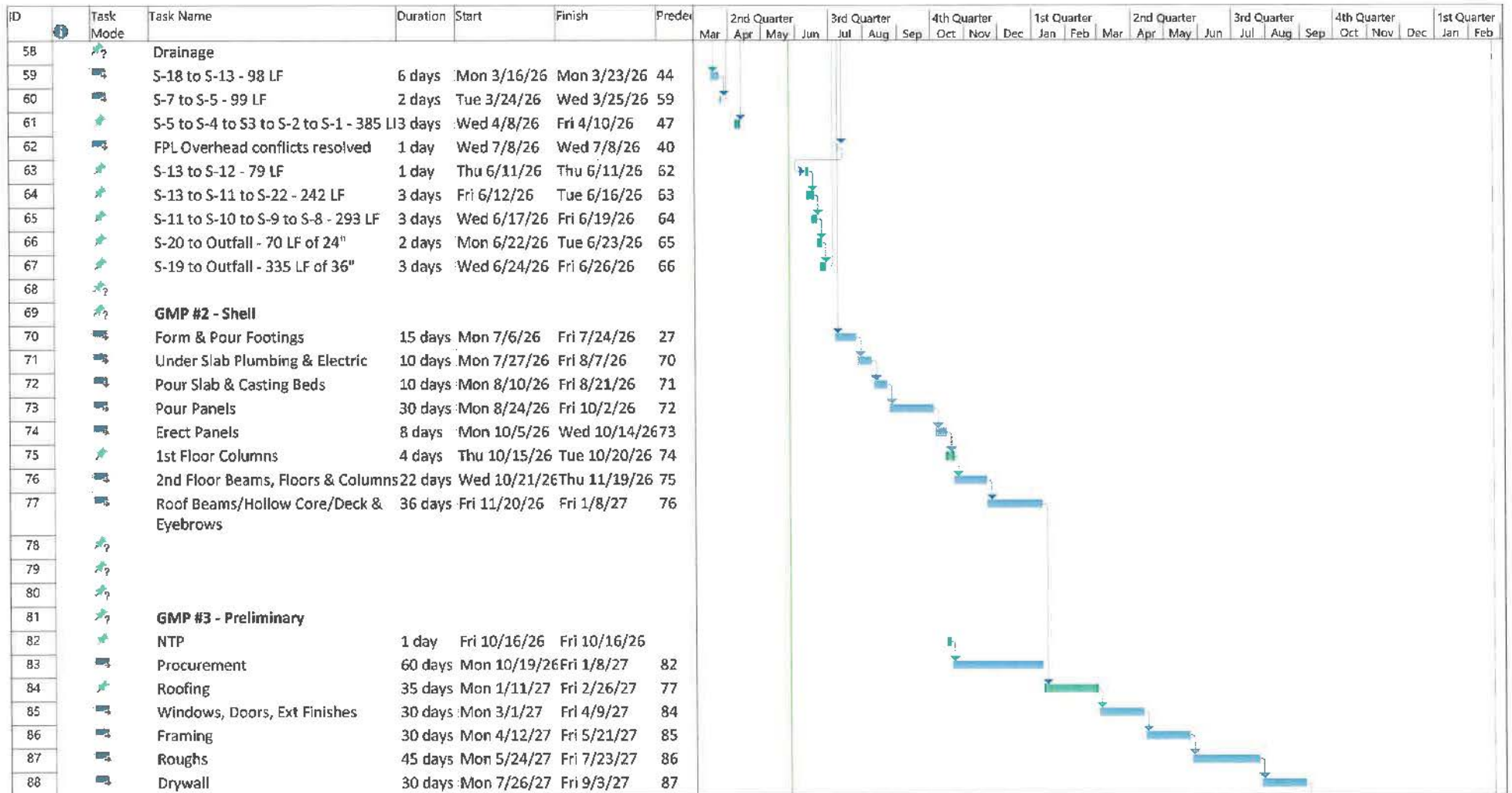
Manual Progress

Page 1

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessor	Mar	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter															
							Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
31	📌	FPL Conduits - Material Work Order	8 days	Wed 2/25/26	Fri 3/6/26	15																								
32	📌	Directional Drilling - FPL & Comm.	20 days	Mon 3/9/26	Fri 4/3/26	31																								
33	📌	FPL Easement Filed by PBC	35 days	Wed 2/25/26	Tue 4/14/26																									
34	📌	FPL Invoice / PBC Payment	10 days	Wed 4/15/26	Tue 4/28/26	33																								
35	📌	FPU Proposal/Agreement/Pymt	25 days	Tue 3/3/26	Mon 4/6/26																									
36	📌	Delay - FPL Easement / FPU Agreement	15 days	Wed 4/29/26	Tue 5/19/26	34																								
37	📌	FPU Mobilization	15 days	Tue 4/28/26	Mon 5/18/26	35																								
38	📌	Gas Relocation	5 days	Tue 5/19/26	Mon 5/25/26	37																								
39	📌	FPL - 4-6 Weeks to Mobilize	20 days	Wed 5/20/26	Tue 6/16/26	36																								
40	📌	FPL Install New / Demo Existing	15 days	Wed 6/17/26	Tue 7/7/26	39																								
41	📌																													
42	📌	Sanitary & Water																												
43	📌	Approval of all MOT Permits	50 days	Mon 1/12/26	Fri 3/20/26	9																								
44	📌	Fabricate Sanitary MHs	13 days	Wed 2/25/26	Fri 3/13/26	15																								
45	📌	Sanitary - Lift Station to MH 1	4 days	Thu 3/26/26	Tue 3/31/26	60																								
46	📌	Sanitary - MH 1 to Existing	2 days	Thu 5/21/26	Fri 5/22/26	23																								
47	📌	Sanitary - Force Main	5 days	Wed 4/1/26	Tue 4/7/26	45																								
48	📌	Temp Power to Lift Station	15 days	Fri 4/24/26	Thu 5/14/26																									
49	📌	Lift Station Startup & Switch Over	10 days	Fri 5/15/26	Thu 5/28/26	48																								
50	📌	Water Main - Australian Ave.	10 days	Wed 4/8/26	Tue 4/21/26	47																								
51	📌	2" Water Services to Tie-in Points	5 days	Wed 4/22/26	Tue 4/28/26	50																								
52	📌	2" Service to YSB / Pkg Lot Xing (Sat Only)	1 day	Sat 4/25/26	Sat 4/25/26																									
53	📌	6" & 8" Fire Lines	10 days	Wed 4/29/26	Tue 5/12/26	51																								
54	📌	Pressure test / Flush / bac-t's / As-builts / RPZ Certifications	10 days	Wed 4/29/26	Tue 5/12/26	51																								
55	📌	Meter Sets for Services to Existing Bldgs	5 days	Wed 5/13/26	Tue 5/19/26	54																								
56	📌	Final Water Connections to Ex Bldgs	3 days	Wed 5/20/26	Fri 5/22/26	55																								
57	📌																													

Project: PBC - 45th Street Comp
Date: Tue 5/26/26

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			



Project: PBC- 45th Street Comp
Date: Tue 5/26/26

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessor	2nd Quarter		3rd Quarter				4th Quarter			1st Quarter		2nd Quarter				3rd Quarter			4th Quarter			1st Quarter	
							Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
89		Finishes	30 days	Mon 9/6/27	Fri 10/15/27	88																							
90		Gear, Bldg Energized, AC Startup	30 days	Mon 9/6/27	Fri 10/15/27	88																							
91		Finishes Requiring AC (Flooring, Wood Doors)	35 days	Mon 10/18/27	Fri 12/3/27	89,90																							
92		Final Testing, Inspections, Commissioning	15 days	Mon 12/6/27	Fri 12/24/27	91																							
93		TCO / Substantial Completion	1 day	Mon 12/27/27	Mon 12/27/27	92																							
94		Punch List / Final Completion	40 days	Tue 12/28/27	Mon 2/21/28	93																							



Project: PBC- 45th Street Comp

Date: Tue 5/26/26

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

Manual Progress



SECTION 2

CONTRACT DOCUMENTS

2A – Drawing Log

EXHIBIT A

PBC 45th St Office Bldg			
Drawing Index Combined Set Final			
GENERAL		Orig Dwg Date	Latest Revision Date, No.
CS	COVER SHEET	1/8/25	11/5/25, Rev. 2
G-001	DRAWING INDEX	1/8/25	12/15/25, Rev. 4
G-002	ABREV,SYMBOLS & LEGEND	1/8/25	4/4/25
G-003	ZONING & CODE SUMMARY	1/8/25	12/15/25, Rev. 4
G-010	UL DESIGN # U415	1/8/25	4/4/25
G-011	UL DESIGN # U415 & UL419	1/8/25	4/4/25
G-012	UL DESIGN # U419 (CONT.)	1/8/25	4/4/25
G-013	UL DESIGN # U905	1/8/25	4/4/25
G-101	LEVEL 1 - LIFE SAFETY PLAN	1/8/25	4/4/25
G-102	LEVEL 2 - LIFE SAFETY PLAN	1/8/25	4/4/25
TOPOGRAPHIC SURVEY			
1 of 15	TOPOGRAPHIC SURVEY	7/3/23	
2 of 15	TOPOGRAPHIC SURVEY	7/3/23	
3 of 15	TOPOGRAPHIC SURVEY	7/3/23	
4 of 15	TOPOGRAPHIC SURVEY	7/3/23	
5 of 15	TOPOGRAPHIC SURVEY	7/3/23	
6 of 15	TOPOGRAPHIC SURVEY	7/3/23	
7 of 15	TOPOGRAPHIC SURVEY	7/3/23	
8 of 15	TOPOGRAPHIC SURVEY	7/3/23	
9 of 15	TOPOGRAPHIC SURVEY	7/3/23	
10 of 15	TOPOGRAPHIC SURVEY	7/3/23	
11 of 15	TOPOGRAPHIC SURVEY	7/3/23	
12 of 15	TOPOGRAPHIC SURVEY	7/3/23	
13 of 15	TOPOGRAPHIC SURVEY	7/3/23	
14 of 15	TOPOGRAPHIC SURVEY	7/3/23	
15 of 15	TOPOGRAPHIC SURVEY	7/3/23	
CIVIL			
C-001	LOCATION MAP, LIST OF CIVIL SHEET		11/13/25, Rev. 2
C-002	ABBREVIATIONS AND LEGEND		11/13/25, Rev. 2
C-003	CITY GENERAL NOTES		11/13/25, Rev. 2
C-004	CITY GENERAL NOTES		11/13/25, Rev. 2
C-011	EROSION CONTROL PLAN - ON PROPOSED PLAN		11/13/25, Rev. 2
C-012	EROSION CONTROL PLAN -ON EXIST. CONDITION		11/13/25, Rev. 2
C-013	EROSION CONTROL NOTES AND DETAILS		11/13/25, Rev. 2
C-014	CONSTRUCTION DEWATERING PLAN		11/13/25, Rev. 2
C-015	DEWATERING DETAILS		11/13/25, Rev. 2
C-031	MASTER PLAN - EXISTING CONDITIONS		11/13/25, Rev. 2
C-032	MASTER PLAN - PROPOSED CONDITIONS		11/13/25, Rev. 2
C-100	WATER/SEWER KEY SHEET		11/13/25, Rev. 2
C-101	WATER/SEWER PLAN SHEET		11/13/25, Rev. 2

C-102	WATER/SEWER PLAN SHEET	11/13/25, Rev. 2
C-103	WATER/SEWER PLAN SHEET	11/13/25, Rev. 2
C-110	WATER METERS AND BACKFLOWS DETAIL	11/13/25, Rev. 2
C-111	AUSTRALIAN AVE WATER PLAN/PROFILE SHEET	11/13/25, Rev. 2
C-112	AUSTRALIAN AVE WATER PLAN SHEET	11/13/25, Rev. 2
C-113	AUSTRALIAN AVE DETAIL AND NOTES SHEET	11/13/25, Rev. 2
C-121	WATER AND SEWER PROFILE	11/13/25, Rev. 2
C-122	WATER AND SEWER PROFILE	11/13/25, Rev. 2
C-123	WATER AND SEWER PROFILE	11/13/25, Rev. 2
C-131	WATER AND SEWER STANDARD DETAILS	11/13/25, Rev. 2
C-132	WATER AND SEWER STANDARD DETAILS	11/13/25, Rev. 2
C-133	WATER AND SEWER STANDARD DETAILS	11/13/25, Rev. 2
C-134	WATER AND SEWER STANDARD DETAILS	11/13/25, Rev. 2
C-135	LIFT STATION DETAILS	11/13/25, Rev. 2
C-200	PAVING, GRADING AND DRAINAGE KEY MAP	11/13/25, Rev. 2
C-201	PAVING, GRADING AND DRAINAGE PLAN	11/13/25, Rev. 2
C-202	PAVING, GRADING AND DRAINAGE PLAN	11/13/25, Rev. 2
C-203	PAVING, GRADING AND DRAINAGE PLAN	11/13/25, Rev. 2
C-204	PAVING, GRADING AND DRAINAGE PLAN	11/13/25, Rev. 2
C-205	PAVING, GRADING AND DRAINAGE PLAN	11/13/25, Rev. 2
C-206	PAVING, GRADING AND DRAINAGE PLAN	11/13/25, Rev. 2
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		10/17/24	4/4/2025
E-105	POWER - OVERALL SECOND FLOORPLAN -	10/17/24	4/4/2025

E-201	LIGHTING - OVERALL GROUND FLOOR RCP	10/17/24	4/1/26, Rev. 8 B.D.C. Resp.
E-202	LIGHTING - OVERALL SECOND FLOOR RCP	10/17/24	11/5/25, Rev. 2
E-301	LIGHTING - OVERALL GROUND FLOOR - NORMAL	10/17/24	11/5/25, Rev. 2
E-301A	LIGHTING - OVERALL GROUND FLOOR- NORMAL	10/17/24	11/5/25, Rev. 2
E-302	LIGHTING - OVERALL GROUND FLOOR -	10/17/24	11/5/25, Rev. 2
E-302A	LIGHTING - OVERALL GROUND FLOOR- EMERGENCY	10/17/24	11/5/25, Rev. 2
E-303	LIGHTING - OVERALL SECOND FLOOR - NORMAL	10/17/24	11/5/25, Rev. 2
E-303A	LIGHTING - OVERALL SECOND FLOOR- NORMAL	10/17/24	11/5/25, Rev. 2
E-304	LIGHTING - OVERALL SECOND FLOOR - EMERGENCY	10/17/24	11/5/25, Rev. 2
E-304A	LIGHTING - OVERALL SECOND FLOOR- EMERGENCY	10/17/24	11/5/25, Rev. 2
E-305	LIGHTING - OVERALL ROOF LEVEL - NORMAL	10/17/24	4/4/2025
E-306	LIGHTING - OVERALL ROOF LEVEL - EMERGENCY	10/17/24	4/4/2025
E-601	RISER DIAGRAM	10/17/24	4/4/2025
E-602	EXISTING RISER DIAGRAM	10/17/24	4/4/2025
E-700	LIGHTING CONTROL DETAILS	10/17/24	4/4/2025
E-701	ELECTRICAL DETAILS	10/17/24	4/4/2025
E-702	ELECTRICAL DETAILS	10/17/24	4/4/2025
E-703	ELECTRICAL DETAILS	10/17/24	4/4/2025
E-704	ELECTRICAL DETAILS	10/17/24	4/4/2025
E-800	PANEL SCHEDULES	10/17/24	4/4/2025
E-801	PANEL SCHEDULES	10/17/24	2/12/26, Rev. 7
E-802	PANEL SCHEDULES	10/17/24	4/1/26, Rev. 8 B.D.C. Resp.
E-803	PANEL SCHEDULES	10/17/24	11/5/25, Rev. 2
ED-100	ELECTRICAL DEMOLITION SITE PLAN	10/17/24	4/4/2025
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FA-101	FIRE ALARM - OVERALL GROUND FLOOR	10/17/24	11/5/25, Rev. 2
FA-102	FIRE ALARM - OVERALL SECOND FLOOR	10/17/24	11/5/25, Rev. 2
FA-200	FIRE ALARM RISER DIAGRAM	10/17/24	08/1/25, Rev. 1
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LV-101	LV - OVERALL GROUND FLOOR PLAN	10/17/24	4/1/26, Rev. 8 B.D.C. Resp.
LV-102	LV - OVERALL SECOND FLOOR PLAN	10/17/24	11/5/25, Rev. 2
LV-200	ENLARGED ISS/ESS ROOMS	10/17/24	08/1/25, Rev. 1
LV-300	TELECOMMUNICATIONS BUILDING RISER DIAGRAM	10/17/24	08/1/25, Rev. 1
LV-301	TELECOMMUNICATIONS SITE RISER DIAGRAM	10/17/24	4/4/2025
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LV-400	ACCESS CONTROL DETAILS	10/17/24	4/4/2025
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PN-3	LAYOUT FLOOR PLAN	8/5/25	4/1/26, Rev. 8 B.D.C. Resp.
PN-18	P-37 TO P-39	8/5/25	4/1/26, Rev. 8 B.D.C. Resp.



SECTION 2

CONTRACT DOCUMENTS

2B – Specifications Log

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00 01 03	TABLE OF CONTENTS	10/31/2025
00 01 07.01	CERTIFICATION PAGE – ARCHITECT	10/31/2025
00 01 07.02	CERTIFICATION PAGE – STRUCTURAL	11/5/2025
00 01 07.03	CERTIFICATION PAGE – MECHANICAL	11/5/2025
00 01 07.04	CERTIFICATION PAGE – ELECTRICAL	11/5/2025
00 01 07.05	CERTIFICATION PAGE – CIVIL	11/5/2025
00 01 15	LIST OF DRAWING SHEETS	10/31/2025
00 01 30	PALM BEACH APPROVED MATERIALS LIST (not included)	
00 31 32	GEOTECHNICAL DATA	10/31/2025
00 73 00	GENERAL CONDITIONS	10/12/2021
00 74 00	CONSTRUCTION FORMS	10/12/2021
00 75 00	SPECIAL CONDITIONS CMR	10/22/2020
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01 22 00	UNIT PRICES	10/31/2025
01 25 00	SUBSTITUTION PROCEDURES	10/31/2025
01 26 00	CONTRACT MODIFICATION PROCEDURES	10/31/2025
01 29 00	PAYMENT PROCEDURES	10/31/2025
01 31 00	PROJECT MANAGEMENT AND COORDINATION	10/31/2025
01 32 00	CONSTRUCTION PROGRESS DOCUMENTATION	10/31/2025
01 32 33	PHOTOGRAPHIC DOCUMENTATION	10/31/2025
01 33 00	SUBMITTAL PROCEDURES	10/31/2025
01 40 00	QUALITY REQUIREMENTS	10/31/2025
01 42 00	REFERENCES	10/31/2025
01 50 00	TEMPORARY FACILITIES AND CONTROLS	10/31/2025
01 60 00	PRODUCT REQUIREMENTS	10/31/2025
01 73 00	EXECUTION	10/31/2025
01 77 00	CLOSEOUT PROCEDURES	10/31/2025
01 78 23	OPERATION AND MAINTENANCE DATA	10/31/2025
01 78 39	PROJECT RECORD DOCUMENTS	10/31/2025
01 79 00	DEMONSTRATION AND TRAINING	10/31/2025
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02 41 19	SELECTIVE DEMOLITION (not included)	
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03 05 16	UNDERSLAB VAPOR	10/31/2025
03 10 00	CONCRETE FORMING AND ACCESSORIES	11/5/2025
03 20 00	CONCRETE REINFORCING	11/5/2025
03 30 00	CAST-IN-PLACE CONCRETE	11/5/2025
03 41 00	PRECAST STRUCTURAL CONCRETE	11/5/2025
03 47 13	TILT-UP CONCRETE	11/5/2025
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04 22 00	CONCRETE UNIT MASONRY	10/31/2025
04 72 00	CAST STONE MASONRY	10/31/2025
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05 12 00	STRUCTURAL STEEL FRAMING	11/5/2025
05 40 00	COLD-FORMED METAL FRAMING	11/5/2025
05 50 00	METAL FABRICATIONS	10/31/2025

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06 16 00	SHEATHING	10/31/2025
06 20 23	INTERIOR FINISH CARPENTRY	10/31/2025
06 41 13	WOOD-VENEER-FACED ARCHITECTURAL CABINETS	10/31/2025
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07 11 13	BITUMINOUS DAMPPROOFING	10/31/2025
07 13 26	SELF-ADHERING SHEET WATERPROOFING	10/31/2025
07 14 16	COLD FLUID-APPLIED WATERPROOFING	10/31/2025
07 18 00	TRAFFIC COATINGS	10/31/2025
07 21 00	THERMAL INSULATION	10/31/2025
07 26 00	VAPOR RETARDERS	10/31/2025
07 62 00	SHEET METAL FLASHING AND TRIM (REVISED)	10/31/2025
07 65 26	SELF-ADHERING SHEET FLASHING	10/31/2025
07 72 00	ROOF ACCESSORIES	10/31/2025
07 84 13	PENETRATION FIRESTOPPING	10/31/2025
07 84 43	JOINT FIRESTOPPING	10/31/2025
07 92 00	JOINT SEALANTS	10/31/2025
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08 11 16.13	INTERIOR ALUMINUM DOORS AND FRAMES	10/31/2025
08 14 16	FLUSH WOOD DOORS	10/31/2025
08 31 13	ACCESS DOORS AND FRAMES	10/31/2025
08 41 13	ALUMINUM-FRAMED ENTRANCE AND STOREFRONT (REVISED)	10/31/2025
08 70 01	DOOR HARDWARE	10/31/2025
08 71 13	AUTOMATIC DOOR OPERATORS	10/31/2025
08 80 00	GLAZING	10/31/2025
08 83 00	MIRRORS	10/31/2025
08 91 19	FIXED LOUVERS	10/31/2025
DIVISION 09 - FINISHES		
09 21 16.23	GYPSUM BOARD SHAFT WALL ASSEMBLIES	10/31/2025
09 22 16	NON-STRUCTURAL METAL FRAMING	10/31/2025
09 24 00	PORTLAND CEMENT PLASTER (STUCCO)	10/31/2025
09 29 00	GYPSUM BOARD	10/31/2025
09 30 13	CERAMIC TILING	10/31/2025
09 51 10	ACOUSTICAL PANEL CEILINGS (REVISED, ARCH. ADDENDUM 1)	10/31/2025
09 54 26	SUSPENDED LINEAR WOOD CEILINGS	10/31/2025
09 65 13	RESILIENT BASE AND ACCESSORIES	10/31/2025
09 65 19	RESILIENT TILE FLOORING	10/31/2025
09 68 13	TILE CARPETING	10/31/2025
09 68 16	SHEET CARPETING	10/31/2025
09 91 13	EXTERIOR PAINTING	10/31/2025
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09 93 00	STAINING AND TRANSPARENT FINISHING	10/31/2025
09 96 00	HIGH-PERFORMANCE COATINGS	10/31/2025
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10 14 53	TRAFFIC SIGNAGE	10/31/2025
10 21 13	SOLID PLASTIC TOILET COMPARTMENTS	10/31/2025
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10 22 26	OPERABLE PARTITIONS	10/31/2025
10 22 39	VERTICAL FOLDING PANEL PARTITIONS (not included)	
10 28 00	TOILET, BATH, AND ACCESSORIES (REVISED, ARCH. ADDENDUM 1)	2/9/2026
10 44 13	FIRE PROTECTION CABINETS	10/31/2025
10 44 16	FIRE EXTINGUISHERS	10/31/2025
10 75 00	FLAG POLES (ARCH. ADDENDUM 1)	2/9/2026
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11 52 13	PROJECTION SCREENS (not included)	
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12 21 13	ORIZONTAL LOUVER BLINDS	10/31/2025
12 24 13	ROLLER WINDOW SHADES (REVISED, ARCH. ADDENDUM 1)	10/31/2025
12 48 13	ENTRANCE FLOOR MATS AND FRAMES (ARCH. ADDENDUM 1)	10/31/2025
12 48 16	ENTRANCE FLOOR GRILLES	10/31/2025
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14 24 00	SECTION 142400 – HYDRAULIC ELEVATORS	10/31/2025
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22 05 17	SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING	11/5/2025
22 05 18	ESCUTCHEONS FOR PLUMBING PIPING	11/5/2025
22 05 23.12	BALL VALVES FOR PLUMBING PIPING	11/5/2025
22 05 23.14	CHECK VALVES FOR PLUMBING PIPING	11/5/2025
22 05 23.15	GATE VALVES FOR PLUMBING PIPING	11/5/2025
22 05 29	HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT	11/5/2025
22 05 53	IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT	11/5/2025
22 07 19	PLUMBING PIPING INSULATION	11/5/2025
22 11 16	DOMESTIC WATER PIPING	11/5/2025
22 11 19	DOMESTIC WATER PIPING SPECIALTIES	11/5/2025
22 13 16	SANITARY WASTE AND VENT PIPING	11/5/2025
22 13 19	SANITARY WASTE PIPING SPECIALTIES	11/5/2025
22 13 19.13	SANITARY DRAINS	11/5/2025
22 13 23	SANITARY WASTE INTERCEPTORS	11/5/2025
22 14 13	FACILITY STORM DRAINAGE PIPING	11/5/2025
22 14 23	STORM DRAINAGE PIPING SPECIALTIES	11/5/2025
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23 01 30.52	EXISTING HVAC AIR DISTRIBUTION SYSTEM CLEANING	11/5/2025
23 05 13	COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT	11/5/2025
23 05 29	HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT	11/5/2025
23 05 46	COATINGS FOR HVAC	11/5/2025
23 05 48.13	VIBRATION CONTROLS FOR HVAC	11/5/2025
23 05 53	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT	11/5/2025
23 05 93	TESTING, ADJUSTING, AND BALANCING FOR HVAC	11/5/2025
23 07 13	DUCT INSULATION	11/5/2025
23 09 23.12	CONTROL DAMPERS	11/5/2025
23 09 23.27	TEMPERATURE INSTRUMENTS	11/5/2025

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23 33 00	AIR DUCT ACCESSORIES	11/5/2025
23 33 46	FLEXIBLE DUCTS	11/5/2025
23 34 16	CENTRIFUGAL HVAC FANS	11/5/2025
23 37 13.13	AIR DIFFUSERS	11/5/2025
23 37 13.23	REGISTERS AND GRILLES	11/5/2025
23 37 23	HVAC GRAVITY VENTILATORS	11/5/2025
23 74 16.13	PACKAGED, LARGE-CAPACITY, ROOFTOP AIR-CONDITIONING UNITS	11/5/2025
23 81 26	SPLIT-SYSTEM AIR-CONDITIONERS	11/5/2025
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26 05 00	BASIC MATERIALS AND METHODS	11/5/2025
26 05 19	CONDUCTORS AND CABLES	11/5/2025
26 05 20	CONDUITS	11/5/2025
26 05 23	CONTROL-VOLTAGE ELECTRICAL POWER CABLES	11/5/2025
26 05 26	GROUNDING	11/5/2025
26 05 28	SUPPORTING DEVICES	11/5/2025
26 05 33	RACEWAYS AND BOXES	11/5/2025
26 05 43	UNDERGROUND DUCTS AND RACEWAYS FOR ELECTRICAL SYSTEMS	11/5/2025
26 05 53	ELECTRICAL IDENTIFICATION	11/5/2025
26 08 30	TESTINGS AND DEMONSTRATIONS	11/5/2025
26 09 23	LIGHTING CONTROL DEVICES (not provided)	
26 24 13	SWITCHBOARD	11/5/2025
26 24 16	PANEL BOARDS	11/5/2025
26 27 26	WIRING DEVICES	11/5/2025
26 28 13	FUSES	11/5/2025
26 28 16	SAFETY AND DISCONNECTS SWITCHES	11/5/2025
26 36 00	TRANSFER SWITCHES	11/5/2025
26 41 13	LIGHTNING PROTECTION SYSTEM	11/5/2025
26 43 13	TRANSIENT VOLTAGE SURGE SUPPRESSORS	11/5/2025
26 51 00	INTERIOR LIGHTING	11/5/2025
26 51 19	LED INTERIOR LIGHTING	11/5/2025
26 56 00	EXTERIOR LIGHTING	11/5/2025
26 56 19	LED EXTERIOR LIGHTING	11/5/2025
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27 06 40	MULTIMEDIA EQUIPMENT GUIDELINES (REVISED)	3/20/2025
27 12 15	GENERAL VOICE & DATA EMPT SUPPORT INFRASTRUCTURE	11/5/2025
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28 13 00	ACCESS CONTROL SYSTEM	11/5/2025
28 16 00	INTRUSION ALARM	11/5/2025
28 23 00	CCTV	11/5/2025
28 31 00	FIRE DETECTION & ALARM	11/5/2025
28 31 12	FIRE ALARM SYSTEM	11/5/2025
28 31 13	PUBLIC SAFETY BDA RADIO SIGNAL STRENGTH DESIGN REQUIREMENTS	11/5/2025
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31 20 00	EARTH MOVING	10/31/2025
31 23 19	DEWATERING	10/31/2025
31 31 16	TERMITE CONTROL	10/31/2025

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32 13 73	CONCRETE PAVING JOINT SEALANTS	10/31/2025
32 14 00	ARCHITECTURAL PAVERS	10/31/2025
32 17 13	PARKING BUMPERS	10/31/2025
32 17 23	PAVEMENT MARKINGS	10/31/2025
32 17 26	TACTILE WARNING SURFACING	10/31/2025
DIVISION 33 - UTILITY		
33 41 00	STORM UTILITY DRAINAGE PIPING	10/31/2025

Terri Wolfe

From: Shane Tedder <stedder@dstephenson.com>
Sent: Tuesday, June 16, 2026 4:41 PM
To: Terri Wolfe
Cc: Jay Angel; Alfonso Canales; Michael Fishkind; Murrell Perry
Subject: Fw: Thank you for placing your order with us.

This Message Is From an External Sender

This message came from outside your organization.

Hi Terri, proof of advertising for GMP #3 below.



Shane Tedder

Preconstruction Manager

O: 954-315-7020 | C: 954-899-8772

E: stedder@dstephenson.com | W: www.dstephenson.com

6241 N. Dixie Hwy. Fort Lauderdale, FL 33334

Miami • Palm Beach • CGC 004066

Disclaimer: This e-mail is intended only for the individual(s) or entity(s) named within the message. This e-mail might contain legally privileged and confidential information. If the reader of this message is not the intended recipient, or the agent responsible to deliver it to the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is prohibited by the sender and to do so might constitute a violation of the Electronic Communications Privacy Act, 18 U.S.C. section 2510-2521. If this communication was received in error we apologize for the intrusion. Please notify us by reply e-mail and delete the original message.

From: West Palm Beach Legals <legals@pbpost.com>

Sent: Wednesday, December 17, 2025 2:21 PM

To: Shane Tedder <stedder@dstephenson.com>

Subject: Thank you for placing your order with us.

THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

We appreciate you using our online self-service ads portal, available 24/7. Please continue to visit Palm Beach Post's online Classifieds [HERE](#) to place your legal notices in the future.

Deadlines vary by publication, changes and/or cancellations may not be honored due to deadline restrictions.

Job Details

Order Number:

LSAR0426861

Classification:

Bids & Proposals

Package:

General Package

Additional Options:

1 Affidavit \$2.00

Schedule for ad number LSAR04268610

Fri Dec 19, 2025

Palm Beach Post

All Zones

Fri Dec 26, 2025

Palm Beach Post

All Zones

Fri Jan 2, 2026

Total payment:
\$576.74

Account Details

D Stephenson Construction
6241 N Dixie HWY JANICE MACINEIRA
Fort Lauderdale, FL □ 33334-3620
954-315-7020
stedder@dstephenson.com
D Stephenson Construction

Palm Beach Post
All Zones

Fri Jan 9, 2026

Palm Beach Post
All Zones

Fri Jan 16, 2026

Palm Beach Post
All Zones

Thu Jan 22, 2026

Palm Beach Post
All Zones

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 – Final GMP 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 01/22/26. Bid documents will be available online through iSqFt. Contact Shane Tedder at 954-315-7020 or stedder@dstephenson.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.

December 19, 26, January 2, 9, 16, 22 2026
LSAR0426861



Nationwide®

August 10, 2026

Palm Beach County Board of County Commissioners 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.: DSP0000305
Project: Palm Beach County 45th Street Complex

To Whom it may concern,

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

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

Sincerely,



Mark D. Leskanic
Attorney-in-Fact

One West Nationwide Blvd., 1-14-301, Columbus, OH 43215-2220
www.nationwide.com

PUBLIC CONSTRUCTION BOND

BOND NUMBER DSP0000305

BOND AMOUNT \$23,766,194.00

CONTRACT AMOUNT \$23,766,194.00

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

CONTRACTOR'S ADDRESS: 6241 North Dixie Highway, Ft. Lauderdale, FL 33354

CONTRACTOR'S PHONE: (954) 315-7020

SURETY COMPANY: Nationwide Mutual Insurance Company

SURETY'S ADDRESS: One West Nationwide Blvd. 1-14-301

Columbus, OH 43215

SURETY'S PHONE: (668) 387-0457

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: Palm Beach County 45th Street Complex

PROJECT NUMBER: 2022-031291

CONTRACT NUMBER (to be provided after Contract award): R2024-0937

DESCRIPTION OF WORK: GMP # 3 (Final Project GMP) – Rev 04 06/23/26 – See attached GMP#3 Book

PROJECT ADDRESS, PCN, or LEGAL DESCRIPTION: _____

Palm Beach County 45th Street Complex,

4200 N. Australian Ave.

West Palm Beach, FL 33407

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

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

Twenty- Three Million Seven Hundred Sixty-Six Thousand One Hundred Ninety-Four and 00/100 Dollars
(\$23,766,194.00)

(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: Palm Beach County 45th Street Complex
Project No.: 2022-031291
Project Description: GMP # 3 (Final Project GMP) – Rev 04 06/23/26 – See attached GMP#3 Book
Project Location: 4200 N. Australian Ave., West Palm Beach, FL 33407

in accordance with Drawings and Specifications prepared by

NAME OF ARCHITECTURAL FIRM: Alfonso Hernandez Architects, 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 Palm Beach County 45th Street 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 _____, 2026.



Witness



Witness
Ingrid Torres, Client Service Representative

D. Stephenson Construction, Inc.

Principal _____ (Seal)



(Print Name and Title)

Dwight Stephenson, President

Nationwide Mutual Insurance Company

Surety _____ (Seal)



(Print Name and Title)

Mark D. Leskanic, Attorney-in-Fact

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:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint:
MARK D LESKANIC

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf on the date thereof any and all: (i) bonds and undertakings; (ii) Proposal Bonds; (iii) Letters of Surety; (iv) Consent of Surety; and (v) other obligatory instruments of similar nature, in penalties not exceeding the sum of

UNLIMITED

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 23rd day of October, 2025.



Antonio C. Albanese, Vice President of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

STATE OF OHIO COUNTY OF FRANKLIN: ss

On this 23rd day of October, 2025, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.



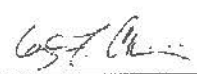
Karen L. Kam
Notary Public, State of Ohio
No. 2018-RE-719796
Commission Expires July 7, 2028


Notary Public
My Commission Expires
July 7, 2028

CERTIFICATE

I, Lezlie F. Chimienti, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this _____ day of
2026


Assistant Secretary

FORM OF GUARANTEEGUARANTEE FOR Contractor Name: D. Stephenson Construction, Inc. and Surety Name:Nationwide Mutual Insurance Company

We the undersigned hereby guarantee that the Palm Beach County 45th Street Complex 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 SURETYD. Stephenson Construction, Inc.

(Contractor Name)

(Seal)

By: 

(Contractor Signature)

Dwight Stephenson, President

(Print Name and Title)

Nationwide Mutual Insurance Company

(Surety Name)

(Seal)

By: 

(Surety Signature)

Mark D. Leskanic, (Attorney-in-Fact)

(Print Name and Title)

MUST CONTAIN ORIGINAL SIGNATURES, NO COPIES WILL BE ACCEPTED

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint:

MARK D LISKANIC

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf on the date thereof any and all: (i) bonds and undertakings; (ii) Proposal Bonds; (iii) Letters of Surety; (iv) Consent of Surety; and (v) other obligatory instruments of similar nature, in penalties not exceeding the sum of

UNLIMITED

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 23rd day of October, 2025.



Antonio C. Albanese, Vice President of Nationwide Mutual Insurance Company

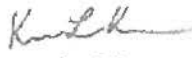
ACKNOWLEDGMENT

STATE OF OHIO COUNTY OF FRANKLIN: ss

On this 23rd day of October, 2025, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.



Karen L. Kaen
Notary Public, State of Ohio
No. 2018-RE-719796
Commission Expires July 7, 2028


Notary Public
My Commission Expires
July 7, 2028

CERTIFICATE

I, Lezlie F. Chimienti, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this _____ day of

2026


Assistant Secretary



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

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

"An Equal Opportunity Employer"

TO: Terri Wolfe, Project Manager
Capital Improvements Division
Facility Development & Operations

FROM: Angela D. Smith, Compliance Manager
Office of Small Business Development
Housing and Economic Development

DATE: July 13, 2026

RE: Compliance Review of Project 2022-031291
GMP#3 for 45th Street Complex

A handwritten signature in blue ink, appearing to be "AS", is written over the "FROM:" line of the letter.

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
Total Contracting Solutions (SBE Partner)

Construction Subcontractors Cost: \$18,699,740.00

GMP SBE Participation: \$4,774,537.00 (25.53%)

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

OSBD SCHEDULE 1SOLICITATION/PROJECT/BID NAME: 45th Street ComplexSOLICITATION/PROJECT/BID NO.: 2022-031291SOLICITATION OPENING/SUBMITTAL DATE: 01/22/2026COUNTY DEPARTMENT: FDO/CID**Section A** PLEASE LIST THE DOLLAR AMOUNT OR PERCENTAGE OF WORK TO BE COMPLETED BY THE **PRIME CONTRACTOR/CONSULTANT*** ON THE PROJECT:NAME OF PRIME RESPONDENT/BIDDER: D. Stephenson Construction, Inc. ADDRESS: 6241 N Dixie Hwy, Fort Lauderdale, FL 33334CONTACT PERSON: Shane Tedder PHONE NO.: 954-315-7020 E-MAIL: stedder@dstephenon.comPRIME'S DOLLAR AMOUNT OR PERCENTAGE OF WORK: \$5,066,454

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)		<u>DOLLAR AMOUNT OR PERCENTAGE OF WORK</u>
	<u>Non-SBE</u>	<u>SBE</u>	
1. US BRICK & BLOCK SYSTEMS, LLC	☒	☐	<u>\$211,922</u>
2. A CUT ABOVE LANDSCAPE AND MAINTENANCE, IN	☐	☒	<u>\$1,390,210</u>
3. SKYLINE STEEL, INC.	☒	☐	<u>\$627,135</u>
4. KMI INTERNATIONAL INC.	☐	☒	<u>\$807,174</u>
5. GENERAL CAULKING & COATINGS CO., INC.	☒	☐	<u>\$163,541</u>

(Please use additional sheets if necessary)

Total Bid/Offer Price \$ See Next PageTotal See Next PageTotal Certified SBE Participation \$ See Next Page

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



Name & Authorized Signature

Dinah Stephenson

Senior Vice President

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 OSBD Affirmative Procurement Initiative (API). Please
 - 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.

OSBD SCHEDULE 1

SOLICITATION/PROJECT/BID NAME: 45th Street Complex
 SOLICITATION OPENING/SUBMITTAL DATE: 01/22/2026

SOLICITATION/PROJECT/BID NO.: 2022-031291
 COUNTY DEPARTMENT: FDO/CID

Section APLEASE 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: \$5,066,454
 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:

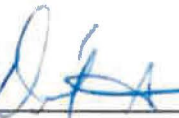
Subcontractor/Sub consultant Name	(Check all Applicable Categories)		<u>DOLLAR AMOUNT OR PERCENTAGE OF WORK</u>
	<u>Non-SBE</u>	<u>SBE</u>	
1. A-1 DURAN ROOFING, INC.	☒	☐	<u>\$762,105</u>
2. CHEROKEE GLASS, INC.	☒	☐	<u>\$2,104,441</u>
3. PRECISION BUILDING PRODUCTS, INC.	☒	☐	<u>\$659,940</u>
4. SSE SPACE MANAGEMENT, LLC	☒	☐	<u>\$61,200</u>
5. LION TB CONSTRUCTION COMPANY	☒	☐	<u>\$525,807</u>

(Please use additional sheets if necessary)

Total Bid/Offer Price \$ See Next Page

Total See Next PageTotal Certified SBE Participation \$ See Next Page

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



Name & Authorized Signature

Dinah Stephenson

Senior Vice President

Title

- Note:**
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OSBD SCHEDULE 1SOLICITATION/PROJECT/BID NAME: 45th Street ComplexSOLICITATION/PROJECT/BID NO.: 2022-031291SOLICITATION OPENING/SUBMITTAL DATE: 01/22/2026COUNTY DEPARTMENT: FDO/CID**Section A**PLEASE LIST THE DOLLAR AMOUNT OR PERCENTAGE OF WORK TO BE COMPLETED BY THE **PRIME CONTRACTOR/CONSULTANT*** ON THE PROJECT:NAME OF PRIME RESPONDENT/BIDDER: D. Stephenson Construction, Inc.ADDRESS: 6241 N Dixie Hwy, Fort Lauderdale, FL 33334CONTACT PERSON: Shane TedderPHONE NO.: 954-315-7020 E-MAIL: stedder@dstephenon.comPRIME'S DOLLAR AMOUNT OR PERCENTAGE OF WORK: \$5,066,454

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. K & S INTERIORS, INC.	☐	☒	<u>\$1,321,387</u>
2. PAUL'S CARPET CO., INC.	☒	☐	<u>\$1,227,177</u>
3. ACOUSTI ENGINEERING COMPANY OF FLORIDA	☒	☐	<u>\$757,833</u>
4. A-1 PAINT, INC., OF PALM BEACH	☐	☒	<u>\$464,559</u>
5. MARDALE SPECIALTIES DIRECT INC.	☒	☐	<u>\$170,512</u>

(Please use additional sheets if necessary)

Total Bid/Offer Price \$ See Next PageTotal See Next PageTotal Certified SBE Participation \$ See Next Page

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



Name & Authorized Signature

Dinah Stephenson

Senior Vice President

Title

- Note:**
1. 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.
 2. Only those firms certified by Palm Beach County at the time of solicitation due date are eligible to meet the established OSBD Affirmative Procurement Initiative (API). Please
 3. Modification of this form is not permitted and will be rejected upon submittal.
 4. 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.

OSBD SCHEDULE 1SOLICITATION/PROJECT/BID NAME: 45th Street ComplexSOLICITATION/PROJECT/BID NO.: 2022-031291SOLICITATION OPENING/SUBMITTAL DATE: 01/22/26

COUNTY DEPARTMENT: _____

Section A PLEASE LIST THE DOLLAR AMOUNT OR PERCENTAGE OF WORK TO BE COMPLETED BY THE **PRIME CONTRACTOR/CONSULTANT*** ON THE PROJECT:NAME OF PRIME RESPONDENT/BIDDER: D. Stephenson Construction, Inc ADDRESS: 6241 N Dixie Hwy, Fort Lauderdale, FL 33334CONTACT PERSON: Shane Tedder PHONE NO.: 954-315-7020 E-MAIL: stedder@dstephenson.comPRIME'S DOLLAR AMOUNT OR PERCENTAGE OF WORK: \$5,066,454
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
	<u>Non-SBE</u>	<u>SBE</u>	
1. Raise & Shine Blinds	☒	☐	\$82864
2. TK Elevator Corporation	☒	☐	\$401,329
3. Renco Plumbing	☐	☒	\$791,207
4. Wiginton Fire Systems	☒	☐	\$190,985
5. Hill York	☒	☐	\$1,971,724

(Please use additional sheets if necessary)

Total See Next PageTotal Bid/Offer Price \$ See Next PageTotal Certified SBE Participation \$ See Next PageI hereby certify that the above information is accurate to the best of my knowledge: Dinah StephensonSenior Vice President

Name & Authorized Signature

Title

- Note: 1. 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.
2. Only those firms certified by Palm Beach County at the time of solicitation due date are eligible to meet the established OSBD Affirmative Procurement Initiative (API). Please
3. Modification of this form is not permitted and will be rejected upon submittal.
4. 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.

OSBD SCHEDULE 1

SOLICITATION/PROJECT/BID NAME: 45th Street Complex

SOLICITATION/PROJECT/BID NO.: 2022-031291

SOLICITATION OPENING/SUBMITTAL DATE: 01/22/26

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: 5,066,454

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. Pomeroy Electric Inc.	☒	☐	\$4006688
2.	☐	☐	_____
3.	☐	☐	_____
4.	☐	☐	_____
5.	☐	☐	_____

(Please use additional sheets if necessary)

Total Bid/Offer Price \$ 23,766,194

Total \$18,699,740

Total Certified SBE Participation \$ 4,774,537

I hereby certify that the above information is accurate to the best of my knowledge: Dinah Stephenson [Signature] Senior Vice President

Name & Authorized Signature

Title

- Note:
1. 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.
 2. Only those firms certified by Palm Beach County at the time of solicitation due date are eligible to meet the established OSBD Affirmative Procurement Initiative (API). Please
 3. Modification of this form is not permitted and will be rejected upon submittal.
 4. 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.

OSBD 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	Contingendes/Allowances	Total Price/Percentage
	General Conditions, Overhead & Fee		Lump Sum		3,604,753
	Contingency		Lump Sum		624,216
	Builder's Risk Insurance & Deductibles		Lump Sum		330,000
	Signage - Allowance		Lump Sum		200,000
	Equipment & Appliances - Allowance		Lump Sum		157,485
	Sub permits, Cert. of Occ. & Related Fees - Allowance		Lump Sum		150,000
	TOTAL				5,066,454

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: \$5,066,454.00 *Tw*

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

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage: _____

D. Stephenson Construction, Inc.

Print Name of Prime

Print Name of Subcontractor/subconsultant

By: _____

Authorized Signature

By: _____

Authorized Signature

Dinah Stephenson

Print Name

Print Name

Senior Vice President

Title

Title

Date: _____

6/15/26

Date: _____

OSBD 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: U.S. Brick & Block Systems, LLC
(Check box(s) that apply)

☐ SBE ☒ Non-SBE ☐ Supplier

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

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

Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
1	Pavers	176.895	Lump Sum	35.027	211.922

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

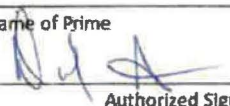
If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage: _____

D. Stephenson Construction, Inc.

Print Name of Prime

By: 

Authorized Signature

Dinah Stephenson

Print Name

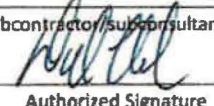
Senior Vice President

Title

Date: 6/15/24

U.S. Brick & Block Systems, LLC

Print Name of Subcontractor/subconsultant

By: 

Authorized Signature

Print Name

Title

Date: 6-9-2026

OSBD 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: A Cut Above Landscape & Maintenance, Inc.

(Check box(s) that apply)

☒ SBE ☐ Non-SBE ☐ Supplier

Date of Palm Beach County Certification (if applicable): 07/08/26

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	Landscaping & Irrigation	726,274	Lump Sum	663,936	1,390,210

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

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

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage: _____

D. Stephenson Construction, Inc.

Print Name of Prime

By: [Signature]

Authorized Signature

Dwight Stephenson

Print Name

CEO

Title

Date: 6-23-26

A Cut Above Landscape & Maintenance, Inc.

Print Name of Subcontractor/subconsultant

By: [Signature]

Authorized Signature

Damon Rodie H

Print Name

President

Title

Date: 6/23/26

OSBD 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: Skyline Steel, 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
1	Miscellaneous Metals	373.980	Lump Sum	253.155	627.135

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

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

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage: _____

D. Stephenson Construction, Inc.

Print Name of Prime

By: D. Stephenson

Authorized Signature

Dwight Stephenson

Print Name

CEO

Title

Date: 6-23-26

Skyline Steel, Inc.

Print Name of Subcontractor/subconsultant

By: R. Davis

Authorized Signature

Print Name

Title

Date: 6-19-26

OSBD 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: KMI International Inc.

(Check box(s) that apply)

☒ SBE ☐ Non-SBE ☐ Supplier

Date of Palm Beach County Certification (if applicable): 11/21/25

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	Carpentry	731,532	Lump Sum	75,642	807,174 ✓

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

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

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage: _____

D. Stephenson Construction, Inc.

Print Name of Prime

By: [Signature]

Authorized Signature

Dinah Stephenson

Print Name

Senior Vice President

Title

Date: 6/15/26

KMI International Inc.

Print Name of Subcontractor/subconsultant

By: [Signature]

Authorized Signature

Carlos Rodriguez

Print Name

President

Title

Date: June 10, 2026

OSBD LETTER OF INTENT – SCHEDULE 2

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SOLICITATION/PROJECT NUMBER: 2022-031291

SOLICITATION/PROJECT NAME: 45th Street Complex

Prime Contractor: D. Stephenson Construction, Inc. Subcontractor: GENERAL CAULKING & COATINGS COMPANY 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
1	Waterproofing & Caulking	160,334	Lump Sum	3,207	183,541

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

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

Name of 2nd/3rd tier Subcontractor/subconsultant _____

Price or Percentage: _____

D. Stephenson Construction, Inc.

Print Name of Prime

By: _____

Authorized Signature

Dwight Stephenson

Print Name

CEO

Title

Date: _____

6-23-26

GENERAL CAULKING & COATINGS COMPANY INC

Print Name of Subcontractor/subconsultant

By: _____

Authorized Signature

Print Name

Title

Date: _____

Mark Coffin

Vice President

6/17/26

OSBD LETTER OF INTENT – SCHEDULE 2

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SOLICITATION/PROJECT NUMBER: 2022-031291

SOLICITATION/PROJECT NAME: 45th Street Complex

Prime Contractor: D. Stephenson Construction, Inc. Subcontractor: A1 Duran Roofing

(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	Contingendes/ Allowances	Total Price/Percentage
1	Roofing	661,900	Lump Sum	100,205	762,105

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

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

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage:

D. Stephenson Construction, Inc.

Print Name of Prime

By: D. Stephenson

Authorized Signature

Dwight Stephenson

Print Name

CEO

Title

Date: 6-23-26

A1 Duran Roofing

Print Name of Subcontractor/subconsultant

By: Bernardo Duran

Authorized Signature

Bernardo Duran

Print Name

President

Title

Date: 6/17/26

OSBD LETTER OF INTENT – SCHEDULE 2

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SOLICITATION/PROJECT NUMBER: 2022-031291

SOLICITATION/PROJECT NAME: 45th Street Complex

Prime Contractor: D. Stephenson Construction, Inc. Subcontractor: Cherokee Glass 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
1	Storefront	1,597,900	Lump Sum	506,541	2,104,441

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

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

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage: _____

D. Stephenson Construction, Inc.

Print Name of Prime

By: _____

Authorized Signature

Dinah Stephenson

Print Name

Senior Vice President

Title

Date: 6/15/26

Cherokee Glass Inc.

Print Name of Subcontractor/subconsultant

By: _____

Authorized Signature

Phillip Reynolds

Print Name

President

Title

Date: 6/11/26

OSBD 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: Precision Building Products, Inc.

(Check box(s) that apply)

VS 0000041146

☐ SBE ☒ Non-SBE ☐ Supplier

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

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Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
	Doors Frames Hardware Interior Windows	647,000	Lump Sum	12.94%	659,940

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

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

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage: _____

D. Stephenson Construction, Inc.

Print Name of Prime

By: [Signature]

Authorized Signature

Dwight Stephenson

Print Name

CEO

Title

Date: 6-23-24

Precision Building Products, Inc.

Print Name of Subcontractor/subconsultant

By: [Signature]

Authorized Signature

Print Name

Title

Date: 6/11/26

OSBD LETTER OF INTENT – SCHEDULE 2

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SOLICITATION/PROJECT NUMBER: 2022-031291

SOLICITATION/PROJECT NAME: 45th Street Complex

Prime Contractor: D. Stephenson Construction, Inc. Subcontractor: SSE Space Management
(Check box(s) that apply) VS 00000 41074

☐ 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	Operable Partitions	\$3,700	Lump Sum	7,500	61,200

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

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

Name of 2nd/3rd tier Subcontractor/subconsultant _____

Price or Percentage: _____

D. Stephenson Construction, Inc.

Print Name of Prime

By: _____

Authorized Signature

Dinah Stephenson

Print Name

Senior Vice President

Title

Date: 6/15/26

SSE Space Management

Print Name of Subcontractor/subconsultant

By: _____

Authorized Signature

Tracie Alward

Print Name

President

Title

Date: June 15, 2026

OSBD LETTER OF INTENT – SCHEDULE 2

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SOLICITATION/PROJECT NUMBER: 2022-031291

SOLICITATION/PROJECT NAME: 45th Street Complex

Prime Contractor: D. Stephenson Construction, Inc. Subcontractor: Lion TB Construction Company

(Check box(s) that apply)

VS0000041090

☐ 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	Stucco	291,747	Lump Sum	234,060	525,807

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

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

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage: _____

D. Stephenson Construction, Inc.

Lion TB Construction Company

Print Name of Prime

Print Name of Subcontractor/subconsultant

By: D. Stephenson

By: Alek Bynzar

Authorized Signature

Authorized Signature

Dwight Stephenson

Alek Bynzar

Print Name

Print Name

CEO

VP

Title

Title

Date: 6-23-26

Date: 06/23/2026



1/1/2026

To whom it may concern,

This is to certify that Alek Bynzar is authorized to sign documents/contracts/CO's on behalf of Lion TB Construction Co.

Should you have any questions do not hesitate to contact myself at (813)985-0850


Wesley Bynzar

OSBD LETTER OF INTENT – SCHEDULE 2

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SOLICITATION/PROJECT NUMBER: 2022-031291

SOLICITATION/PROJECT NAME: 45th Street Complex

Prime Contractor: D. Stephenson Construction, Inc. Subcontractor: K & S Interiors, Inc.

(Check box(s) that apply)

☒ SBE ☐ Non-SBE ☐ Supplier

Date of Palm Beach County Certification (if applicable): 04/12/24

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
1	Drywall	995,705	Lump Sum	325,682	1,321,387

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

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

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage: _____

D. Stephenson Construction, Inc.

Print Name of Prime

By: _____

Authorized Signature

Dinah Stephenson

Print Name

Senior Vice President

Title

Date: 6/15/26

K & S Interiors, Inc.

Print Name of Subcontractor/subconsultant

By: _____

Authorized Signature

Print Name

Title

Date: 6/11/2026

OSBD 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: Paul's Carpet Company 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
1	Flooring	644,961	Lump Sum	582,216	1,227,177

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

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

Name of 2nd/3rd tier Subcontractor/subconsultant _____

Price or Percentage: _____

D. Stephenson Construction, Inc.

Print Name of Prime

By: _____

Authorized Signature

Dinah Stephenson

Print Name

Senior Vice President

Title

Date: 6/15/26

Paul's Carpet Company Inc.

Print Name of Subcontractor/subconsultant

By: _____

Authorized Signature

Adam Aponte

Print Name

V P

Title

Date: 6/10/26

OSBD LETTER OF INTENT – SCHEDULE 2

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SOLICITATION/PROJECT NUMBER: 2022-031291

SOLICITATION/PROJECT NAME: 45th Street Complex

Prime Contractor: D. Stephenson Construction, Inc. Subcontractor: Acousti Engineering Company of Florida

(Check box(s) that apply)

☐ SBE ☒ Non-SBE ☐ Supplier

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

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Line Item	Item Description	Unit Price	Quantity/Units	Contingencies/Allowances	Total Price/Percentage
1	Acoustical Ceilings	718,324	Lump Sum	39,509	757,833

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

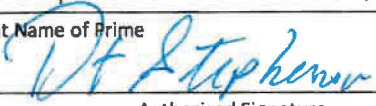
If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage:

D. Stephenson Construction, Inc.

Print Name of Prime

By: 

Authorized Signature

Dwight Stephenson

Print Name

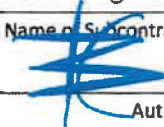
CEO

Title

Date: 6-25-26

Acousti Engineering Company of Florida

Print Name of Subcontractor/subconsultant

By: 

Authorized Signature

Bill Carballo

Print Name

COO | EVP

Title

Date: 24-Jun-2026

OSBD 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: A-1 Paint, Inc. of Palm Beach

(Check box(s) that apply)

☒ SBE ☐ Non-SBE ☐ Supplier

Date of Palm Beach County Certification (if applicable): 03/13/24

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
1	Painting	360,950	Lump Sum	103,609	464,559

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

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

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage: _____

D. Stephenson Construction, Inc.

Print Name of Prime

By: _____

Authorized Signature

Dinah Stephenson

Print Name

Senior Vice President

Title

Date: 6/15/26

A-1 Paint, Inc. of Palm Beach

Print Name of Subcontractor/subconsultant

By: _____

Authorized Signature

Print Name

Title

Date: 6/12/24

OSBD 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: Mardale Specialties Direct 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
1	Misc Specialties	96,800	Lump Sum	73,712	170,512

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

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

Name of 2nd/3rd tier Subcontractor/subconsultant _____

Price or Percentage: _____

D. Stephenson Construction, Inc.

Print Name of Prime

By: _____

Authorized Signature

Dwight Stephenson

Print Name

CEO

Title

Date: 6-23-26

Mardale Specialties Direct Inc.

Print Name of Subcontractor/subconsultant

By: _____

Authorized Signature

Eduardo Merino

Print Name

General Manager

Title

Date: 06.11.26



4113 NW 124th Avenue
Coral Springs, FL 33065
Tel: 954.510.7700
Fax: 954.510.7702
specialtiesdirect.com

RESOLVED

WHEREAS Eduardo Merino is General Manager of the Mardale Specialties Direct, Inc. which is located in Ft. Lauderdale, Florida, and in said capacity must prosecute work of this Corporation, it is Resolved:

Eduardo Merino is herewith authorized to: execute contracts, waivers, requisitions, purchase orders, and other documents on behalf of this Corporation. This authority not to exceed individual matters in excess of Two Hundred thousand dollars (\$200,000.00).

So resolved at a meeting of the Board of Directors, January 26th, 2022.


Peter M. Rolla
President

Certified:


Adrienne Rolla
Secretary


MARY LOU CAPPELLO
Notary Public - State of New York
Qualified in Westchester County
Registration No. 81CA5051736
My Commission Expires on November 13, 2025

OSBD 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: Raise & Shine Blinds

(Check box(s) that apply)

☐ SBE ☒ Non-SBE ☐ Supplier

Date of Palm Beach County Certification (if applicable): N/A

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	Contingendes/Allowances	Total Price/Percentage
1	Window Treatments	50,914	Lump Sum	31,950	82,864

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.

N/A
Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage: N/A

D. Stephenson Construction, Inc.

Print Name of Prime

By: [Signature]

Authorized Signature

Dinah Stephenson

Print Name

Senior Vice President

Title

Date: 6/15/26

Raise & Shine Blinds

Print Name of Subcontractor/subconsultant

By: [Signature]

Authorized Signature

Morr Kadoch

Print Name

President

Title

Date: 6/9/2026

OSBD 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: TK ELEVATOR CORPORATION

(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	Elevators	260,000	Lump Sum	141,329	401,329

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

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

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage:

D. Stephenson Construction, Inc.

Print Name of Prime

By: *D. Stephenson*

Authorized Signature

Dwight Stephenson

Print Name

CEO

Title

Date: 6-23-26

TK ELEVATOR CORPORATION

Print Name of Subcontractor/subconsultant

By: *Scott Silitsky*

Authorized Signature

Scott Silitsky

Print Name

Secretary

Title

Date: 6/17/2026

OSBD 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: Renco Plumbing, Inc.

(Check box(s) that apply)

☒ SBE ☐ Non-SBE ☐ Supplier

Date of Palm Beach County Certification (if applicable): 06/08/26

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	Plumbing	721,600	Lump Sum	69,607	791,207

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

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

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage: _____

D. Stephenson Construction, Inc.

Print Name of Prime

By: _____

Authorized Signature

Dinah Stephenson

Print Name

Senior Vice President

Title

Date: 6/15/26

Renco Plumbing

Print Name of Subcontractor/subconsultant

By: _____

Authorized Signature

Philip Echols

Print Name

President

Title

Date: June 9, 2026

OSBD 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: Wiginton Corporation DBA Wiginton Fire Systems

(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	Fire Sprinklers	159,400	Lump Sum	31,585	190,985

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

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

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage:

D. Stephenson Construction, Inc.

Print Name of Prime

By: _____

Authorized Signature

Dinah Stephenson

Print Name

Senior Vice President

Title

Date: 6/15/26

Wiginton Corporation DBA Wiginton Fire Systems

Print Name of Subcontractor/subconsultant

By: _____

Authorized Signature

Michael Thompson

Print Name

Vice President

Title

Date: 6-11-26

OSBD LETTER OF INTENT – SCHEDULE 2

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SOLICITATION/PROJECT NUMBER: 2022-031291

SOLICITATION/PROJECT NAME: 45th Street Complex

Prime Contractor: D. Stephenson Construction, Inc. Subcontractor: Hill York Service Company LLC

(Check box(s) that apply)

☐ SBE ☒ Non-SBE ☐ Supplier

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

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

Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
1	HVAC	1,675,522	Lump Sum	296,202	1,971,724

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

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

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage:

D. Stephenson Construction, Inc.

Print Name of Prime

By: _____

Authorized Signature

Dinah Stephenson

Print Name

Senior Vice President

Title

Date: 6/15/26

Hill York Service Company LLC

Print Name of Subcontractor/subconsultant

By: _____

Authorized Signature

Nikola Durabestica

Print Name

President

Title

Date: 6/10/26

OSBD LETTER OF INTENT – SCHEDULE 2

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SOLICITATION/PROJECT NUMBER: 2022-031291

SOLICITATION/PROJECT NAME: 45th Street Complex

Prime Contractor: D. Stephenson Construction, Inc. Subcontractor: Pomeroy Electric Incorporated

(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	Electrical	3,461,314	Lump Sum	545,374	4,006,688

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

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

Name of 2nd/3rd tier Subcontractor/subconsultant

Price or Percentage:

D. Stephenson Construction, Inc.

Print Name of Prime

By: _____

Authorized Signature

Dinah Stephenson

Print Name

Senior Vice President

Title

Date: 6/15/2020

Pomeroy Electric Incorporated

Print Name of Subcontractor/subconsultant

By: _____

Authorized Signature

Marcel Cadrin

Print Name

Vice President

Title

Date: 6/10/2020



DSTEPHE-04

GYOON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
1/2/2026

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

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

PRODUCER Acrisure South Insurance Services, LLC 1317 Citizens Blvd Leesburg, FL 34748		CONTACT NAME: PHONE (A/C, No, Ext): (800) 845-8437 FAX (A/C, No): E-MAIL ADDRESS:		
INSURED D Stephenson Construction, Inc. 6241 North Dixie Highway Ft. Lauderdale, FL 33334		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: American Casualty Company of Reading, Pennsylvania		20427
		INSURER B: North River Insurance Company		21105
		INSURER C: Valley Forge Insurance Company		20508
		INSURER D: Indian Harbor Insurance Company		36940
		INSURER E:		
INSURER F:				

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJE ☐ LOC OTHER:	X	8037111664	11/1/2025	11/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY		6081568059	11/1/2025	11/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	☒ UMBRELLA LIAB ☐ EXCESS LIAB ☐ RETENTION \$ ☒ OCCUR ☐ CLAIMS-MADE		5821383159	11/1/2025	11/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE General Aggre \$ 5,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A	6081568028	11/1/2025	11/1/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Prof./Pollution		PEC002865916	11/1/2025	11/1/2026	occurrence/aggregate 1,000,000
A	Equipment Floater		8037111664	11/1/2025	11/1/2026	Leased/Rented 100,000

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

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

CERTIFICATE HOLDER

CANCELLATION

Palm Beach County c/o Capital Improvements Division 2633 Vista Parkway West Palm Beach, FL 33411-5603	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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, Inc
(Contractor) and attest that Contractor 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.

Dt Stephenson
(signature of officer or representative)

Dwight Stephenson CEO
(printed name and title of officer or representative)

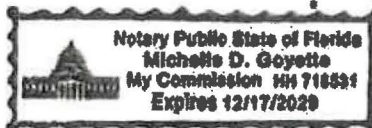
State of Florida, County of Palm Beach

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization
this, 12 day of January 2022, by Dwight Stephenson

Personally known ☒ OR produced identification ☐.

Type of identification produced _____.

Michelle D. Goyette
NOTARY PUBLIC
My Commission Expires:
State of Florida at large



(Notary Seal)