



GUARANTEED MAXIMUM PRICE
Construction Management (CM) at Risk Services
City of Hollywood
Fire Station 45 – HVAC Improvements

5391 N. Nob Hill Rd.

Sunrise, FL 33351

P: 954.923.4747

Contact: Paul Carty

pcarty@statecontracting.com



1. Introduction Letter
2. Proposal & Cost Summary
3. Qualifications & Allowances
4. Bid Results Breakdown - Available upon request once buyout is complete
5. Contract Drawing Log
6. CPM

SECTION:

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INTRODUCTION LETTER

December 14, 2022

Ms. Karen Sashi
City of Hollywood
Design & Construction Management
PO Box 229405
Hollywood, FL 33022

**RE: Construction Management (CM) at Risk Services on Continuing Service Agreement
City of Hollywood – Fire Station 45 HVAC Improvements
Guaranteed Maximum Price**

Dear Ms. Sashi,

We are pleased to offer our GMP \$518,030.00 for work associated with the Fire Station 45 HVAC improvements project. This proposal is inclusive of all work outlined by the contract documents and this GMP proposal.

We look forward to working with the City of Hollywood to complete this project successfully.

Thank you for the opportunity.

Sincerely,

State Contracting & Engineering Corp.



Paul A. Carty, LEED AP

President

SECTION:

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GMP PROPOSAL
AND COST SUMMARY



City of Hollywood Fire Station 45 HVAC System Improvements

ESTIMATE NO./REF. SCEC 12.7.22
 TIME TO COMPLETE (days): 122
 PROJECT NUMBER: SCEC #3263
 LOCATION/OWNER: Broward County
 BID DATE: TBD

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---|---------------|-------------|---|----------------|----------------|-------------|-------|--------------|------|
| Div. No. | CSI Cost Code | Bid Package | Description of Work | Bid Amount | Name of Bidder | Number Bids | % Low | Cost Per SF | MWBE |
| Division 01 - General Requirements | | | | | | | | | |
| 01 | 01 00 00 | 01100 | ✓ General Conditions | 66,627 | SCEC | - | - | - | |
| 01 | - | 01450 | ✓ Testing Services | - | NIC | - | - | - | |
| 01 | - | 00360 | ✓ Permits | - | by City | - | - | - | |
| Division 02 - Existing Conditions | | | | | | | | | |
| 02 | 02 40 00 | 02220 | ✓ Building Selective Demolition | 5,340 | SCEC | 1 | - | 1.3488255 | - |
| 02 | 02 40 00 | 02220 | ✓ Aluminum Picket Fence Removal & Reinstall | - | NIC | 0 | - | - | - |
| 02 | - | - | ✓ Misc. Protection/Barriers | 2,496 | SCEC | 1 | - | 0.6304622 | - |
| Division 03 - Concrete | | | | | | | | | |
| 03 | 03 30 00 | 03300 | ✓ Concrete | 8,880 | SCEC | 1 | - | 2.2429907 | - |
| Division 05 - Metals | | | | | | | | | |
| 05 | 05 12 23 | 05120 | ✓ Structural Steel | 33,900 | TWS | 0 | - | - | |
| Division 07 - Thermal & Moisture Protection | | | | | | | | | |
| 07 | 07 51 00 | 07510 | ✓ Built Up Bituminous Roofing | 7,550 | Latite | 0 | - | - | |
| Division 09 - Finishes | | | | | | | | | |
| 09 | 09 29 82 | 09260 | ✓ Drywall & Framing | 2,300 | SCEC | 1 | - | 0.5809548 | - |
| 09 | 09 51 23 | 09510 | ✓ Acoustical Tile Ceiling | 1,500 | SCEC/Rightway | 1 | - | 0.3788836 | - |
| 09 | 09 90 00 | 09900 | ✓ Painting | 5,000 | Allowance | 1 | - | 1.2629452 | - |
| Division 23 - Heating Ventilating and Air Conditioning | | | | | | | | | |
| 23 | 23 00 00 | 50114 | ✓ HVAC | 224,500 | Colte Eng. | 2 | 7.32% | 56.706239 | - |
| Division 26 - Electrical | | | | | | | | | |
| 26 | 26 00 00 | 16050 | ✓ Electrical | 38,950 | Universal | 1 | - | 9.838343 | - |
| Division 32 - Exterior Improvements | | | | | | | | | |
| 32 | 32 00 00 | 02920 | ✓ Sodding Restoration | 4,000 | Allowance | 1 | - | - | - |
| Estimate Sub Total Direct Cost = | | | | 401,043 | | | | | |
| ESTIMATE/PROJECT CONTINGENCY | | | | 15.000% | 60,156 | | | | |
| GENERAL LIABILITY INSURANCE | | | | 1.350% | 6,226 | | | | |
| BUILDERS RISK INSURANCE | | | | - | 0 | | | Not Required | |
| SUB TOTAL WITH INSURANCE | | | | | 467,425 | | | | |
| BOND | | | | 1.211% | 5,661 | | | | |
| SUB TOTAL WITH BOND | | | | | 473,087 | | | | |
| CM FEE | | | | | 44,943 | | | | |
| SUB TOTAL WITH FEE | | | | | 518,030 | | | | |
| MATERIAL ESCALATION | | | | | TBD | | | | |
| Estimate Grand Total = | | | | | 518,030 | | | | |

City of Hollywood Fire Station 45 HVAC System Improvements

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 TIME TO COMPLETE (days): 122
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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
|---|---------------|----------------|------|--------------------------|-----------|---|----------|----------|---------------------------|------------------|
| Div. No. | CSI Cost Code | Enter Quantity | Unit | Description of Work | Unit Cost | | not used | not used | Total Unit w/Tax & Burden | TOTAL |
| Construction Phase Fee (CM Staff) | | | | | | | | | | |
| 01 | 01 30 00 | 0.5 | Week | Project Executive | 4,760.00 | | | | 4,760.00 | \$ 2,380 |
| 01 | 01 30 05 | 3.0 | Week | Project Manager | 2,943.00 | | | | 2,943.00 | \$ 8,829 |
| 01 | 01 30 15 | | Week | APM/Project Engineer | 2,673.00 | | | | 2,673.00 | \$ - |
| 01 | 01 30 20 | 12.0 | Week | Superintendent | 3,375.00 | | | | 3,375.00 | \$ 40,500 |
| 01 | 01 30 25 | | Week | Assistant Superintendent | 2,835.00 | | | | 2,835.00 | \$ - |
| 01 | 01 30 30 | 1.0 | Week | Project Coordinator | 1,890.00 | | | | 1,890.00 | \$ 1,890 |
| 01 | 01 30 35 | 0.5 | Week | Project Accountant | 2,565.00 | | | | 2,565.00 | \$ 1,283 |
| 01 | 01 30 40 | 0.5 | Week | Safety/Quality Control | 2,700.00 | | | | 2,700.00 | \$ 1,350 |
| 01 | 01 30 50 | | Week | LEED Coordinator | 1,880.00 | | | | 1,880.00 | \$ - |
| | | | | | | | | | - | \$ - |
| Subtotal Direct Supervision CM Staff | | | | | | | | | | \$ 56,232 |

| Div. No. | CSI Cost Code | Enter Quantity | Unit Measure | Description of Work | Unit Cost | | | | Total Unit w/Tax | TOTAL |
|---------------------------|---------------|----------------|--------------|---------------------------------------|-----------|-----|--|--|------------------|----------|
| General Conditions | | | | | | | | | | |
| 01 | | | Month | Vehicle and Mileage - PM | 1,000.00 | | | | 1,000.00 | \$ - |
| 01 | | | Month | Vehicle and Mileage - Super | 1,000.00 | | | | 1,000.00 | \$ - |
| 01 | | | Month | Vehicle and Mileage - Assistant Super | 1,000.00 | | | | 1,000.00 | \$ - |
| 01 | | | Month | Communications (cellular) | 400.00 | | | | 400.00 | \$ - |
| 01 | 01 52 20 | | Month | Field Office Rental | 750.00 | | | | 750.00 | \$ - |
| 01 | 01 52 21 | | LS | Field Office Setup | 2,000.00 | | | | 2,000.00 | \$ - |
| 01 | 01 52 23 | | LS | Field Office Furniture | 1,200.00 | | | | 1,200.00 | \$ - |
| 01 | 01 43 27 | | LS | Restore Staging Area | | | | | - | \$ - |
| | 01 52 26 | 1 | LS | Computer Systems | 500.00 | | | | 500.00 | \$ 500 |
| 01 | 01 31 02 | | Month | Postage & Courier | 50.00 | | | | 50.00 | \$ - |
| 01 | 01 31 01 | | Month | Office Supplies | 106.00 | | | | 106.00 | \$ - |
| 01 | 01 51 40 | 12 | Weeks | Water, Ice and Cups | 75.00 | | | | 75.00 | \$ 900 |
| 01 | 01 35 02 | 1 | Month | Safety Supplies | 79.50 | | | | 79.50 | \$ 80 |
| 01 | 01 52 16 | 1 | Month | First Aid Supplies | 79.50 | | | | 79.50 | \$ 80 |
| 01 | 01 35 03 | 1 | Each | Fire Extinguishers | 88.50 | | | | 88.50 | \$ 89 |
| 01 | 01 30 03 | 0.50 | LS | Blueprints & Copies | 250.00 | | | | 250.00 | \$ 125 |
| 01 | 01 74 13 | 4 | Week | Daily Cleanup | 1,305.00 | | | | 1,305.00 | \$ 5,220 |
| 01 | 01 95 02 | | Week | General Purpose Labor | 900.00 | 45% | | | 1,305.00 | \$ - |
| 01 | 01 95 03 | | Week | General Purpose Carpenter | 1,100.00 | 45% | | | 1,595.00 | \$ - |
| 01 | 01 43 27 | | LS | Restore Staging Area | | | | | - | \$ - |
| 01 | 01 52 13 | | Month | Temporary Storage Containers | 150.00 | | | | 150.00 | \$ - |
| 01 | 01 52 13 | | Each | Temporary Storage Delivery/Pickup) | 200.00 | | | | 200.00 | \$ - |
| 01 | 01 55 23 | | SY | Temporary Roads | 15.00 | | | | 15.00 | \$ - |
| 01 | 01 56 23 | | LS | Barricades | 500.00 | | | | 500.00 | \$ - |
| 01 | 01 56 26 | 75 | LF | Temporary Fencing | 3.50 | | | | 3.50 | \$ 263 |
| 01 | 01 56 26 | | Each | Temporary Fence Gates | 600.00 | | | | 600.00 | \$ - |
| 01 | 01 56 29 | | LF | Temporary Wind Screen | 3.00 | | | | 3.00 | \$ - |
| 01 | 01 56 39 | | Each | Tree Protection | 165.00 | | | | 165.00 | \$ - |
| 01 | 01 57 13 | | LF | Silt Fencing | 3.00 | | | | 3.00 | \$ - |
| 01 | 01 58 13 | | LS | Job Signs | 1,000.00 | | | | 1,000.00 | \$ - |
| 01 | 01 32 33 | | Month | Progress Photographs | 35.00 | | | | 35.00 | \$ - |
| 01 | 01 51 13 | | Month | Electric Charges | | | | | - | \$ - |
| 01 | 01 41 22 | | Month | Temp Electric (Start up) | | | | | - | \$ - |



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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
|--------------------------------------|----------|---|-------|-----------------------------|----------|---|---|---|----------|------------------|
| 01 | 01 41 22 | | LS | Temp Electric Hookup (FP&L) | | | | | - | \$ - |
| 01 | 01 51 19 | 3 | Month | Portable Toilets | 180.00 | | | | 180.00 | \$ 540 |
| 01 | 01 51 36 | | Month | Water Charges | | | | | - | \$ - |
| 01 | 01 51 36 | | LS | Water HOOK UP | | | | | - | \$ - |
| 01 | 01 74 19 | 2 | Load | Trash Dumpsters & Fees | 700.00 | | | | 700.00 | \$ 1,400 |
| 01 | 01 35 13 | | LS | ID Badges | | | | | - | \$ - |
| 01 | 01 35 53 | | Day | Security Guard Services | | | | | - | \$ - |
| 01 | 01 35 01 | | Each | Safety Inspections | | | | | - | \$ - |
| 01 | 01 35 04 | | LF | Safety Rails | | | | | - | \$ - |
| 01 | 01 54 05 | | LS | Small Tools | | | | - | - | \$ - |
| 01 | 01 54 01 | | LS | Scaffolding | | | | - | - | \$ - |
| 01 | 01 95 01 | | LS | Misc. GC Expense | 500.00 | | | | 500.00 | \$ - |
| 01 | 01 45 26 | | LS | Permit Fees | | | | | - | \$ - |
| 01 | 01 95 06 | | LS | Living Expenses | | | | | - | \$ - |
| 01 | 01 74 23 | 1 | LS | Final Cleaning | 600.00 | | | | 600.00 | \$ 600 |
| 01 | 01 74 24 | | SF | Waxing Floors | | | | | - | \$ - |
| 01 | 01 54 02 | | LS | Material Unloading | 2,500.00 | | | | 2,500.00 | \$ - |
| 01 | | | LS | Bid Advertising Cost | | | | | - | \$ - |
| 01 | 01 31 05 | | LS | Travel Expense (Tolls) | | | | | - | \$ - |
| 01 | | | LS | Misc. Grading/Site Cleanup | | | | | - | \$ - |
| 01 | 01 74 25 | | LS | Trash Chutes | | | | | - | \$ - |
| 01 | | 1 | LS | Pressure Cleaning | 600.00 | | | | 600.00 | \$ 600 |
| 01 | 01 45 16 | | LS | Quality Control Program | | | | | - | \$ - |
| 01 | 01 32 16 | | LS | CPM Consultant | | | | | - | \$ - |
| 01 | 01 32 23 | | LS | Survey & Layout | 3000.00 | | | | 3,000.00 | \$ - |
| 01 | 01 45 23 | | LS | Testing Fees | 2500.00 | | | | 2,500.00 | \$ - |
| Subtotal General Requirements | | | | | | | | | | \$ 10,395 |
| TOTAL | | | | | | | | | | 66,627 |

SECTION:

3

QUALIFICATIONS



The following outlines the documents and general qualifications of our GMP proposal.

Bid Documents are as follows:

1. 100% CD Drawings and specification prepared by Rivas Engineering, LLC, dated 08/30/2022.
2. Revised drawings (Revision 1) dated 10/24/2022, prepared by Rivas Engineering, LLC.
3. Wind load certification for rooftop units prepared by Premier Structural Engineering Inc. dated 03/30/2021.
4. Structural drawings prepared by Lakdas/Yohalem Engineering, Inc., dated 11/03/2022.

Clarifications, qualifications, and exclusions stated by SCEC in this document take precedence over the Permit Set Documents.

General:

1. Cost proposal is based on one mobilization.
2. Cost estimate does not include Professional Liability Insurance.
3. Cost estimate does not include Builders Risk Insurance.
4. Cost estimate does not include any permit fees, capital improvement fees, connection fees or impact fees.
5. No ADA improvements are included.
6. No removal of asbestos or asbestos containing materials is included.
7. SCEC will utilize water and power sources on the existing building with no sub-metering or utility consumption fees.
8. Existing code violations in the existing building are not accounted for in this GMP. Any Code violation required to be corrected will be charged against project contingency. Violations are not anticipated.

02 DEMOLITION:

1. Existing concrete pads to be removed.

09 FINISHES:

2. Painting is only proposed in mechanical room and touch up at louver opening. Additional paint if needed will be assessed at end of HVAC renovations and can be addressed through contingency.

23 HVAC:

1. One T&B is included in GMP at end of HVAC renovation.
2. Project mobilization will be based on availability of HVAC units.
3. Project GMP assumes Sunbelt relocation of temporary AC will be handled by the City. SCEC will coordinate with Sunbelt for mobilization.
4. Proposal does not include cleaning of existing ductwork.
5. Existing units to be removed.

26 ELECTRICAL:

1. GMP assumes Fire Alarm Panel is clear of any troubles.
2. GMP does not include any new fire alarm devices.
3. GMP includes control renovations as outlined in plans.

32 EXTERIOR:

4. Sod restoration has been carried as allowance.
5. Removal of aluminum picket fencing is not included if needed for access. An allowance has been carried if necessary.

SECTION:

5

Contract Drawing Log



CONTRACT DRAWING LOG

| CONSTRUCTION DRAWINGS | | | |
|-----------------------|---|------------|------------------|
| Sheet | Title | Date | Current Revision |
| | GENERAL | | |
| G-000 | Cover Sheet | 08.30.2022 | |
| | ELECTRICAL | | |
| E-001 | Electrical Notes, Legends, Symbols and Abbreviations | 08.22.2022 | |
| E-101 | Electrical Demolition Plan | 08.22.2022 | |
| E-201 | Electrical New Plan | 08.22.2022 | 10.24.2022 |
| E-202 | Electrical Roof Plan | 08/22/2022 | 10.24.2022 |
| E-301 | Electrical Riser Diagram, Schedules and Details | 08.22.2022 | 10.24.2022 |
| E-601 | Electrical Specifications | 08.22.2022 | |
| | MECHANICAL | | |
| M-001 | Mechanical Notes, Legend, Symbols and Abbreviations | 08.30.2022 | |
| M-101 | Mechanical Demolition Plan – Ground Floor | 08.30.2022 | 10.24.2022 |
| M-102 | Mechanical Demolition Plan – Low Roof | 08.30.2022 | |
| M-201 | Mechanical Proposed Plan – Ground Floor | 08.30.2022 | 10.24.2022 |
| M-202 | Mechanical Proposed Plan – Low Roof | 08.30.2022 | 10.24.2022 |
| M-301 | Mechanical Schedules | 08.30.2022 | 10.24.2022 |
| M-401 | Mechanical Details | 08.30.2022 | |
| M-501 | Mechanical Controls | 08.30.2022 | |
| M-601 | Mechanical Specification | 08.30.2022 | 10.24.2022 |
| | STRUCTURAL | | |
| S-1 | Proposed Unit Locations – Plain View | 11.03.2022 | |
| S-2 | RTU-01 Unit Support Partial Plans & Sections | 11.03.2022 | |
| S-3 | Cooling Unit Support (AHU-02) Partial Plans, Sections & Details | 11.03.2022 | |
| S-4 | Cooling Unit Support (AHU-02) Details | 11.03.2022 | |
| S-5 | General Notes | 11.03.2022 | |

SECTION:

6

Schedule

| Activity ID | Activity Name | Start | Finish | Original Duration | Activity % Complete | Free Float | Total Float | 2022 | | 2023 | | | | | | | | |
|----------------------------|---------------------------|------------|------------|-------------------|---------------------|------------|-------------|------|-----|------|-----|-----|-----|-----|-----|-----|-----|------------------------|
| | | | | | | | | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | |
| COH Fire Station 45 | | 8-Dec-22 A | 12-Jul-23 | 151 | | 0 | 0 | | | | | | | | | | | 12-Jul-23, COH |
| Milestones | | 8-Dec-22 A | 12-Jul-23 | 151 | | 0 | 0 | | | | | | | | | | | 12-Jul-23, Milest |
| Mi-1000 | Substantial Completion | 10-Jul-23 | | 0 | 0% | 0 | 0 | | | | | | | | | | | Substantial Comp |
| Mi-1010 | Punchlist | 10-Jul-23 | 12-Jul-23 | 3 | 0% | 0 | 0 | | | | | | | | | | | Punchlist |
| Mi-1020 | Final Completion | | 12-Jul-23 | 0 | 0% | 0 | 0 | | | | | | | | | | | Final Completion |
| Mi-1030 | Submit GMP | 8-Dec-22 A | 8-Dec-22 A | 1 | 100% | | | | | | | | | | | | | |
| Mi-1040 | City Review/Approve GMP | 14-Dec-22 | 27-Dec-22 | 10 | 0% | 0 | 111 | | | | | | | | | | | |
| Mi-1050 | City Board Approval | 28-Dec-22 | 7-Feb-23 | 30 | 0% | 111 | 111 | | | | | | | | | | | |
| Mi-1060 | NTP | 21-Dec-22* | 21-Dec-22 | 1 | 0% | 0 | 0 | | | | | | | | | | | |
| Procurement | | 22-Dec-22 | 31-May-23 | 115 | | 0 | 0 | | | | | | | | | | | 31-May-23, Procurement |
| Pr-1000 | HVAC unit shop drawing | 22-Dec-22 | 28-Dec-22 | 5 | 0% | 0 | 0 | | | | | | | | | | | |
| Pr-1010 | HVAC Approval | 29-Dec-22 | 11-Jan-23 | 10 | 0% | 0 | 0 | | | | | | | | | | | |
| Pr-1020 | HVAC Fabrication | 12-Jan-23 | 31-May-23 | 100 | 0% | 0 | 0 | | | | | | | | | | | |
| Construction | | 4-May-23 | 7-Jul-23 | 47 | | 0 | 0 | | | | | | | | | | | 7-Jul-23, Constructi |
| Co-1000 | Mobilization | 4-May-23 | 4-May-23 | 1 | 0% | 0 | 0 | | | | | | | | | | | |
| Co-1010 | Sunbelt Relocate | 5-May-23 | 8-May-23 | 2 | 0% | 0 | 0 | | | | | | | | | | | |
| Co-1020 | Demo Units | 9-May-23 | 12-May-23 | 4 | 0% | 0 | 0 | | | | | | | | | | | |
| Co-1030 | Foundations | 15-May-23 | 19-May-23 | 5 | 0% | 0 | 0 | | | | | | | | | | | |
| Co-1040 | Steel Supports | 22-May-23 | 2-Jun-23 | 10 | 0% | 0 | 0 | | | | | | | | | | | |
| Co-1050 | Set Rooftop Unit | 5-Jun-23 | 6-Jun-23 | 2 | 0% | 0 | 0 | | | | | | | | | | | |
| Co-1060 | Roof Flashing | 7-Jun-23 | 8-Jun-23 | 2 | 0% | 13 | 13 | | | | | | | | | | | |
| Co-1070 | Ductwork | 7-Jun-23 | 27-Jun-23 | 15 | 0% | 0 | 0 | | | | | | | | | | | |
| Co-1080 | Electrical/ FA | 7-Jun-23 | 20-Jun-23 | 10 | 0% | 5 | 5 | | | | | | | | | | | |
| Co-1090 | Repair Grid | 28-Jun-23 | 30-Jun-23 | 3 | 0% | 0 | 0 | | | | | | | | | | | |
| Co-1100 | Drywall & Framing Repairs | 28-Jun-23 | 30-Jun-23 | 3 | 0% | 0 | 0 | | | | | | | | | | | |
| Co-1110 | Patch Paint | 3-Jul-23 | 7-Jul-23 | 5 | 0% | 0 | 0 | | | | | | | | | | | |
| Co-1120 | Inspections/ Startup | 28-Jun-23 | 7-Jul-23 | 8 | 0% | 0 | 0 | | | | | | | | | | | |

▬ Remaining Level of Effort ◆ Milestone
▬ Hammock ▬ Summary
▬ Actual Work
▬ Remaining Work
▬ Critical Remaining Work

COH Fire Station 45
 Construction CPM
14-Dec-22
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