

Village of Wellington

Water Treatment Plant (WTP)

**Warehouse, Field Services, Generator Storage
Expansion Project**

**Guaranteed Maximum Price (GMP) Proposal
Number 1**

Generator Storage Pavilion

Pre-Engineered Metal Building (PEMB) Only

October 22, 2019



Wharton-Smith, Inc
CONSTRUCTION GROUP

Village of Wellington
WTP Warehouse, Field Services & Generator Storage Expansion Project
Generator Storage Pavilion [Pre-Engineered Metal Building (PEMB) Only]

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Generator Storage Pavilion [Pre-Engineered Metal Building Only]

Guaranteed Maximum Price (GMP) Summary

Village of Wellington
WTP Warehouse, Field Services & Generator Storage Expansion Project
Generator Storage Pavilion [Pre-Engineered Metal Building (PEMB) Only]

GMP Summary

The purpose of this GMP Amendment is to allow the Village of Wellington (VOW) to move forward with the direct purchase of the pre-engineered metal building structure that will serve as the new and relocated generator storage pavilion. The metal building structure has reached a sufficient design stage to allow metal building suppliers/subcontractors to provide proposals that will be the main component of this GMP Amendment and will allow VOW to authorize a Notice to Proceed, upon Council approval, with issuing a contract amendment to the construction manager (CM) who in turn will coordinate with VOW and the applicable subcontractor to issue a VOW Purchase Order (PO) directly to the metal building supplier. This will serve to save sales tax under the VOW Sales Tax Recovery Program and issuing the PO also allows the metal building material to be ordered so engineered shop drawings can commence, be submitted for applicable reviews and approvals, and ultimately start the building fabrication to allow timely delivery to the WTP site for the first phase of the project. The current generator storage location is in the way of the planned expansion to the warehouse and field services building so the first phase of the project involves preparation for, and installation, of the new generator storage pavilion to clear the way for expansion of the other facilities. When design for the balance of the project is completed, the CM will receive subcontractor bids and compile the next GMP Proposal and Contract Amendment documentation for VOW approval.

This GMP Amendment 1 incorporates the most economical metal building system price from the lowest proposal received out of five responding firms. The bid tabulation sheet and the five proposals are included in a later section. Wharton-Smith recommends that a subcontract agreement be negotiated with Brevard Constructors so the phase 1 generator storage pavilion metal building system purchase order can be issued to maintain the project schedule.



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Exhibit R

Guaranteed Maximum Price (GMP) Amendment 1

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GMP Amendment – Exhibit R

GUARANTEED MAXIMUM PRICE AMENDMENT 1

EXHIBIT "R" TO CONSTRUCTION MANAGEMENT AGREEMENT DATED APRIL 23, 2019 BETWEEN VILLAGE OF WELLINGTON AND WHARTON-SMITH, INC. ("CONSTRUCTION MANAGER") FOR THE WATER TREATMENT PLANT WAREHOUSE, GENERATOR STORAGE, FIELD SERVICES BUILDING MODIFICATIONS AND MISCELLANEOUS ARCHITECTURAL, SECURITY, AND SITE IMPROVEMENTS PROJECT ("PROJECT")

ARTICLE 1 - GUARANTEED MAXIMUM PRICE NUMBER 1

1.1 Guaranteed Maximum Price ("GMP")

Pursuant to Section 3.2 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 8 of this Agreement, and the Owner's Contingency. There shall be no Fee on Owner's Contingency unless and until such time as use of the Owner's Contingency is authorized by Owner. Notwithstanding, Construction Manager's insurance and bond costs shall not be subject to Construction Manager's Fee.

1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed **three hundred thousand five hundred thirty-four dollars (\$ 300,534.00)**, subject to additions and deductions by Change Order as provided in the Contract Documents. The GMP is subject to Construction Manager's Assumptions and Clarifications to the GMP attached as **Exhibit "R5"**.

1.1.2 Allowances included in the Guaranteed Maximum Price are attached as **Exhibit "R4"**.

1.1.3 The Guaranteed Maximum Price includes a fixed amount for General Conditions and General Requirements of **\$18,039.00** as detailed in **Exhibit "R7"**. Construction Manager's General Conditions and General Requirements are fixed and shall not be subject to increase or decrease unless authorized by written Change Order as set forth in the Agreement.

1.1.4 The GMP includes an Owner's Contingency in the amount of **\$14,000.00** to be utilized as set forth in 7.2.3 of the Agreement.

1.1.5 It is the intent and understanding of Construction Manager in providing a GMP for this Work, that the Drawings, Plans and Specifications listed in the attached **Exhibit "R1"** provide for the construction of completed Work by the Construction Manager, including all devices, fasteners, materials or other work not shown in the Drawings and Specifications but which are reasonably inferable therefrom and any and all incidental accessories necessary to make the Work complete and operable in all respects (even if not specified in the description of the Work, but necessary for proper installation and operation of the Work under the Drawings and Specifications), all of which shall be included as part of the Cost of the Work. The expression "reasonably inferable" and similar terms in the Contract Documents shall be interpreted to mean reasonably inferable by a construction manager and general contractor familiar with the Project, having performed extensive Preconstruction Services, and exercising the care, skill and diligence of the Construction Manager by the Contract Documents. Notwithstanding, the foregoing shall not be construed to impose any design responsibility or liability on Construction Manager except where such design responsibility is an existing requirement of Florida law or the Contract Documents.

1.2 Schedule of Values. The Schedule of Values allocating the Contract Sum to the various portions of the Work is attached as **Exhibit "R2"**. The Construction Manager shall not imbalance its Schedule of Values nor artificially inflate any element thereof. Any violation of this provision by the Construction Manager shall constitute a material breach of this Construction Management Agreement. The Schedule of Values shall allocate the entire Guaranteed Maximum Price among the various portions of the Work, except that the Construction Manager's Fee shall be shown as a single separate item.

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ARTICLE 2 – CONTRACT TIME

2.1 Date of Commencement. The Work to be performed under this Construction Management Agreement shall be commenced upon the issuance of a Notice to Proceed from Owner ("Date of Commencement").

2.2 Contract Time. Construction Manager shall meet all Milestones outlined in **Exhibit "R3"** and the entire Project shall reach Substantial Completion no later than **(Not Applicable at this time)** calendar days from the Date of Commencement. Construction Manager shall reach Final Completion no later than sixty (60) days from the delivery of the Punch List as outlined in Paragraph 14.4(G) of the General Conditions, subject to any authorized extensions of time as set forth in the Contract Documents. All Work shall be performed in an expeditious manner.

2.2.1 Liquidated Damages. The parties to this Agreement agree that time is of the essence in the performance of this Agreement. Substantial Completion of the Work under this Agreement, as defined in Article 1 of the General Conditions shall be no later than the Substantial Completion date set forth in Section 2.2 of this GMP Amendment, subject to authorized extensions of time as set forth in the Article 12 of the General Conditions. In the event the Work is not substantially completed by the completion date stated above, and has not been extended by Change Order, the Owner shall be entitled to collect liquidated damages. Construction Manager and Owner agree that, because of the nature of the Work, the inability of the parties to precisely calculate actual damages for delay and the difficulty of determining these damages, the Construction Manager shall pay the Owner the sum of **(Not Applicable at this time)** for each calendar day in achieving Substantial Completion of the Work. Further, Construction Manager and Owner agree that, because of the nature of the Work, the inability of the parties to precisely calculate actual damages for delay and the difficulty of determining these damages, the Construction Manager shall pay the Owner the sum of 25% of the per diem rate set forth in the preceding sentence as liquidated damages for each and every calendar day of unexcused delay for failure to achieve Final Completion. It is hereby agreed that the amount of the per diem assessment for liquidated damages for the Construction Manager's failure to achieve Substantial Completion of the Work or Final Completion of the Work within the time specified in this Agreement is not a penalty and not excessive in light of the circumstances known to the parties at the time this Agreement is executed. The Owner's exercise of its right to terminate this Agreement shall not release the Construction Manager from its obligation to pay liquidated damages in the amount set forth herein. Such assessments shall be immediately due and payable to the Owner or, at the Owner's option, may be deducted from future payments that may be due and owing to Construction Manager. Any sums due and payable hereunder by the Construction Manager shall be payable, not as a penalty, but as liquidated damages representing an estimate of delay damages likely to be sustained by the Owner, estimated at or before the time of executing this Agreement.

ARTICLE 3 - MISCELLANEOUS

3.1 In addition to Construction Manager's and Subcontractor's warranty set forth in 6.19 of the General Conditions, Construction Manager shall be responsible for providing the Extended Warranties as set forth in **Exhibit "R6"**.

3.2 The GMP Amendment incorporates the following exhibits:

1. Drawings, plans and specifications listed in the attached List of Drawings attached hereto as **Exhibit "R1"**;
2. Construction Manager's Schedule of Values to be attached as **Exhibit "R2"**;
3. Construction Schedule to be attached as **Exhibit "R3"**;
4. Construction Manager's Allowances to be attached as **Exhibit "R4"**;
5. Construction Manager's Assumptions and Qualifications to the GMP, if any, to be attached as **Exhibit "R5"**;
6. List of extended warranties to be attached as **Exhibit "R6"**;
7. Construction Manager's Stipulated General Conditions and General Requirements to be attached as **Exhibit "R7"**.
8. Submittal Schedule to be attached as **Exhibit "R8"**.

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This GMP Amendment and all Exhibits are hereby incorporated as part of the Contract Documents as defined in the Agreement.

3.3 Construction Manager shall deliver Payment and Performance Bonds in accordance with Fla. Stat. §255.05 and the forms set forth as **Exhibit "E"** from a surety registered in Florida and acceptable to Owner for the full value of the Guaranteed Maximum Price, plus all change orders.

3.4 Other than as modified herein, the terms and conditions set forth in the Agreement, General Conditions and other Contract Documents remain in full force and effect.

IN WITNESS WHEREOF, Owner and Construction Manager have signed this GMP Amendment. One counterpart each has been delivered to Owner, Construction Manager, and the Architect. All portions of the Contract Documents have been signed or identified by Owner and Construction Manager or by the Architect on their behalf.

OWNER:

Village of Wellington

By _____

Anne Gerwig, Mayor

Attest: _____

Chevelle Nubin, Wellington's Clerk

(SEAL)

Address for giving notices:

12300 Forest Hill Boulevard

Wellington, Florida 33414

APPROVED AS TO FORM AND

LEGAL SUFFICIENCY

Attorney for Wellington

CONSTRUCTION MANAGER

Wharton-Smith, Inc.

By _____

Darin Crafton, Executive Vice President

Attest: _____

Kimberly Murray, Admin. Mgr.

(CORPORATE SEAL)

Addresses for giving notices:

125 W. Indiantown Road, Jupiter, FL 33458

and 750 Monroe Road, Sanford, FL 32771

License No. CGC1511243

Agent for service of process:

(If Construction Manager is a corporation, attach evidence of authority to sign)



Village of Wellington
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Exhibit R1

List of Documents

Village of Wellington
WTP Warehouse, Field Services & Generator Storage Expansion Project
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List of Documents – Exhibit R1

The following list of documents were referenced to prepare PEMB proposals.

Owner, Architect, and Construction Manager will need further coordination between the manufacturer's specifications used as a basis of design and the manufacturer utilized in the proposal with the apparent most economical price to fully determine certain details prior to the Owner's issuance of the Purchase Order to the PEMB supplier.

60% Documents by Colome & Associates, Inc.

A-P.1 Generator Storage Pavilion - Floor Plan dated 9/30/2019

A-P.2 Generator Storage Pavilion - Elevations, Section dated 9/30/2019

A-P.3 Generator Storage Pavilion - Pavilion Details dated 9/30/2019

S-P1 Generator Pavilion Foundation Plan, Sections, Wind Pressures and Schedules dated 9/16/2019

S-P2 Structural Notes

Specification Section 13125 Metal Building Systems pages 1 – 16

Other Relevant Documents

WSI No. 002 Wharton-Smith Supplemental Instructions dated 10/14/2019

Proposal from Brevard Constructors dated October 15, 2019



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Exhibit R2

Schedule of Values

Village of Wellington
WTP Warehouse, Field Services & Generator Storage Expansion Project
Generator Storage Pavilion [Pre-Engineered Metal Building (PEMB) Only]

Schedule of Values – Exhibit R2

Division 1 General Conditions	\$ 18,039.00
Division 13 Metal Building	\$246,615.00
Construction Managers Fee	\$ 15,880.00
General Liability Insurance	\$ 3,000.00
Payment & Performance Bond	\$ 3,000.00
Owner's Contingency	\$ 14,000.00
Total Amount	\$300,534.00



Village of Wellington
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Exhibit R3

Schedule Milestones

Village of Wellington
WTP Warehouse, Field Services & Generator Storage Expansion Project
Generator Storage Pavilion [Pre-Engineered Metal Building (PEMB) Only]

Schedule Milestones – Exhibit R3

GMP Amendment 1 Village Council Approval	November 12, 2019
Issue Contract to PEMB Contractor	November 15, 2019
Village Issue Direct Material P.O. for PEMB	November 19, 2019
PEMB Shop Drawings Approval	January 9, 2020
Village Approval & Issuance of Building Permit	February 13, 2020
Prepare Generator Storage Pavilion Site	March 13, 2020
PEMB Foundation, MEP Underground, Slab On Grade	April 20, 2020
PEMB Fabrication & Delivery	April 21, 2020
PEMB Erection	June 2, 2020
Relocate Generators, Commence Phase 2	June 8, 2020

Notes:

1. Dates are estimated Phase 1 (only) completion dates
2. For reference only, cost not necessarily included for all milestone activities.



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Exhibit R4

Allowances

Village of Wellington
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Allowances – Exhibit R4

1. PEMB structure designed to support 6 Yellow Jacket industrial fans with maximum weight of 105 lbs.
2. Curbs are included for 6 rooftop ventilators with maximum weight of 100 lbs.



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Exhibit R5

Assumption & Clarifications

Village of Wellington
WTP Warehouse, Field Services & Generator Storage Expansion Project
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Assumptions & Clarifications – Exhibit R5

1. PEMB price included in this Amendment 1 is based on acceptance of Nucor as metal building manufacturer. Items to be clearly identified before formal purchase include steel primers and coatings of structural, primary and secondary members; and weight, support framing, and curbs for rooftop ventilators and interior industrial fans.
2. No other work required for the overall project is included other than the PEMB scope indicated in the selected PEMB contractor's proposal. All work other than the PEMB and any necessary adjustments for the PEMB will be included in future GMP Amendment Number 2.
3. Minimal general conditions have been included for the processing of the PEMB contract, Village of Wellington direct purchase order, and related shop drawings.
4. Builder's Risk Insurance is not included at this time. When Builder's Risk policy is bound, (after Building Permit and Notice to Proceed are issued) it will be calculated on the total amount of all GMP Amendments.



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Exhibit R6

Extended Warranties

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Extended Warranties – Exhibit R6

Roof & Wall Panel Finish Coating & Weathertightness Warranty will be coordinated with selected manufacturer's available standard warranties. Warranty period shall be 20 years.



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Exhibit R7

General Conditions & General Requirements

Village of Wellington
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General Conditions & General Requirements – Exhibit R7

Village of Wellington WTP Warehouse, Field Services, Generator Storage Expansion Project						October 17, 2019	
Limited GC's for Generator Storage Pavilion							
ITEM #	POSITION OR TITLE OF STAFF	UTILIZATION RATE	QTY IN WEEKS	UNIT PRICE	TOTAL LABOR	TOTAL MISC	TOTAL AMOUNT
1	Senior Project Manager	0.15	14.00	\$4,070.00	\$8,547.00		\$8,547.00
2	Project Manager	0.10	14.00	\$3,620.00	\$5,068.00		\$5,068.00
3	Project Assistant	0.10	14.00	\$1,440.00	\$2,016.00		\$2,016.00
4	Project Accountant	0.05	14.00	\$1,440.00	\$1,008.00		\$1,008.00
5	Office Supplies/Postage/Reproduction/Misc Expenses	1.00	14.00	\$100.00		\$1,400.00	\$1,400.00
SUBTOTALS					\$16,639.00	\$1,400.00	\$18,039.00
TOTAL STAFF & GENERAL CONDITIONS						\$18,039	



Village of Wellington
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Exhibit R8

Submittal Schedule

Village of Wellington
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Submittal Schedule – Exhibit R8

CM/Subcontractor to provide PEMB Purchase Order Information to Village	November 14, 2019
Village to Issue Purchase Order to PEMB Supplier	November 19, 2019
PEMB Subcontractor submit Shop Drawings for Architect/Engineer Approval	December 17, 2019
Return Approved PEMB Shop Drawings to PEMB Subcontractor	January 9, 2020



Village of Wellington
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Exhibit R9

Alternates

Village of Wellington
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Alternates – Exhibit R9

Alternate 1

Provide Galvalume Finish in lieu of Kynar Finish on Roof Panels Deduct \$ 8,800.00

Provide Galvalume Finish in lieu of Kynar for ventilator curbs Deduct \$ 1,000.00

TOTAL Deduct \$ 9,800.00

Alternate 2


To change primary steel coating to G-90 hot dipped galvanized

In lieu of field applied epoxy paint system Add \$16,700.00



Village of Wellington
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Bid Tabulation & Subcontractor Proposals

PROJECT: Village of Wellington WTP Generator Storage Pavilion				COMPARISON SHEET				Bid Date: 9 / 26 / 2019		
LOCATION: Village of Wellington 1100 Wellington Trace								Prepared by: GK		
ARCH/ENGR.: Colome & Associates								Revised for Clarifications 10 / 22 / 2019		
				A	B	C	D	E	F	
Scope or Spec Section	TITLE	FIRM	Bayview Construction	Brevard Constructors	Harrell Construction	Mark Construction	Walker Design & Construction			
13125	Metal Building Systems	AREA CODE & TELEPHONE NO.	772-283-9300	321-269-2929	904-739-5700	407-831-6275	561-998-0001			
		CONTACT	Ian Lowrey or Ken Ringe	Marty Gordon	Chris Clodfelter	Brian Allen or Todd Jorgensen	Patrick Graham			
	Initial Base Bid Amount		\$294,748	\$217,300	\$300,338	\$333,537	\$331,225			
	INCLUSIONS / EXCLUSIONS / ADJUSTMENTS		\$0	\$29,315	\$0	\$0	\$0			
	TOTAL ADJUSTED BID AMOUNT WS Budget		TBD	\$246,615	TBD	TBD	TBD			
INCLUSIONS / EXCLUSIONS / NOTES			Quantity	Unit	Unit Price	Amount				
Manufacturer						American Buildings Co.	Nucor	Varco-Pruden	???	Butler
L x W Size 127'-6" x 109'-2"			13,919	SF		Yes	Yes	No, 106'-6" x 127'-6"	Yes	Yes
Roof Slope per RFI Response 2 in 12						Yes	Yes	Yes	No, 1:12	Yes
Eave Height (10'-0" Sidewall Opening)						13'-0" / 10'-0"	14'-0" / 11'-0"	15'-0" / ?	15'-0" / ?	? / (per drawings)
Risk Category IV						Yes	Yes	Yes	Yes	Yes
Roof Live Load 20 PSF						Yes	Yes	Yes	Yes	? / (per drawings)
Wind Load 180 MPH						Yes	Yes	Yes	Yes	Yes
26 Ga. Roof Panels						Yes	Yes	Yes	Yes	Yes
Ridge Cap (not vented per RFI Response)						?	Add \$7,500 for vent	?	Vent included	?
Wall Panels (Arch will allow 24 or 26 Ga.)						Yes, 24 Ga. / ?	Yes, 26 Ga. / Kynar	Yes, 26 Ga. / Kynar	Yes, 26 Ga.	Yes, 26 Ga. / Kynar
Roof Ventilator Curb Support Frames			6	EA		Yes	?	Yes	Yes	Yes
Roof Ventilator Curbs			6	EA		No	No, Add \$8,200	?	Yes	Yes
Galvalume Finish						Yes	Yes	No	?	Yes
Kynar Finish						Add \$12,328	Add \$8,800 for roof	Yes, white	No	Add \$17,500 for roof
Gutters & Downspouts						Yes, Galvalume	Yes, Kynar	Yes, Kynar	Yes, Steel	Yes, Kynar
Structural Steel - Primed						Yes, Add for galvanized	Yes, Add \$6,300 for G-90 galvanized	Yes	Yes	Yes
Roof Panel Warranty						Yes, NDL	Yes	Yes, 25 Yr. Finish	Yes, 20 Year	Yes, 20 Yr. Gold
Freight						Yes	Yes	Yes	Yes	Yes
Sales Tax						Yes	Yes	Yes	Yes	Yes
Anchor Bolts						No	No	No	Yes, furnish only	Yes, furnish only
Labor to Erect						Yes	Yes	Yes	Yes	Yes
Performance & Payment Bond						No, add 3%	No, add 2.5%	No, add 1.44%	No, add .95%	No, add 1%
							Blue = Adjusted			
Material Amount for Direct Owner Purchase (Adjust for scope, finish, etc.)						\$169,981	\$138,731	\$140,471	\$170,556	\$195,000

EMAIL PROPOSAL
321-269-2929
2 PAGES

Date: Tuesday, October 15, 2019

To: Wharton-Smith, Inc.
750 Monroe Rd.
Sanford, Florida 32771

Attn: Daniel Kemack

Re: VOW WTP Generator Storage Pavilion

We are pleased to offer the following proposal. All work shall be performed in a workmanlike manner, complying with all prevailing local codes.

- Supply and install one 109'-2" x 127'-6" x 14'-0" (10' clear at haunch minimum) Nucor Gable Pre-Engineered Metal Building including the following:
 - ◊ 24 gage Galvalume Standing Seam Roof (Manufacturer's standard 25-year galvalume warranty and 20-year weather-tightness warranty included) (2:12 roof pitch) (U.L. 90 rated) (FM design rated with Field zone = FM I-90; edge zone = FM I-165; and corner zone = FM I-240.)
 - ◊ 26 gage Kynar Exposed Fastener wall panels. (Both sidewalls are open 11' to remain open and both endwalls are open full height to remain open.)
 - ◊ Non-expandable endwalls
 - ◊ No insulation
 - ◊ Portal frames in sidewalls for bracing
 - ◊ Building designed per FBC 2017; 180 MPH wind load; Occupancy Classification IV; 10 psf collateral load; Exposure "C"; and a 20 PSF roof live load
 - ◊ Special deflections are: L/150 for purlins; L/240 for main frames; L/90 for girts and H/60 for main frame sidesway.
 - ◊ All primary and secondary steel to be manufacturer's standard prep and 1 coat red oxide primer.
 - ◊ Kynar gutters and downspouts included

Page 2 of 2: VOW WTP Generator Storage Pavilion

- ◇ Structure designed to support 6 Yellow Jacket industrial fans that weigh no more than 105 lbs each.
- ◇ No anchor bolts included.
- ◇ Tax, Freight, and erection included (Standard Wages included)

Price ----- \$ 217,300.00

Alternates:

- | | | |
|---|------------------------|--------------------|
| 1. To change roof to Kynar. Add ----- | \$ 8,800.00 | MATL ONLY
7,300 |
| 2. To add six 3'x 3' galvalume roof curbs for ventilators that are by other. Ventilators to weigh no more than 100 lbs. each. Add ----- | \$ 7,200.00 | |
| 3. To add six 3'x 3' kynar roof curbs for ventilators that are by other. Ventilators to weigh no more than 100 lbs. each. Add ----- | \$ 8,200.00 | 5,030 |
| 4. To change primary steel to G-90 hot dipped galvanized. Add ----- | \$ 16,700.00 | 13,895 |
| 5. To change secondary steel to G-90 cold rolled galvanized. Add ----- | \$ 6,300.00 | 5,235 |
| 6. To add performance and payment bond. Add ----- | 2-1/2 % | |

ADD TO BASE BID IN LIEU OF BUTLER G-30 UNTIL EPOXY PAINT COMPATIBILITY DETERMINED

** The direct purchase amount on base bid for tax savings is \$ 113,266.00 The amount will go up based on which alternates are taken. (No TAX)

Contractor does not include in this proposal any work not mentioned above.


Marty B. Gordon
Brevard Constructors, Inc.

REVISED
BASE BID
(W/KYNAR &
G-90 SECONDARY)
\$ 217,300
8,800
8,200
6,300
\$ 240,600
6,015 BOND
\$ 246,615

DPO AMOUNT
\$ 113,266
7,300
5,030
5,235
\$ 130,831
7,850 6% TAX
50 SURCHARGE
\$ 138,731



BAYVIEW CONSTRUCTION SERVICES

GENERAL CONTRACTORS

4826 SE Railway Avenue • Stuart, FL 34997
772.283.9300 • Fax 772.288.1337
www.bayviewconstruction.com

October 17, 2019

Daniel Kemack
Wharton-Smith, Inc.
750 Monroe Road
Sanford, FL 32771

This is a proposal for the VOW Warehouse & Generator Storage Pavilion located on 1100 Wellington Trace, Wellington, FL 33414 for the supply and erection of the following Pre-engineered Metal Structures as specified below.

BUILDING DESCRIPTION

Bayview Construction Services is fully responsible for supply and erection labor of this project as specified in the contract documents and this proposal. This quotation includes all materials, labor and equipment necessary to erect the buildings for the price shown based on the following.

Building(s) Name	Width	Length	Eave Ht.		Roof Slope
			FSW	BSW	
Pavilion	109'-2"	127'-6"	13'-5"	13'-5"	2 : 12

Building Code:	FBC 2017
Jobsite County:	Palm Beach
Occupancy Classification:	IV – Essential Facilities
Wind Exposure:	C
Live Load:	20 PSF – Non-Reducible
Snow Exposure Coefficient:	1.0 – Partially Exposed
Ground Snow Load:	0 PSF
Wind Speed:	180 MPH
Wind Enclosure:	Open
Seismic Information:	Ss: 0.063 Si: 0.024
Site Class:	D
Primary Collateral:	10.0 PSF
Secondary Collateral:	10.0 PSF
Primary Structural Color:	Red Primer
Secondary Structural Color:	Galvanized

Roof Panel:	Standing Seam 360 – 24 Gauge – Galvalume Finish
Roof Panel Warranty:	Weather Sure Premium No Dollar Limit
Wall Panel:	Longspan III – 24 Gauge – Kynar
Roof Line Trim:	Oversized Gutter and Downspouts, Ridge, Universal Rake

General Clarifications:

1. (6) Roof framed openings which will be factory located, and each having a point load of a maximum weight of 250 LBS. (Roof curbs are included in the proposal as an Add/Alt)
2. The FSW & BSW of the pavilion are open to 10'-0" A.F.F.
3. The REW & LEW are open with a rigid frame clear span
4. For Bayview to maintain a 10'-0" clearance the eave height had to be increased which brought the ridge height of the building to 22'-6"

Alternate(s)

Alternate #1 – Galvanize structural steel (This would be in lieu of epoxy painting in the field)

o Add - \$26,548.00 to base bid

Alternate #2 – Kynar Standard Color Paint Applied to roof panels.

o Add - \$10,673.00 to base bid

Alternate #3 – (6) 3' x 3' roof curbs for the Yellow Jacket Fan framed openings supporting 250 LBS. each. (Please note the this is subject to change once the fan spec has been provided)

o Add - \$7,703.00 to base bid

Alternate #4 – VE Option – Reducing the building occupancy classification

Building Code:	FBC 2017
Jobsite County:	Palm Beach
Occupancy Classification:	II – Standard Buildings
Wind Exposure:	C
Live Load:	20 PSF – Reducible by Code
Snow Exposure Coefficient:	1.0 – Partially Exposed
Ground Snow Load:	0 PSF
Wind Speed:	163 MPH
Wind Enclosure:	Enclosed
Seismic Information:	Ss: 0.063
	S1: 0.024
Site Class:	D
Primary Collateral:	2.0 PSF
Secondary Collateral:	2.0 PSF

Primary Structural Color:	Red Primer
Secondary Structural Color:	Galvanized
Roof Slope:	2 : 12

o Deduct - \$24,670.00 from base bid

Clarifications:

1. This pre-engineered metal building is to be manufactured by American Buildings Company.
2. The freight is included in this contract.
3. Sales tax has been included in this proposal.
4. The supply and installation of anchor bolts is not included in this contract and is the responsibility of the General Contractor. The anchor bolts must be installed as per the manufacturer's anchor bolt drawings as submitted by the building manufacture's specifications. Incorrect placement and/or modifications will be at an additional cost. If a concrete notch for sheeting recess is shown on the drawings, this is the responsibility of the General Contractor.
5. Permits, licenses, fees, payment retention, bonds, tests, inspections or surveillances of any type, including environmental, which may be imposed under the building or zoning ordinances or by Cities, Counties, States, or other regulatory authorities are to be obtained and paid by Owner or General Contractor and are not included in this proposal unless so stated.
6. This quotation is based on the concrete slab in place; clear of all excess building material so erector may lay out framing next to its location for erection.
7. All erection begins with one mobilization, start to finish, until the building is completed. If there are delays requiring remobilization, there will be additional mobilization / demobilization fees.
8. Erection is to be performed in a continuous manner without return trips due to interruptions beyond our control.
9. Other trades penetration into wall sheeting & liner paneling is not included within this proposal.
10. General Contractor is to provide adequate and level access on all sides of the building for erection install equipment to maneuver and operate.
11. If pad is not accessible, additional crane charges may apply.
12. General Contractor shall supply two lines with 20-amp volt electric power available within 25 feet of building.
13. The General Contractor in order for the delivery truck to reach the jobsites must provide a clear drivable access to the jobsite that must be available upon delivery, or additional equipment and extra trips to unload the building may be required. The building will be unloaded next to the slab by the erector. If the building cannot be unloaded next to the slab, extra costs may apply for having to move the steel components at a later date.
14. Trash will be picked up from the pre-engineered metal building site and deposited in a trash receptacle furnished by the General Contractor. The General Contractor is responsible for removal of the trash receptacle.

15. The following are exclusions: special primer/painting, special inspection, field painting, louvers, fans, doors, and windows.
16. The Owner will make a standard color selection for the pre-engineered metal building siding panels and trim.
17. All roof warranties supplied per specification.
18. If any unforeseen condition arises not specifically covered by this specification, final agreement shall be resolved between the Owner and Contractor in writing before any work is undertaken.

Payment Terms: To be determined with the General Contractor.

Our proposal to complete the above referenced project is in the amount of:

\$294,748.00

Sincerely,

Kenneth Ringe MM
Bayview Construction Services
4826 SE Railway Avenue
Stuart, FL 34997
772.283.9300 Ext. 101
772.288.1337 Fax
Florida Certified GC #1520874
www.bayviewconstruction.com

A National Award-winning Company
State of Florida 'Builder of the Year'
Celebrating 37 years in Florida

Ian Lowrey
Bayview Construction Services
4826 SE Railway Avenue
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4185 Sunbeam Rd Building 200, Jacksonville, FL 32257
904-739.5700 Phone 904-739.5959 Fax
904.300.4455 Cell cclodfelter@harrell-construction.com



www.facebook.com/metalbuildings

Proposal

Harrell Construction is proud to offer this **Proposal** for work at the **Villages of Wellington – Palm Beach County, FL**. Our proposal is as follows:

It is the intent of this Quote to include the **Labor, Material, Equipment, and Insurance** for the Installation / Erection of all listed components and related accessories specified in this Document subject to the following Terms and Conditions.

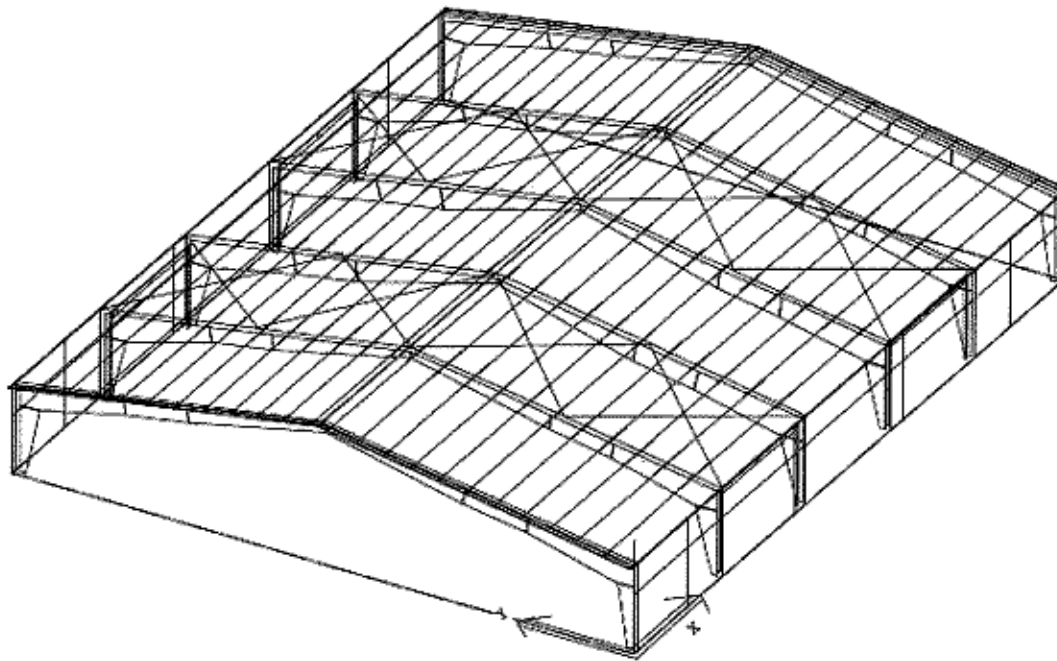
Preconstruction Services –

- ☐ Preliminary Reaction package
- ☐ Approval Drawings
- ☐ Architect / Engineer coordination meetings
- ☐ **Submittal package**
- ☐ **MSDS, Safety and Certifications**
- ☐ Anchor bolt templates and placement verification

Completion of 1 Pre-Engineered Metal Building System.

Storage Building, Pavilion

- 24 Ga. (SSR) Standing Seam Roof, standard concealed fastener 24" panel with Kynar finish (painted) and 25 year finish warranty standard colors (roof panels are lapped)
- 26 Ga. (PR) "R" Panel, standard exposed fastener 36" panel with Kynar (painted) finish and 25 Year finish warranty (Wall) standard colors
- 8.5 roof and wall secondary, G90 with clear acrylic coating
- Primary and bracing std Gray primer (1 mil.) – Standard Shop Primer
- X bracing / Portal Frames/Portal Braces as required by design
- Framed openings Per Drawings provided
-
- Completion of roof panel system, ridge, eaves, gutters and misc trims as per standard details provided by VP Buildings
- 1 Year Contractor Warranty
- 3 Year Material Warranty
- 25 Year Material Finish Warranty



Loads and Codes - Shape: Gen pavillion

Building Code: FBC 2017 6th Ed.
Based on Building Code: 2015 International Building Code
Building Risk/Occupancy Category: IV (Essential Facility)

Structural: 10AISC - ASD
Cold Form: 12AISI - ASD

Rainfall: 12.00 inches per hour
4000.00 psi Concrete

Roof Live Load

Roof Live Load: 20.00 psf Reducible

Collateral Gravity: 10.00 psf

Collateral Uplift: 0.00 psf

Wind Load

Wind Speed: Vult: 180.00 (Vasd:
139.43) mph

The 'All Heights' Method is Used - User Flat Roof Snow: 0.00 psf
Modified

Wind Exposure: C
Wind Enclosure: Free Roof -
Clear/Obstr
Base Elevation: 0/0/0

Topographic Factor: 1.0000
Hurricane Prone Region
Windborne Debris Region
NOT Impact Resistant Covering

Snow Load

Ground Snow Load: 0.00 psf

Design Snow (Sloped): 0.00 psf
Rain Surcharge: 0.00

Snow Exposure Category: 1 Fully
Exposed

Seismic Load

Spectral Response - Ss: 4.70 %g

Spectral Response - S1: 2.40 %g

Seismic Design Category: A
Soil Profile Type: Stiff soil (D)

Diaphragm Condition: Flexible

Frame Redundancy Factor: 1.0000
Brace Redundancy Factor: 1.0000
Acceleration Ratio Frames: 0.0100
Acceleration Ratio Bracing: 0.0100
% Snow Used in Seismic: 0.00

Deflection Conditions

Frames are vertically supporting: No Ceiling

Deflection Limit Override V/240

Frames are laterally supporting: Metal Wall Girts and Panels

Deflection Limit Override H/60

Purlins are supporting: No Ceiling

Default Deflection Limit: V/180 Load Case L

Default Deflection Limit: V/180 Load Case S

Default Deflection Limit: V/180 Load Case W

Girts are supporting: Metal Wall Panels

Deflection Limit Override H/240

Overall Building Description

Shape	Overall Width	Overall Length	Floor Area (sq. ft.)	Wall Area (sq. ft.)	Roof Area (sq. ft.)	Max. Eave Height	Min. Eave Height 2	Max. Roof Pitch	Min. Roof Pitch	Peak Height
Gen pavillion	106/6/0	127/6/0	13579	7965	13979	15/0/0	15/0/0	2.000:12	2.000:12	23/10/8

Covering Summary

Side	Panel Type	Thickness	Finish	Color	Area (sq. ft.)
Sidewall	Panel Rib	26	KXL (Kynar)	Cool Arctic White	1275
Roof	SSR	24	KXL (Kynar)	Cool Arctic White	14265

ERECTION SERVICES:

- The erection of the metal building and associated components shall be performed by a qualified erector crew and accompanied by qualified professional supervision, using proper tools and equipment.
- All crews shall follow good, sound, safe procedures and guidelines and in accordance with any applicable federal, state or local laws.
- Erection of the roof system shall be in complete accordance with the Manufacturer's Safety and Erection Manual. Any deviation from this manual could result in damage to the roof system and may void any associated warranties, for which Manufacturer will not be liable for repair or replacement.
- The erection crews will be issued proper PPE and safety tools prior to mobilization. All site specific and contractor specific safety requirements will be followed.
- A minimum of 1 crew member (per 10) will be OSHA 10, CPR and First AID certified, more may be required based on crew size and site conditions.
- All hoisting and equipment, including roof seaming machines, are included
- Certified wages are Not Required, but available upon request prior to contracting.
- Davis Bacon Wages are not included

This Quote is subject to the following:

1. **No site work, concrete work or MEP included –**
2. Personnel doors, roll up doors and windows are not included
3. Pricing is based on 1 mobilization(s) to site.
4. Work hrs = 40 hrs per week, 5-8hr days – minimum
5. All elevations and grade is the responsibility of others.
6. **The code of Standard Practice of the American Institute of Steel Construction, Ninth edition, 1989, along with MBMA standards, shall govern in all matter to which it is applicable and not otherwise provided herein.**
7. Power, Sanitation, and Waste disposal are **NOT** included – power can be accommodated with pre-contract notice
8. **"This proposal is valid for 30 days from the date of origination."**
9. A tentative schedule must be agreed upon before execution of a final contract.
10. We estimate the scope of work to take approximately 9 week(s) from start date to substantial completion.

The total cost for Harrell Construction. to complete this project according to above descriptions, terms and conditions / Industry Standard (AISC –Florida Building Code 2017 – MBMA 2012).-

Base Bid

lump sum total of **\$300,338.00** including Material, labor, taxes, freight and insurance

ALT Galvalume roof finish – Deduct \$6,240.00

Add 1.44% for Bond

Payment Terms –

Labor Draw requests are based on percentage of completion. Terms are Net Due 30 days from receipt. This proposal is valid for thirty days. Approval / Permit drawings required. No retainage applies on materials.

Exclusions:

Any item not specifically mentioned herein as being part of this proposal, but not limited to

- miscellaneous metals - pipe bollards, embeds or angles
- Additional penetrations are not included.
- Mechanical, Electrical or Plumbing, site civil or concrete work
- Roll up or personnel doors, windows or glazing
- Mezzanine Railings, stairs or embeds
- Door Frames
- Louvers
- **All references to SMACNA and NRCA are not taken into consideration and NOT included.**
- **Finish painting of any kind**
- **EPOXY PAINT**
- **ANCHOR BOLTS**

Schedule:

Approval	1-2 Weeks
Submittal Package	3 Weeks
PEMB delivery	16- 18 Weeks from Approval
Erection	4-5 Weeks

Thank you for the opportunity to offer this quote, if there are any questions or clarifications needed, please feel free to call.

Sincerely,

Chris Cladfelter

Harrell Construction
904.739.5700

Striving to become your preferred single source provider of Pre-Engineered Metal Buildings in the Southeastern United States.



"Built with Quality and Integrity"



421 Gold Medal Court
Longwood, Florida 32750
Phone: 407.831.6275
Fax: 407.332.5311
www.markconstruction.com

Date: 10/16/19

To: Wharton Smith, Inc.

Re: VOW Generator Storage Pavilion – Pre-Engineered Metal Building Proposal

Please accept this letter as an explanation of our proposal for the following work. We hope you will find the information below helpful in choosing the contractor for this scope. Please do not hesitate to call if I can be of assistance.

1. **Base Bid:** We propose to provide supervision, material, labor, equipment and tax for the complete Furnish and Installation of the Pre-Engineered Metal Building (per plans dated September 16, 2019 and WSI001, WSI002); Which include PEMB structure, roof panels, wall panels, trims, gutters/downspouts as described below for the sum of: \$335,037.00 **

** Due to escalating steel pricing at this time, price is subject to increase after 30 days.

- o **Deduct Alternate:** from Base Bid to have Risk Category II in lieu of Risk Category IV on the PEMB \$ 8,000.00
- o **Add Alternate:** to Base Bid to add Kynar Roof panel finish in lieu of Galvalume..... \$15,505.00
- o **Add Alternate:** to Base Bid to add Bond \$ 3,318.00

PEMB General Design Criteria

- Florida Building code 2017
- Live Load.....20PSF
- Collateral Load.....10PSF
- Wind Velocity.....180mph
- Exposure.....C
- Risk Category.....IV

Base Bid Description/scope:

Furnish and Installation of:

- PEMB Structure (Gable Symmetrical) 109'-2" W x 127'-6" L x 15' Eave height with 2:12 slope and 10' sidewall Clearance.
- Manufacturer's Standard Gray Primer on Primary members and G90 Galvanized secondary members.
- X-bracing, Standard Bracing required by Manufacturer's design.
- 24ga. 16" wide flat pan Standing Seam Roof panels with Galvalume Coating to meet Factory Mutual Requirements.
- 26ga. 36" PBR style Wall panels with Kynar finishes.
- 26ga. Steel Gutter and Downspouts with Kynar finishes.
- 26ga. Trims, Eaves, Rakes and Flashings with Kynar finishes.
- Low profile ridge cap.
- Roof Flashings at Pipe penetration.
- (6) Roof framed openings and curbs for Ventilators.
- PEMB Support for 6 Industrial Fans.
- All bolts, sealants, fasteners required for the PEMB.
- Furnish 20yr. Weathertightness Roof Warranty.
- Furnish Only – PEMB Stainless Steel Anchor Bolts.
- Furnish Only – State of Florida Engineered Stamped Drawings for Approval, Design Calculation, Column Reactions, Anchor Bolt Drawings and Erection Drawings.

Excluding:

Surveying, special loads, point loads, Roof or Wall Fiberglass Insulation, galvanized primary or secondary steel, galvanized bolts, finish painting, any type of Epoxy coatings, powder coatings, universal primer or special primers, wire ball strainers, downspout connector, matching color, custom colors, insulated wall panels, furnish and installation of embeds/bearing plates, shim plates, cutting and patching other trades, temporary lighting, temporary toilets, dumpster, grout, special framing, roof penetration, soffit panels, ceiling liner panels, wall liner panels, sized steel, metal deck, mezzanine, cranes, fans, partition and finishes, louvers, skylight, wall lights, windows, roll door, misc. metals, size steel, Stairs, MEP, concrete, epoxy anchor, builders risk insurance, permits, fees, and bonds, P&P bond if Required, anything not listed in Base Bid description.

Respectfully Submitted,

Brian Allen
Cell: (407)-922-5531
Mark Construction Co.
ballen@markconstruction.com

Authorized Signature: (Construction Manager or General Contractor)

Date: _____



421 Gold Medal Court
Longwood, Florida 32750
Phone: 407.831.6275
Fax: 407.332.5311
www.markconstruction.com

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To: Wharton Smith, Inc.

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- Wind Velocity.....180mph
- Exposure.....C
- Risk Category.....IV

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- PEMB Support for 6 Industrial Fans.
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Respectfully Submitted,

Brian Allen
Cell: (407)-922-5531
Mark Construction Co.
ballen@markconstruction.com

Authorized Signature: (Construction Manager or General Contractor)

Date: _____



WALKER DESIGN & CONSTRUCTION Co.

GENERAL CONTRACTOR

September 24, 2019

Mr. Daniel Kernack

Wharton Smith Commercial Group

RE: Village Of Wellington –Butler Pre-Engineered Building

Thank you for the opportunity to submit this proposal for the above referenced project. Our quote is to supply and install the Generator Warehouse Storage Building per plan

Our Base Bid price, tax included, installed is **\$331,225.00** per the following list of qualifications:

Qualifications:

1. Permit drawings per Butler mfg standard
2. Permit fees excluded
3. Primary framing members are factory primed with minimal field touchup
4. Secondaries are G-30 galvanized
5. Roof is a Butler MR24 standing seam roof
6. Wall skirts are Butler BR11 wall panels
7. Roof panels are unpainted galvalume stock
8. Wall panels are from manufacturer stock color selection
9. Frame opening for roof ventilation provided, ventilators by others
10. Anchor bolts included for installation by others
11. Insulation excluded
12. Comes with 20 yr Gold warranty
13. Epoxy and field painting excluded
14. Designed to risk category IV, 180mph wind, exposure class C

Thank you for considering us for this project, if you have questions or would like additional information please let us know.

Sincerely,

Patrick Graham
Vice President

1060 Holland Dr. Ste B
Boca Raton, Florida 33487-2719
561-998-0001 Fax 561-998-0379
www.walkerdesignco.com