

Gui Vazquez

From: Chaitanya Banthia <cbanthia@hedrickbrothers.com>
Sent: Friday, October 21, 2022 1:59 PM
To: Dean Mealy; Gui Vazquez
Cc: Pat Marshall; Sandy Scanlon; Gene Parker
Subject: RE: North Fire Station - Phase 1 GMP
Attachments: N Fire Station Phase 1 GMP.pdf

Dean and Gui,

Please see attached with requested changes.

Thank you,




#WeAreBuilders



CHAITANYA BANTHIA
Preconstruction Manager
HEDRICK BROTHERS CONSTRUCTION

C 561 603 5424 **D** 561 242 4308 **O** 561 689 8880
E cbanthia@hedrickbrothers.com
2200 Centrepark West Drive
West Palm Beach, Florida 33409 | CGC013137

Bridges, Marsh & Associates Eighteen Via Mizner Palm Beach, Florida 33480	
Reviewed	<input checked="" type="checkbox"/>
Reviewed as noted	<input type="checkbox"/>
Revise & Resubmit	<input type="checkbox"/>
Not approved	<input type="checkbox"/>
 Architect	10/21/22 Date
Project Manager	Date

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From: Chaitanya Banthia
Sent: Friday, October 21, 2022 12:14 PM
To: Dean Mealy <dmealy@TownOfPalmBeach.com>; Gui Vazquez <Gui@bridgesmarsharchitects.com>
Cc: Pat Marshall <pmarshall@hedrickbrothers.com>; Sandy Scanlon <scanlon@hedrickbrothers.com>; Gene Parker <gparker@hedrickbrothers.com>
Subject: North Fire Station - Phase 1 GMP

Dean and Gui,

Please see attached for your review our Phase 1 GMP for the North Fire Station, Palm Beach. Upon your review, please let me know if this document should be formally sent to any other team members and if you will require hard copies of this document.

Thank you,

Chai



#WeAreBuilders



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Friday, October 21st, 2022

Dean Mealy, II
Town of Palm Beach
951 Okeechobee Rd
West Palm Beach
FL 33401

Re: North Fire Station – Phase 1 GMP

Dean,

Please see attached our Phase 1 GMP in reference to the CMAR contract for the North Fire Station renovation project. This phase will include structural upgrades at the windows and doors along with costs associated with ordering and installing new windows and doors. Upon your review, please let us know how we can assist.

Cost Summary

Subcontractor Cost	\$1,528,700.00
Allowances (See Timberline Estimate)	\$140,519.00
Project Management and Supervision (13 weeks)	\$212,311.00
General Requirements (13 weeks)	\$30,572.00
Active HB Labor including Tools and Equipment (13 weeks)	\$53,043.00
Contingency - 10%	\$196,515.00
Contractors Fee and Profit - 8%	\$172,933.00
Off Site Parking and Part Time Van Driver	\$22,600.00
General Liability Insurance - 1.3%	\$30,644.00
P&P Bond - 1.25%	\$29,182.00
Total GMP Phase 1	\$2,417,019.00

(Signature)
Pat Marshall
Project Manager

10.21.22

(Date)





SUBCONTRACTOR BID SUMMARY MATRIX		Baldwin Innovative Builders	Centerpoint Construction	Benchmark III	Axtell Construction LLC
03 Concrete and Steel - Windows and Doors Surrounds		Carl Baldwin	Michael Coyne	Greg Hale	Mark Axtell
		561-805-7528	954-346-4066	772-320-0206	561-842-9296
		9.22.22	9.26.22	9.26.22	10.4.22
	Description				
1	All work and material for this scope required by the plans, and specifications.	Incl	Incl	Incl	Incl
2	All necessary permits, if required by your scope of work.	Incl	Incl	Incl	Incl
3	All necessary licenses.	Incl	Incl	Incl	Incl
4	All necessary insurance requirements.	Incl	Incl	Incl	Incl
5	Provide all Warranty's as required per the contract documents.	Incl	Incl	Incl	Incl
6	All material, equipment, tools, and manpower for a complete scope of work.	Incl	Incl	Incl	Incl
7	All required shop drawings, submittals, and samples.	Incl	Incl	Incl	Incl
8	Coordination of your work with other sub-contractors as required.	Incl	Incl	Incl	Incl
9	Include tax in the lump sum price.	Incl	Incl	Incl	Incl
10	Daily clean up of generated debris.	Incl	Incl	Incl	Incl
11	Parking to be offsite and HB to supply van for pick up and drop off	Incl	Incl	Incl	Incl
		\$819,200.00	\$1,208,000.00	\$210,960.00	
	Selective demolition at windows and doors to prep for structural improvements	Incl	Incl	Incl	\$80,000.00
	Structural surrounds at 64 windows and doors	Incl	Incl	Incl	\$640,000.00
	Supply and install reinforcement	Incl	Incl	Incl	Incl
	Additives as required for slump	Incl	Incl	Incl	Incl
	Required framing at existing openings	Incl	Incl	Incl	Incl
	Concrete and concrete pump	Incl	Incl	Incl	Incl
	Selective Shoring and Engineering Allowance	excl	\$15,000.00	Incl	\$52,000.00
	Stripping and Cleanup	Incl	Incl	Incl	Incl
	SUBTOTAL	\$819,200.00	\$1,223,000.00	\$210,960.00	\$772,000.00
	ALTERNATES	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$819,200.00	\$1,223,000.00	\$210,960.00	\$772,000.00
	Selected Contractor - Baldwin Innovative Builders considering their past experience with the design team.				
	EXCLUSIONS/QUALIFICATIONS				



SUBCONTRACTOR BID SUMMARY MATRIX

08 Windows and Doors

		Tischler Windows and Doors	Peetz Windows and Doors
		James Myers	Eva Leon
		203-674-0600	954-659-3887
		9.30.22	9.6.22
Description			
1	All work and material for this scope required by the plans, and specifications.	Incl	Incl
2	All necessary permits, if required by your scope of work.	Incl	Incl
3	All necessary licenses.	Incl	Incl
4	All necessary insurance requirements.	Incl	Incl
5	Provide all Warranty's as required per the contract documents.	Incl	Incl
6	All material, equipment, tools, and manpower for a complete scope of work.	Incl	Incl
7	All required shop drawings, submittals, and samples.	Incl	Incl
8	Coordination of your work with other sub-contractors as required.	Incl	Incl
9	Include tax in the lump sum price.	Incl	Incl
10	Daily clean up of generated debris.	Incl	Incl
11	Parking to be offsite and HB to supply van for pick up and drop off	Incl	Incl
	Supply of Mahogany Windows and Doors - Same finish inside and outside	\$601,250.00	\$536,518.50
	Installation	\$108,250.00	\$81,355.00
	Buckling	Incl	\$28,800.00
	Waterproofing Allowance	excl	\$38,971.00
	Taxes	NA	NA
	Shop Drawings	Incl	Incl
	Standard Hardware	Incl	\$19,520.00
	Stainless Steel Mechanism	Incl	\$22,940.00
	Impact Glass with LowE	Incl	\$31,506.00
	SUBTOTAL	\$709,500.00	\$759,610.50
	ALTERNATES	\$0.00	\$0.00
TOTAL		\$709,500.00	\$759,610.50
	Design team selected Tischler Windows and Doors.		
	EXCLUSIONS/QUALIFICATIONS		
	Alarm Contacts		
	Screens		
	Door Stops		
	Keycard Access and Electronic Locks		
	Jamb Extensions and Brickmold		
	Insulated Glass		



Project name	North Fire Station Renovation - Phase 1 300 N County Rd Palm Beach FL 33480
Labor rate table	Standard Labor
Equipment rate table	Standard Equipment
Job size	9058 sf
Project	Landmark Renovation
Report format	Sorted by 'Group phase/Phase' 'Detail' summary Allocate addons



Group	Phase	Description	Takeoff Quantity	Labor Productivity	Labor Cost/Unit	Labor Price	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	Equip Price	Equip Amount	Other Price	Other Amount	Total Amount	Grand Total Amount	Subcontractor
1000.000		GENERAL REQUIREMENTS																
	1300.010	Personnel: Supervision																
		Superintendent	13.00 wk	40.000 hr / wk	5,600.00 /wk	140.00 /hr	72,800	-	-	-	-	-	-	-	-	72,800	72,800	
		Personnel: Supervision					72,800									72,800	72,800	
	1310.010	Personnel: Proj. Managmnt																
		Project Executive	13.00 wk	5.000 hr / wk	1,135.00 /wk	227.00 /hr	14,755	-	-	-	-	/wk		-	-	14,755	14,755	
		Project Manager	13.00 wk	40.000 hr / wk	5,680.00 /wk	142.00 /hr	73,840	-	-	-	-	/wk		-	-	73,840	73,840	
		Project Administrator	13.00 wk	40.000 hr / wk	3,400.00 /wk	85.00 /hr	44,200	-	-	-	-	/wk		-	-	44,200	44,200	
		Estimation	1.00 ls		5,500.00 /ls	5,500.00 /ls	5,500	-	-	0.00 /ls	0	/ls		-	-	5,500	5,500	
		BIM Scans	1.00 nic		0.01 /nic	0.01 /nic	0	-	-	/nic		/nic		-	-	0	0	
		Personnel: Proj. Managmnt					138,295									138,295	138,295	
	1455.010	Special Inspectors																
		Special Inspector - NIC	1.00 nic			/nic		/nic		0.01 /nic	0	/nic		/nic		0	0	
		Special Inspectors									0					0	0	
	1457.010	Testing & Inspections																
		Testing Services	1.00 nic		-	-	-	-	-	-	-	-	-	25,000.00 /nic	25,000	25,000	25,000	
		Testing & Inspections			/ls										25,000	25,000	25,000	
	1510.010	Utilities: Temporary																
		Temp Electricity - by Owner	1.00 nic			/nic		/nic		0.01 /nic	0	/nic		/nic		0	0	
		Temp Water - by Owner	1.00 nic		-	-	-	/nic		0.01 /nic	0	-	-	-	-	0	0	
		Temp Toilet	4.00 mo		-	-	-	/mo		-	-	-	-	500.00 /mo	2,000	2,000	2,000	
		Toilet Enclosure	1.00 nic		0.00 /nic	0.00 /nic	0	0.01 /nic	0	-	-	-	-	-	-	0	0	
		Utilities: Temporary							0		0				2,000	2,000	2,000	
	1520.010	Temp: Facilities																
		Cups & Ice	4.00 mo		-	-	-	-	-	-	-	-	-	125.00 /mo	500	500	500	
		Blue Prints	1.00 ls		-	-	-	-	-	-	-	-	-	750.00 /ls	750	750	750	
		Matterport building scan	1.00 ls		-	-	-	-	-	-	-	-	-	560.00 /ls	560	560	560	
		Site Office - Rental	1.00 nic		-	-	-	-	-	-	-	-	-	0.01 /nic	0	0	0	
		Temp: Facilities													1,810	1,810	1,810	
	1520.020	Temp: Supplies																
		Office Supplies	4.00 mo		100.00 /mo	100.00 /mo	400	150.00 /mo	600	-	-	105.00 /mo	420	-	-	1,420	1,462	
		Temp: Supplies			/mo		400		600				420			1,420	1,462	
	1550.010	Temp: Traffic Control																
		ROW Permits - NIC	1.00 nic		-	-	-	-	-	-	-	-	-	0.01 /nic	0	0	0	
		Temp: Traffic Control													0	0	0	
	1562.010	Controls: Safety																
		First Aid Equip	4.00 mo		-	-	-	-	-	-	-	-	-	75.00 /mo	300	300	300	
		Safety Director	4.00 mo	4.000 hr / mo	304.00 /mo	76.00 /hr	1,216	-	-	-	-	-	-	/mo		1,216	1,216	
		Controls: Safety					1,216								300	1,516	1,516	
	1660.010	Product Storage/Handling																
		Windows and Doors offsite storage	1.00 nic		0.01 /nic	0.01 /nic	0	-	-	0.01 /nic	0	-	-	-	-	0	0	
		Product Storage/Handling					0				0					0	0	
		GENERAL REQUIREMENTS					212,711		600		0		420		29,110	242,841	242,883	
2000.000		SITework																
	2221.010	Demo: General																
		Demolition around removed windows and doors to prepare for structural improvements	1.00 incl		-	-	-	-	-	0.01 /incl	0	-	-	-	-	0	0	
		Shutters removal Allowance	1.00 ls		2,640.00 /ls	2,640.00 /ls	2,640	500.00 /ls	500	0.00 /ls	0	-	-	-	-	3,140	3,175	
		Carpenter	5.00 wk	40.000 hr / wk	2,600.00 /wk	65.00 /hr	13,000	-	-	0.01 /wk	0	-	-	-	-	13,000	13,000	
		Cleanup Labor	5.00 wk	40.000 hr / wk	1,400.00 /wk	35.00 /hr	7,000	-	-	0.01 /wk	0	-	-	-	-	7,000	7,000	
		Engineering and Shoring Allowance	1.00 ls		0.01 /ls	0.01 /ls	0	0.00 /ls	0	25,000.00 /ls	25,000	-	-	-	-	25,000	25,000	
		Dumpsters Allowance	13.00 ea		0.01 /ea	0.01 /ea	0	/ea		0.00 /ea	0	-	-	650.00 /ea	8,450	8,450	8,450	
		Tools and Equipment	5.00 wk		0.00 /wk	0.00 /wk	0	75.00 /wk	375	0.01 /wk	0	-	-	-	-	375	401	
		Demo: General			/sf		22,640		875		25,000				8,450	56,965	57,027	
		SITework					22,640		875		25,000				8,450	56,965	57,027	
3000.000		CONCRETE																
	3010.010	Concrete/Shell																
		Structural improvements at windows and doors	1.00 ls		-	-	-	-	-	819,200.00 /ls	819,200	-	-	-	-	819,200	819,200	Baldwin
		Carpenter	5.00 wk	40.000 hr / wk	2,600.00 /wk	65.00 /hr	13,000	-	-	0.01 /wk	0	-	-	-	-	13,000	13,000	
		Cleanup Labor	5.00 wk	40.000 hr / wk	1,400.00 /wk	35.00 /hr	7,000	-	-	/wk		-	-	-	-	7,000	7,000	
		Other structural upgrades	1.00 nic		-	-	-	-	-	0.01 /nic	0	-	-	-	-	0	0	
		Tools and Equipment	5.00 wk		0.00 /wk	0.00 /wk	0	75.00 /wk	375	0.01 /wk	0	-	-	-	-	375	401	
		Concrete/Shell					20,000		375		819,200					839,575	839,601	
		CONCRETE					20,000		375		819,200					839,575	839,601	
8000.000		DOORS & WINDOWS																
	8210.005	Exterior Windows and Doors - Wood																
		Supply and Install Tischler Windows and Doors - Same finish inside and outside, Laminated Low E glass	1.00 ls	hr / ls	0.00 /ls	0.00 /hr	0	-	-	709,500.00 /ls	709,500	-	-	-	-	709,500	709,500	Tischler

Group	Phase	Description	Takeoff Quantity	Labor Productivity	Labor Cost/Unit	Labor Price	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	Equip Price	Equip Amount	Other Price	Other Amount	Total Amount	Grand Total Amount	Subcontractor
	8210.005	Exterior Windows and Doors - Wood																
		Exterior Door and Window Hardware - Standard as provided by manufacturer	1.00 incl	hr / incl		/hr		-	-	0.01 /incl	0	-	-	-	-	0	0	
		Bucking	1.00 incl	hr / incl		/hr		-	-	0.01 /incl	0	-	-	-	-	0	0	
		Waterproofing Allowance	1.00 ls	hr / ls		/hr		-	-	50,000.00 /ls	50,000	-	-	-	-	50,000	50,000	
		Copper Pans Allowance	1.00 ls	hr / ls		/hr		-	-	35,000.00 /ls	35,000	-	-	-	-	35,000	35,000	
		Alarm Contacts	1.00 nic	hr / nic		/hr		-	-	0.01 /nic	0	-	-	-	-	0	0	
		Screens	1.00 nic	hr / nic		/hr		-	-	0.01 /nic	0	-	-	-	-	0	0	
		Plywood and Plexiglass - Temporary protection after structural work, bucking and waterproofing is complete Allowance	1.00 ls		14,400.00 /ls	14,400.00 /ls	14,400	4,200.00 /ls	4,200	0.00 /ls	0	-	-	-	-	18,600	18,894	
		Carpenter	3.00 wk	40.000 hr / wk	2,600.00 /wk	65.00 /hr	7,800	-	-	/wk		-	-	-	-	7,800	7,800	
		Cleanup Labor	3.00 wk	40.000 hr / wk	1,400.00 /wk	35.00 /hr	4,200	-	-	/wk		-	-	-	-	4,200	4,200	
		Tools and Equipment	3.00 wk		0.00 /wk	0.00 /wk	0	75.00 /wk	225	/wk		-	-	-	-	225	241	
		Exterior Windows and Doors - Wood					26,400		4,425		794,500					825,325	825,635	
		DOORS & WINDOWS					26,400		4,425		794,500					825,325	825,635	

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total	
Labor	281,751		3,201.000 hrs			31.105 /sf	11.66%	
Material	6,714					0.741 /sf	0.28%	
Subcontract	1,638,700					180.912 /sf	67.80%	
Equipment	420		1,560.000 hrs			0.046 /sf	0.02%	
Other	37,560					4.147 /sf	1.55%	
	1,965,145	1,965,145				216.951 /sf	81.30%	81.30%
Contractors Contingency	196,515			10.000 %	T	21.695 /sf	8.13%	
Contractors Fee	172,933			8.000 %	T	19.092 /sf	7.15%	
	369,448	2,334,593				257.738 /sf	15.29%	96.59%
Offsite parking(10 spot) and Van+Driver - 4 months	22,600				L	2.495 /sf	0.94%	
Insurance	30,644			1.300 %	T	3.383 /sf	1.27%	
P&P Bond	29,182			1.250 %	T	3.222 /sf	1.21%	
	82,426	2,417,019				266.838 /sf	3.41%	100.00%
Total		2,417,019				266.838 /sf		

North Fire Station – Renovation
QUALIFICATIONS & CLARIFICATIONS
October 21st, 2022

DIV 01 GENERAL REQUIREMENTS

1. All Permit, Inspection, Plan Review, and Plan Revision Fees are by Owner.
2. All Governmental Fees, Impact Fees, and Utility Connection Fees are by Owner.
3. Water and electrical usage costs associated with construction are by Owner.
4. Builders Risk Insurance (if required) will be provided by Owner, and any deductibles required will be paid by Owner.
5. We assume all utility services are existing and of adequate size and capacity and no off-site utility work will be required.
6. FDOT permits are excluded and shall be furnished by Owner, if required.
7. Temporary security and fire alarm system, including central monitoring service are excluded.
8. We include Payment and Performance Bond.
9. We exclude any and all costs associated with any and all Acts of God, related to labor, materials, equipment, scopes of work and additional time to complete the project.
10. Hurricane preparation is not included. All costs for hurricane preparation will be performed on a 'Cost plus a Fee' basis.
11. Construction Security or guard services if required are excluded.
12. An allowance is defined as a sum of money, for a specific scope or items, which may increase or decrease in value, depending on the final selection of material or product. All allowances are for labor, material, material shipping, material storage, related taxes and include contractors' fee and general liability insurance, unless otherwise noted in the qualifications.
13. We exclude all professional fees and design fees.
14. All FPL work and fees are excluded and to be by others.
15. We exclude costs associated with any changes required by local inspectors due to additional code requirements not shown on the construction drawings.
16. Density testing, compaction testing and concrete testing are excluded
17. We exclude any lost time and/or money to the project for a stop work order issued by the Town of Palm Beach due to special events or transportation restrictions.
18. We exclude any vibration monitoring or a pre/post construction survey by a geotechnical engineer on the existing buildings or structures in the project area.
19. Our general conditions, general requirements, supervision, management and associated fees cover 13 working weeks of Phase 1 structural surrounds repairs at windows and doors, windows procurement only. Windows installation will happen in a separate phase of the project, however subcontractor costs for installation are included. If the Phase 1 scope exceeds 13 weeks due to unforeseen conditions, a revised estimate will be provided.
20. Scope of work is based on structural detail drawings provided by Bridges Marsh and Associates dated 8.25.22. Drawings included – S300 to S305.
21. Project total includes a 10% contractors contingency. Any savings, allowances or unused values from the estimate will revert back to the town.
22. G.M.P. cost estimate does not include additional insurance premiums for naming individual property owners as additional insureds.
23. We assume that ToPB will provide all permits and approvals prior to commencement of work.
24. GMP pricing will need to be revisited if approval is not received in the November Town Council

meeting due to current material escalation issues.

25. Due to the present volatile nature of the construction market, construction material costs could change substantially during construction. The G.M.P. does not include any assumed material price increases.

DIV 02 DEMOLITION

1. We include selective demolition at windows and doors to prep the area for structural improvements.
2. No other demolition work is included
3. Landscape maintenance during construction is not included.
4. Landscape trimming required to assist with construction logistics is not included.

DIV 03 CONCRETE

1. We include structural repairs at windows and doors surrounds as per the provided details.
2. No other structural repairs or remediation is included.
3. We include an allowance for shoring and shoring engineering related to the structural improvement at windows and doors.
4. The building will need additional structural improvements and is not included in this Phase.

DIV 04 – Not Applicable

DIV 05 – Not Applicable

DIV 06 – Not Applicable

DIV 07 WATERPROOFING & DAMPPROOFING

1. Exterior walls waterproofing is not included.
2. We include the installation of window and door waterproofing as an allowance.

DIV 08 DOORS & WINDOWS

1. Furnish and Installation of exterior doors and windows is included.
2. Supply and installation of the manufacturer's standard design stainless steel window and door hardware is included
3. We exclude any electronic locks, alarm contacts, screens or key card
4. We exclude costs for offsite windows and doors storage (if required)
5. We include the bucking of the windows and doors.
6. We include the copper pans at the windows and doors as an allowance as details are not provided.
7. We include temporary protection of windows and doors with plywood and plexiglass openings as an allowance.
8. We exclude any finish repairs after structural work is complete.
9. Current windows and doors pricing is based on site measurements and drawings. Changes to the openings size after structural improvements may affect pricing.
10. Finish trim, brickmolds, jamb extensions is excluded.
11. Installation of the windows and doors may not occur for more than 7 months. The G.M.P. does not include any assumed hourly labor price increases.

DIV 09 FINISHES

1. Drywall, Framing, Stucco, Painting, Millwork, and other scopes are not included in this phase.
2. Work associated with removal, preservation, replacement of exterior plaster or stone decorative

components is not included in this phase.

- DIV 10 – Not Applicable
- DIV 11 – Not Applicable
- DIV 12 FURNISHINGS - Not Applicable
- DIV 13 SPECIAL CONSTRUCTION - Not Applicable
- DIV 14 CONVEYING SYSTEMS - Not Applicable
- DIV 15 - Not Applicable
- DIV 16 - Not Applicable