

AGENDA

SPECIAL SCHOOL BOARD MEETING

GADSDEN COUNTY SCHOOL BOARD
MAX D. WALKER ADMINISTRATION BUILDING
35 MARTIN LUTHER KING, JR. BLVD.
QUINCY, FLORIDA

May 13, 2025

1:30 P.M.

This meeting is open to the public

1. Call To Order
2. Opening Prayer
3. Pledge of Allegiance
4. New K-8 School GMP (Guaranteed Maximum Pricing) Proposal

Fund Source: General Funds

Amount: \$864,772.00

ACTION REQUESTED: The Superintendent recommends approval.

5. Educational Items by the Superintendent
6. School Board Requests and Concerns
7. Adjournment

SUMMARY SHEET

RECOMMENDATION TO SUPERINTENDENT FOR SCHOOL BOARD AGENDA

AGENDA ITEM NO. 2

DATE OF SCHOOL BOARD MEETING: May 13, 2025

TITLE OF AGENDA ITEM: GMP (Guaranteed Maximum Pricing) Proposal

DIVISION: Facilities

 This is a CONTINUATION of a current project, grant, etc.

PURPOSE AND SUMMARY OF ITEM: Attached GMP (Guaranteed Maximum Price)

Proposal for the Gadsden PreK-8 School Phase One project. This GMP is based on the documents prepared by DAG Architects, as referenced in the attached List of Documents (Section 5), and Allstate's Clarifications (Section 2) which are also attached to this proposal.

FUND SOURCE: General Funds

AMOUNT: \$864,772.00

PREPARED BY: Brenton Hudson *BEH*

POSITION: Facilities Director _____

INTERNAL INSTRUCTIONS TO BE COMPLETED BY PREPARER

 Number of ORIGINAL SIGNATURES NEEDED by preparer.

SUPERINTENDENT'S SIGNATURE: page(s) numbered _____

CHAIRMAN'S SIGNATURE: page(s) numbered _____

REVIEWED BY: *[Signature]* _____



May 5, 2025

ATTN: Mr. Brenton Hudson
Gadsden County School District
35 Martin Luther King Jr. Blvd.
Quincy, FL 32351
Email: hudsonbre@gcpsmail.com

Re: GMP Proposal
Project: Gadsden PreK-8 School – Phase 1

Dear Mr. Hudson,

Enclosed is our GMP (Guaranteed Maximum Price) Proposal for the Gadsden PreK-8 School Phase One project. This GMP is based on the documents prepared by DAG Architects, as referenced in the attached List of Documents (Section 5), and Allstate's Clarifications (Section 2) which are also attached to this proposal.

We look forward to receiving approval of the GMP to begin the procurement process.

Please let us know if you need any additional information.

Sincerely,

ALLSTATE CONSTRUCTION, INC.

Brian Marconnet
Sr. Project Manager



Gadsden PreK-8 School
Phase 1

Guaranteed Maximum Price (GMP)



GMP Submittal

Gadsden PreK-8 School
Phase 1

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SECTION 1 – PROJECT SUMMARY

May 5, 2025

Summary of Project Scope

- Asbestos abatement
- Building Demolition

Pricing Summary for Activation

Construction Phase Fee	\$67,217	See Detailed Estimate
Preconstruction Phase Fee	\$0	
Overhead & Profit	\$33,260	
Construction Budget	\$764,295	Direct Costs, Includes \$61,593 Contingency
Total GMP	\$864,772	

Schedule

- Mobilization on June 2, 2025
- Substantial Completion on August 5, 2025.
- Reference attached Construction Schedule dated April 18, 2025.

SECTION 2 – CLARIFICATIONS

May 5, 2025

Pricing for the above-referenced project is based on the referenced documents in Section 5, and the following clarifications.

The intent of the clarifications is to provide a supplemental scope, design and pricing guide. They are included to further the Team's understanding of what is included in the scope of this project based on Allstate Construction's interpretation of the design intent and shall take precedence over the Contract Documents to meet the proposed estimates for select means, methods, or materials represented in this cost estimate.

Contract Documents

Specifications

1. The following specifications are included in the specification manual but are excluded, as they do not apply to Phase 1 scope of work:
 - 00 01 18 T22-139 New K-8 - Geotechnical Report is excluded.
 - 01 05 00 Field Engineering is excluded.
 - 014339 Mock Ups is excluded.
 - 017823 Operation and Maintenance Data is excluded.
 - 017900 Demonstration and Training is excluded.

General

Permits

2. Demolition permit through independent Inspection department is included.
 - City of Quincy permit fees are not included.
 - State Fire Marshal and other governmental permits are not included.

Insurance

3. Insurance and payment & performance bond costs are lump-sum amounts.
4. If incurred, insurance deductibles, including builder's risk insurance deductibles, are not included.
5. Builder's risk insurance coverage is not included for existing structures.

General

6. This GMP remains valid until May 30, 2025.
7. Temporary fencing is included on east side of the school campus for temporary faculty parking.
8. Temporary fencing is included per supplemental sketch Z-01 for the complete project duration. (June 2025 – August 2027.)
9. An allowance is included for subsurface utility locates for Phase 1 work area.

Existing Conditions

10. Lead, mercury, PCB, mold, radon or other hazardous, toxic or pollutant materials survey, testing or abatement is not included.

Demolition

11. Furniture and modular partitions schedule for removal are included to be disposed of.

Abatement

12. Asbestos abatement is included for Building 7, 16, and King Street Pool & Pool Houses.
13. Asbestos abatement monitoring and clearances is provided by others, and is not included.

Handrails

14. An allowance is included for handrails from the new bus loop drop off location along existing concrete sidewalk.

Walkway Canopy

15. An allowance is included for temporary walkway canopy from new bus loop drop off to existing walkway canopy.

Electrical

16. Coordination of overhead electrical service demolition is included. Demolition and removal of poles and service feeders is by others. (City of Quincy.)
17. Installation of light fixtures on temporary walkway covers is included.

A/V Systems

18. An allowance is included for disconnecting existing A/V systems in Buildings 7, 16, Portable Building, and Clinic.

Intercom

19. An allowance is included for disconnecting existing Intercom systems in Buildings 7, 16, Portable Building, and Clinic.

Access Control

20. An allowance is included for disconnecting existing Access Control systems in Buildings 7, 16, Portable Building, and Clinic.

Fire Alarm

21. An allowance is included for disconnecting existing Fire Alarm systems in Buildings 7, 16, Portable Building, and Clinic.

Temporary Roads

22. An allowance is included for a temporary road for bus access, including striping and signage.

Group	Phase	Description	Quantity	Total Cost/Unit	Total Amount
01000.000		GENERAL REQUIREMENTS			
	01310.000	Project Management & Coordination			
		Superintendent (5 Days/ week)	13.00 week	2,682.00 /week	34,866
		Project Manager (3 Days/ week)	7.80 week	3,576.00 /week	27,893
		Project Engineer (2 Days/ week)	5.20 week	2,086.00 /week	10,847
		Operations Assistant (2 Days/ week)	5.20 week	1,788.00 /week	9,298
		Project Director (2 Days/ Month)	1.20 week	3,725.00 /week	4,470
		Safety (1 Trip/ month)	3.00 trip	500.00 /trip	1,500
		Accounting (1 Day/ Month)	0.60 week	1,490.00 /week	894
		Project Management & Coordination			89,768
	01311.000	Travel & Housing			
		Superintendent Vehicle	13.00 week	277.00 /week	3,601
		Project Manager Vehicle	7.80 week	277.00 /week	2,161
		Project Engineer Mileage	1,144.00 mile	0.63 /mile	715
		Travel & Housing			6,477
	01322.600	Copying & Reproduction			
		Drawings & Specs	2.00 set	215.00 /set	430
		Copying & Reproduction			430
	01323.000	Photographic Documentation			
		Construction Photographs	3.00 mnth	537.50 /mnth	1,613
		Aerial Photographs	3.00 mnth	537.50 /mnth	1,613
		Photographic Documentation			3,225
	01410.000	Permits			
		Building Permit - Demolition	1.00 lsum	3,000.00 /lsum	3,000
		Permits			3,000
	01452.000	Testing Laboratory Services			
		Construction Materials Testing	1.00 lsum	1,500.00 /lsum	1,500
		Testing Laboratory Services			1,500
	01510.000	Temporary Utilities			
		Temp Electricity Service	3.00 mnth	200.00 /mnth	600
		Cellular Telephone (Superintendent)	3.00 mnth	200.00 /mnth	600
		Cellular Telephone (Project Manager)	3.00 mnth	200.00 /mnth	600
		Cellular Telephone (Project Engineer)	3.00 mnth	200.00 /mnth	600
		Temporary Utilities			2,400
	01523.000	Field Office			
		Office Supplies	3.00 mnth	64.50 /mnth	194
		Postage & Express	3.00 mnth	216.50 /mnth	650
		First Aid & Safety Supplies	3.00 mnth	32.25 /mnth	97
		Field Office			940
	01529.000	Sanitary Facilities			
		Temp Toilets - 1 each	3.00 mnth	107.50 /mnth	323
		Temp Hand Washing Stations	3.00 mnth	139.75 /mnth	419
		Trailer Holding Tank	3.00 mnth	215.00 /mnth	645
		Ice, Water, Cups	3.00 mnth	23.65 /mnth	71
		Sanitary Facilities			1,458
	01550.000	Vehicular Access			
		Temp Roads	230.00 sqyd	73.91 /sqyd	17,000
		Temporary Bus Loop Signage	2.00 each	745.00 /each	1,490
		Temporary Faculty Parking Signage	2.00 each	745.00 /each	1,490
		Temporary Bus Loop Striping	1.00 lsum	2,235.00 /lsum	2,235
		Temporary Bus Loop Tree Trimming	1.00 lsum	3,725.00 /lsum	3,725
		Vehicular Access			25,940
	01560.000	Temporary Barriers			
		Temp Fence	3,456.00 lnft	17.86 /lnft	61,727
		Temporary Barriers			61,727
	01611.300	Software Licensing			
		Project Management Software	1.00 lsum	3,060.00 /lsum	3,060
		Software Licensing			3,060
	01740.000	Cleaning			
		Clean Up & Safety	11.00 week	894.00 /week	9,834
		Dump Fees ea	2.00 each	537.50 /each	1,075
		Cleaning			10,909
		GENERAL REQUIREMENTS			210,832
02000.000		EXISTING CONDITIONS			
	02210.000	Site Surveys			

Group	Phase	Description	Quantity	Total Cost/Unit	Total Amount
	02210.000	Site Surveys			
		Site Surveys	1.00 lsum	10,000.00 /lsum	10,000
		Site Surveys			10,000
	02220.000	Existing Conditions Assesment			
		Existing Conditions Assesment	20.00 crhr	150.00 /crhr	3,000
		Existing Conditions Assesment			3,000
	02260.000	Hazardous Material Testing			
		Asbestos Monitoring	0.00 lsum	0.00 /lsum	0
	02416.000	Structure Demolition			
		Building Demolition	1.00 lsum	189,947.00 /lsum	189,947
		Building Demolition	1.00 lsum	83,500.00 /lsum	83,500
		Structure Demolition			273,447
	02800.000	Hazardous Materials			
		Asbestos Abatement	1.00 lsum	109,783.00 /lsum	109,783
		Hazardous Materials			109,783
		EXISTING CONDITIONS			396,230
03000.000		CONCRETE			
	03310.000	Concrete			
		Concrete	90.00 sqft	7.00 /sqft	630
		Concrete			630
		CONCRETE			630
05000.000		METALS			
	05520.000	Steel Railings			
		Steel Railings	90.00 lnft	105.00 /lnft	9,450
		Steel Railings			9,450
		METALS			9,450
10000.000		SPECIALTIES			
	10732.600	Walkway Covers			
		Temporary Walkway Covers	3,740.00 sqft	26.74 /sqft	100,000
		Walkway Covers			100,000
		SPECIALTIES			100,000
26000.000		ELECTRICAL			
	26010.000	Electrical			
		Electrical	1.00 lsum	1,500.00 /lsum	1,500
		Temporary Lights at walkway cover	1.00 lsum	16,782.00 /lsum	16,782
		Electrical			18,282
	27400.000	Audio-Video System			
		Audio-Video System	24.00 crhr	200.00 /crhr	4,800
		Audio-Video System			4,800
	27510.000	Intercom System			
		Intercom System	24.00 crhr	200.00 /crhr	4,800
		Intercom System			4,800
	28100.000	Access Control System			
		Access Control System	24.00 crhr	200.00 /crhr	4,800
		Access Control System			4,800
	28310.000	Fire Alarm System			
		Fire Alarm System	24.00 crhr	200.00 /crhr	4,800
		Fire Alarm System			4,800
		ELECTRICAL			37,482

Estimate Totals

Description	Amount	Totals	Rate
General Liability Insurance	3,931		
Builder's Risk Insurance	5,189		
Payment & Performance Bonds	6,174		
Contingency	61,593		8.000 %
Overhead & Profit	33,260		4.000 %
Total		864,772	

Project: Gadsden K-8 New School - Phase I

Preliminary Schedule

Updated: April 18, 2025

Name	Planned Duration	Start	Finish	2025												2026
				Q2			Q3			Q4			Q1			
				Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
CM-24.32 - Gadsden K-8 New School - Phase I	78d	17-Apr-25	05-Aug-25	CM-24.32 - Gadsden K-8 New School - Phase I												
Phase I pre-bid meeting		17-Apr-25	17-Apr-25													
Receive Bids	1d	24-Apr-25	24-Apr-25													
Submit GMP	5d	25-Apr-25	01-May-25													
Activation	20d	02-May-25	30-May-25													
NTP	1d	02-Jun-25	02-Jun-25													
Temp Fencing & Environmental Controls	5d	02-Jun-25	06-Jun-25													
Track Demo	2d	04-Jun-25	05-Jun-25													
Pool Bldgs. Abatement	5d	02-Jun-25	06-Jun-25													
Electrical Demo.	5d	09-Jun-25	13-Jun-25													
Pool Demo & Backfill	10d	09-Jun-25	20-Jun-25													
Bldg. 16 Abatement	10d	09-Jun-25	20-Jun-25													
Bldg. 16 Demo	10d	23-Jun-25	07-Jul-25													
Bldg. 7 Abatement	10d	23-Jun-25	07-Jul-25													
Bldg. 7 Demo	10d	08-Jul-25	21-Jul-25													
Health Clinic & Portable Bldg. Demo.	5d	22-Jul-25	28-Jul-25													
Parking Lot Demo.	5d	29-Jul-25	04-Aug-25													
Temp. Canopy	3d	29-Jul-25	31-Jul-25													
Substantial Completion	1d	05-Aug-25	05-Aug-25													

Construction Manager: Allstate Construction, Inc.

Construction Manager: CSI Contracting, Inc.

SECTION 4 – SCHEDULE

May 5, 2025

- Mobilization on June 2, 2025
- Substantial Completion on August 5, 2025
- Reference attached Construction Schedule dated April 18, 2025

SECTION 5 – LIST OF DOCUMENTS

May 5, 2025

1. Drawings prepared by DAG Architects as referenced below.

Sheet	Description	Date
GS-001	Cover Sheet	03/05/2025
LS-001	Code Data	03/05/2025
CS 002	Index and General Notes	03/05/2025
CS 100	Existing Conditions	03/05/2025
CS 210	Demolition & Erosion Control Plan	03/05/2025
CS 410	Pool Grading Plan	03/05/2025
AS-101	Overall Arch. Demolition Site Plan	03/05/2025
AS-102	Enlarged Arch. Demolition Site Plan	03/05/2025
AS-110	Overall Architectural Site Plan	03/05/2025
ES 100	Electrical Demolition Plan	03/05/2025

2. Specifications prepared by DAG Architects as referenced below.

Section	Description	Date
Division 01	General Requirements	
00 01 15	List of Drawings Sheets	03/05/2025
00 01 16	Asbestos Report on Pool and Pool House	03/05/2025
00 01 17	Three Year AHERA RE-Inspection Report: T24-202. 8/24/202	03/05/2025
00 01 18	T22- 139 New K-8 – Geotechnical Report	03/05/2025
01 10 00	Summary of Work	03/05/2025
01 04 30	Coordination	03/05/2025
01 05 00	Field Engineering	03/05/2025
01 11 00	State of Florida Product Approval Requirements	03/05/2025
01 21 01	Procedures and Performances	03/05/2025
01 25 00	Substitution Procedures	03/05/2025
01 25 00.1	Substitution Procedures Appendix – CSI Form 13.1A	03/05/2025
01 29 00	Payment Procedures	03/05/2025
01 31 00	Project Management and Coordination	03/05/2025
01 32 00	Construction Progress Documentation	03/05/2025
01 32 33	Photographic Documentation	03/05/2025
01 33 00	Submittal Procedures	03/05/2025

01 33 10	Weather Table	03/05/2025
01 40 00	Quality Requirements	03/05/2025
01 42 00	References	03/05/2025
01 43 30	Quality Assurances for Firestopping Penetrations and Joints	03/05/2025
01 50 00	Temporary Facilities and Controls	03/05/2025
01 60 00	Product Requirements	03/05/2025
01 73 00	Execution	03/05/2025
01 74 19	Construction Waste Management and Disposal	03/05/2025
01 77 00	Closeout Procedures	03/05/2025
01 78 00	Warranty and Bonds	03/05/2025
01 78 23	Operation and Maintenance Data	03/05/2025
01 78 39	Project Record Documentation	03/05/2025
01 79 00	Demonstration and Training	03/05/2025
Division 02	Existing Conditions	
02 02 05	Demolition (Civil)	03/05/2025
02 41 16	Structure Demolition	03/05/2025
02 41 19	Selective Demolition	03/05/2025
Division 31	Earthwork	
31 02 20	Earthwork	03/05/2025
31 10 00	Site Clearing	03/05/2025
Division 33	Utilities	
33 02 93	Storm Water Pollution Prevention Plan	03/05/2025