



September 12, 2006

Clay County School District
Facilities Department
900 Walnut Street
Green Cove Springs, FL 32043

Attn: Mr. Sandy Grant, Project Manager

Re: Guaranteed Maximum Price Proposal Construction Phase 1 (Building #16)
Construction of a New Classroom Building #16
Classroom Building Addition at Charles E. Bennett Elementary School
Clay County School District - Green Cove Springs, FL

Dear Mr. Grant:

M.M. Parrish Construction Company has reviewed the construction documents and the existing conditions at the site and is pleased to submit this letter and attached information as the guaranteed maximum price proposal for phase 1 construction of new classroom building #16. This proposal is based on documents provided by Bhide & Hall Architects and consultants.

The guaranteed maximum price proposal for this project is three million six hundred six thousand three hundred seventy five dollars (\$3,606,375.00). The construction duration for the project is two hundred sixty days. If approval is provided at the regularly scheduled School Board meeting on September 21, 2006 and construction is commenced on October 2, 2006, a scheduled substantial completion date for the project will be June 29, 2007 with final completion twenty eight calendar days later.

This proposal includes the following attached documents:

- Plans, specifications, and addendum provided by Bhide & Hall Architects and consultants (See attached document list).
- Attached estimate tabulation sheets showing a current list of construction costs.
- Attached list of qualifications and/or clarifications.
- Attached project schedule.

We are eager to gain approval of this proposal and commence with the construction activities for the sitework and building. If any questions arise, or any additional information is required, please do not hesitate to contact this office.

Sincerely,
M.M. PARRISH CONSTRUCTION COMPANY, INC.


Michael Walsh
President

Cc: Jim Connell, CCSD
Lloyd Whann, MMPCC

Bob McVeigh, B&H
Ryan Parker, MMPCC

GENERAL CONTRACTORS • CONSTRUCTION MANAGERS • DESIGN BUILDERS

3455 S.W. 42nd Avenue, Gainesville, FL 32608 • P.O. Box 141930, Gainesville, FL 32614-1930
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Proposal Qualifications / Clarifications

Division 1 (General)

- No architectural, structural, mechanical, electrical, plumbing, or civil design costs are included in this proposal.
- No building permit costs are included.
- No permit, utility connection, or regulatory inspection fees are included.
- No contingency is included for the project.
- Threshold inspections are not included as part of this proposal as they are indicated to not be required.
- In the event a claim is made against the builder's risk policy for the project, the deductible shall be paid by the CCSD.
- At the time of the submittal of this GMP, a geotechnical report has been requested, but not yet received by MMPCC.
- Material testing is included.
- As built drawings will be compiled during the progress of the project and turned over to the CCDS and Architect at project completion. No computer drafted as built drawings will be provided by MMPCC.
- Temporary utilities are included as follows.
 - Temporary electric to be established with local electric utility. Usage charges to be paid by MMPCC until permanent connections are made and substantial completion of the project is achieved.
 - Temporary water will be used from existing onsite services located in the construction staging area. Usage charges are not included in this proposal.
- Temporary toilet facilities will be furnished by MMPCC.
- Radon testing is not included in this proposal.
- The administration and costs for background checks to comply with the Jessica Lunsford legislation is included in this proposal.
- The administration of the direct purchase program to save the sales tax on materials with purchase orders in excess of \$5,000.00 is included in this proposal.

Division 2 (Sitework)

- Sodding is included in this proposal in quantity of 20,000 square feet. Sod will be argentine bahia.
- No other landscaping or irrigation system is included.
- Temporary fencing is not included around the construction site as the CCSD has previously installed the construction fencing. MMPCC will exercise due care when working around the fence and, as required to perform the work, removing, relocating and reinstalling the temporary fence.
- No demolition and / or removal of the existing portable classrooms and / or miscellaneous site improvements associated with the portable classrooms is included in this proposal.
- Removal of existing underground utilities not located by survey that are currently installed are not included in this proposal.
- The initial low bid of Jeff's Excavating (\$139,100.00) has been increased by \$27,545.00 for the revisions directed in addendum #5 that was issued and received on September 8, 2006. The revisions to the water line have been included from the tie in point on the northern end to the point at the existing 2" water meter located in front of the school. The balance of the water line installation will be included in phase 2 of the new construction (building #14) for the project.
- No new fire hydrant assembly is included in this proposal.

- Permanent chain link fencing is included around the exterior mechanical equipment pad. The fence at the existing retention pond will be re-worked to accommodate the revisions required to the existing retention pond. The fence bid of \$5,423.00 from Lowman Fence did not include the costs for the fence at the single mechanical pad and the background checks for Jessica Lunsford compliance. The original bid was increased \$480.00 for the mechanical pad enclosure and gate and \$244.00 for Lunsford compliance.
- A drip valve is included for the fire water backflow preventor assembly.

Division 3 (Concrete)

- Concrete will be furnished and installed per the information provided on the construction documents.
- Reinforcing steel (concrete and masonry) will be provide by Gerdau Ameristeel as their bid included the most tonnage and also the lowest per ton price for reinforcing. The bid amount of \$25,481.00 plus sales tax is included in the GMP.

Division 4 (Masonry)

- Masonry will be furnished and installed per the information provided on the construction documents.
- Masonry is included in the amount of \$387,000.00 to be furnished and installed by Mike Flynn Masonry. The low bid of \$249,568.00 was extremely low compared to other bidders and did not appear complete and has therefore not been included. Mike Flynn Masonry's bid was received after the stipulated bid date/time, but has been included since a significant cost savings can be realized by using Flynn's bid of \$401,600.00 versus the next bid of \$519,500.00. The bid package instructions stated that irregularities could be allowed if deemed to be in the best interest of the project. An additional \$8,600.00 for masonry in wall foam insulation and \$6,000.00 for shared use of the mason's scaffold by the concrete subcontractor to run the tie beams from has been included in the low, responsive bid (\$387,000.00) of Flynn Masonry.

Division 5 (Structural Steel)

- Steel trusses, metal deck, and miscellaneous metals will be furnished and installed per the information provided on the construction documents.
- Trusses are included in the GMP to be provided by Deep South Systems as the material vendor for Rhodes Brothers' steel truss package is not satisfactory to MMPCC. The responsibility for the engineering of the steel trusses is clearly defined by Deep South Systems' vendor and will provide the better light gauge truss package.

Division 6 (Carpentry)

- Rough carpentry will be furnished and installed per the information provided on the construction documents.

Division 7 (Thermal Protection)

- Roofing, insulation, and damp/waterproofing will be furnished and installed per the information provided on the construction documents.

Division 8 (Openings)

- Windows, doors, door frames, and door hardware will be furnished and installed per the information provided on the construction documents.
- Aluminum storefront doors to be Vistawall Corp VIP wide stile as an equal to the Kawneer wide stile door specified.

- The doors, frames and door hardware will be provided by Taylor, Cotton Ridley as the additions for the two additional doors called for in the specifications (\$800.00) and the factory prefinishing of the wood doors (\$1,000.00) compared to other bidders made Taylor, Cotton Ridley the low responsive bid. Wood doors will be provided as factory prefinished doors.
- The installation of frames, doors, and door hardware will be performed by Gulf Construction Services as the initial low bid of SRW Construction did not include the installation of metal door frames in masonry walls.

Division 9 (Finishes)

- Flooring, metal studs, drywall, acoustical ceilings and painting will be furnished and installed per the information provided on the construction documents.
- Stucco bands and trims are included in the areas where section cuts indicate, i.e. at eaves, columns, etc. Bands will be constructed of cementitious boards stacked to achieve 2x thickness per addendum requirements. Bands are not included at doors and windows as larger scale section cuts do not indicate bands.
- Insulation above the gypsum board lid at the bottom chord of the light gauge trusses is 3-1/2" unfaced batt.
- At drywall walls, high abuse drywall is included to a height of 8' with standard rated 5/8" drywall above 8'.
- Walls that have the drywall terminate 4" above the ceiling level do not include a metal stud track at the termination of the gypsum wallboard.
- The original low bid of Teal Tile & Carpet has been increased by \$648.00 to provide the glazed wall tile (4"x4") for the wet wall only of restrooms 127 and 128 that was requested by the Architect after bids had been received.

Division 10 (Miscellaneous Specialties)

- Miscellaneous specialties, including but not limited to signage, projection screens, toilet accessories, toilet partitions, and tack/markerboards will be furnished and installed per the information provided on the construction documents.
- Aluminum walkway canopy is included as manufactured by Perfection Architectural Systems and is included as the specified system in a kynar finish.
- The tackboards and markerboards included in this proposal are as furnished by Florida Chalkboard.
- Four access doors are included in this GMP in the locations indicated in addendum #3 and constitute the only access doors included.
- Architectural louvers are specified, but none are indicated on the exterior building elevations, and therefore none are included in this GMP.
- The signage for the project will be furnished and installed by Sign-A-Rama as the initial low bid of Distributors of Florida was for the signage material only, not installation.
- No signage for emergency evacuation, fire extinguisher inside, fire alarm pull station inside, or combustible storage not permitted are included as they were not specified in the contract documents.
- No building plaque is indicated to be provided on the documents, and therefore is not included in this GMP.
- Toilet accessories are included as indicated on the contract documents. For clarification, paper towel dispensers nor soap dispensers are included at the sink locations in the classrooms as they are not indicated to receive such.

Division 11 (Equipment)

- Projection screens are included in the quantity indicated on the contract documents and as manufactured by the specified Draper, Luma model. However, the specifications indicate a 10 year manufacturer's warranty. Draper only offers a one year warranty from substantial completion, and therefore, only a one year warranty is included in this proposal.

Division 12 (Furnishings/Casework)

- Casework will be furnished and installed per the information provided on the construction documents and is based on a prefabricated casework unit as manufactured by LSI.
- Casework includes the standard upper and lower cabinet assembly in each classroom and the TV cabinet located in the corner of the classrooms.
- Window treatments are not included in this proposal as the specified window has an integral louver system and window treatments are not specified to be provided in the contract documents.

Division 15 (HVAC)

- The test and balance will be performed by the CCSD and is not a part of this GMP proposal.
- A condensate drywell is included for each of the 16 wall hung air conditioning units.

Division 15 (Plumbing)

- Plumbing will be furnished and installed per the information provided on the construction documents.
- The plumbing work is included to be performed by Quality Plumbing as the initial low bid of Wright's Plumbing has been withdrawn by Danny Wright due to the large discrepancy between the bid of Wright's and Quality. The project has been scoped with Quality Plumbing and is complete.

Division 16 (Electrical)

- Electrical systems to be furnished and installed by the electrical subcontractor including fire alarm, data/telephone, security and TV systems.
- Clocks are not indicated to be provided in the contract documents and are therefore not included in this proposal.
- A security system is not indicated to be provided in the contract documents and is therefore not included in this proposal.

Allowances.

The GMP includes the following allowances. Any unused portions of these allowances will be returned to the CCSD in their entirety.

Testing. An allowance for material testing in the amount of \$2,500.00 is included in this proposal.

Canopy Connection Allowance. An allowance of \$5,000.00 is included for the work required to connect the new canopy for phase 2 construction to the existing canopy that will remain until replacement occurs in phase 4. This allowance will only be used with the approval of the CCSD and Architect.

Guaranteed Maximum Price Proposal Phase 1 - Construction (Phase 2 on Plans)

Project: Charles E. Bennett Classroom Bldg

Date: September 07, 2006

Project S.F.: 23540

Project Roof S.F.: 25645



Description	Bid Package	Total 9/7/06		Percent of Total	Quantity	units	Unit	Labor	Unit	Material	Unit	Sub contract	Remarks	S/SF	Roof
			GMP Proposal												
General Administrative															
Preconstruction		\$	-	0.06%	-	NIC	-	0	-	0	-	0		0.00	0.00
As-Built Drawings (CADD)		\$	-	0.00%	-	NIC	-	0	-	0	-	0		0.00	0.00
Permit Fees		\$	-	0.00%	-	NIC	-	0	-	0	-	0		0.00	0.00
Impact Fees		\$	-	0.00%	-	NIC	-	0	-	0	-	0		0.00	0.00
Utility Connection Fees		\$	-	0.00%	-	NIC	-	0	-	0	-	0		0.00	0.00
Testing		\$	2,500	0.06%	1	Allow	-	0	-	0	-	2,500.00	Allowance	0.11	0.10
Sitework															
Sitework-Building & Utility Related	2A	\$	166,645	3.91%	1	ls	-	0	-	0	-	166,645.00	Jeff's Excavating	7.08	6.50
Termite control treatment	2B	\$	-	0.00%	1	ls	-	0	-	0	-	0		0.00	0.00
Landscaping work		\$	-	0.00%	-	NIC	-	0	-	0	-	0		0.00	0.00
Bahia Sod/Seed & Mulch	2C	\$	6,200	0.15%	1	ls	-	0	-	0	-	6,200.00	Florida Greenkeepers	0.26	0.24
Irrigation		\$	-	0.00%	-	NIC	-	0	-	0	-	0		0.00	0.00
Fencing - Chain Link	2D	\$	6,147	0.14%	1	ls	-	0	-	0	-	6,147.00	Lowman Fence	0.26	0.24
Demolition															
Demolition		\$	-	0.00%	-	NIC	-	0	-	0	-	0		0.00	0.00
Concrete and Masonry															
Cast-in-Place concrete-Buildings & Sidewalks	3A	\$	219,198	5.14%	1	ls	-	0	-	0	-	219,198.00	Big Dog Concrete	9.31	8.55
Reinforcing steel	3B	\$	27,265	0.64%	1	ls	-	0	-	25,481.00	-	0	Ameristeel	1.16	1.06
Masonry Perimeter & Corridor	4A	\$	401,600	9.41%	1	ls	-	0	-	0	-	401,600.00	Mike Flynn Masonry	17.06	15.66
Steel															
Light Gauge Metal Trusses	5A	\$	235,047	5.51%	1	ls	-	0	-	0	-	235,047.00	Deep South Systems	9.99	9.17
Structural Steel & Miscellaneous Steel	5B	\$	50,000	1.17%	1	ls	-	0	-	0	-	50,000.00	Trinity Fabricators	2.12	1.95
Carpentry															
Rough carpentry	6A	\$	19,850	0.47%	1	ls	-	0	-	0	-	19,850.00	Gulf Construction	0.84	0.77
Thermal & Moisture Protection															
Fire Proofing		\$	-	0.00%	-	NIC	-	0	-	0	-	0		0.00	0.00
Fire Safing		\$	-	0.00%	-	NIC	-	0	-	0	-	0		0.00	0.00
Loadmaster Roof System w/Metal Roof & Soffit/Fascia	7A	\$	466,087	10.93%	1	ls	-	0	-	0	-	466,087.00	Deep South Systems	19.80	18.17
Canopy Connection Allowance		\$	5,000	0.12%	1	Allow	-	0	-	0	-	5,000.00	Allowance	0.21	0.19
Doors and Windows															
Doors, Frames & Hardware - Material	8A	\$	66,553	1.56%	1	ls	-	0	-	0	-	66,553.00	Taylor Cotton & Ridley	2.83	2.60
Aluminum Storefront/Windows	8B	\$	110,906	2.60%	1	ls	-	0	-	0	-	110,906.00	Precision Glass & Storefront	4.71	4.32
Shuttered Assemblies & Glass/Glazing		\$	19,800	0.46%	1	ls	-	0	-	0	-	19,800.00	Gulf Construction	0.84	0.77
Finishes															
Metal stud/Drywall & Stucco & Insulation	9A	\$	196,068	4.60%	1	ls	-	0	-	0	-	196,068.00	Rhodes Brothers	8.33	7.65
Flooring-VCT, Carpet, Ceramic & Base	9B	\$	46,641	1.09%	1	ls	-	0	-	0	-	46,641.00	Teal Tile & Carpet	1.98	1.82

Description	Bid Package	Total 9/7/06	Percent of Total	Quantity	units	Unit	Labor	Unit	Material	Unit	Sub contract	Remarks	\$/SF	Roof
Acoustical Ceiling Tile	9C	\$ 29,091	0.68%	1	ls	-	0	-	0	-	29,091	Acoust Engineering	1.24	1.13
Painting/Dampproofing/Caulking/Brick Sealant	9D	\$ 46,359	1.09%	1	ls	-	0	-	0	-	46,359	Florida Perfectionist Painting Co.	1.97	1.81
Specialties			1.51%											
Marker boards/tack boards	10A	\$ 8,500	0.20%	1	ls	-	0	-	0	-	8,500	Florida Chalkboard	0.36	0.33
Signage	10B	\$ 4,207	0.10%	1	ls	-	0	-	0	-	4,207	Sign A Rama	0.18	0.16
F.E.'s & cabinets	10C	\$ 654	0.02%	1	ls	-	0	-	0	-	654	Construction Sales	0.03	0.03
Lockers		\$ -	0.00%	-	NIC	-	0	-	0	-	0		0.00	0.00
Aluminum Walkway canopies	10D	\$ 57,900	1.36%	1	ls	-	0	-	0	-	57,900	Perfection Architectural Systems	2.46	2.26
Toilet & bath access.	10E	\$ 4,162	0.10%	1	ls	-	0	-	0	-	4,162	Distributors of Florida	0.18	0.16
Toilet Partitions		\$ -	0.00%	-	NIC	-	0	-	0	-	0		0.00	0.00
Projection screens 5'x5'	10F	\$ 1,161	0.03%	1	ls	-	0	-	0	-	1,161	Distributors of Florida	0.05	0.05
Access Doors		\$ 332	0.01%	1	ls	-	0	-	0	-	332	Distributors of Florida	0.01	0.01
Battery Closets		\$ -	0.00%	-	NIC	-	0	-	0	-	0		0.00	0.00
Window Treatment - blinds		\$ -	0.00%	-	NIC	-	0	-	0	-	0		0.00	0.00
Miscellaneous Installation Labor	10G	\$ 11,700	0.27%	1	ls	-	0	-	0	-	11,700	Gulf Construction	0.50	0.46
Casework			3.08%											
Casework	12A	\$ 131,380	3.08%	1	ls	-	0	-	0	-	131,380	Steve Ward & Associates	5.58	5.12
TV brackets		\$ -	0.00%	-	NIC	-	0	-	0	-	0		0.00	0.00
Mechanical, Electrical, Plumbing			14.98%											
Plumbing	15A	\$ 138,353	3.24%	1	ls	-	0	-	0	-	138,353	Quality Plumbing	5.88	5.39
HVAC	15B	\$ 205,000	4.81%	1	ls	-	0	-	0	-	205,000	Bill Williams Air Cond & Heating	8.71	7.99
Fire Protection	15C	\$ 43,750	1.03%	1	ls	-	0	-	0	-	43,750	American Fire Service	1.86	1.71
Electrical	16A	\$ 390,200	9.15%	1	ls	-	0	-	0	-	390,200	Southern State	16.58	15.22
		\$ -	0.00%	-	-	-	0	-	0	-	0			
Subtotal		\$ 3,118,256					0		25481		3090991		132.47	121.59
General conditions		\$ 297,580												
Fee		\$ 145,173												
Subtotal		\$ 3,561,009												
General Liability Insurance		\$ 7,122												
Builders Risk		\$ 12,464												
Bond		\$ 25,780												
Sub-Total (w/GLI, BR & Bond)		\$ 3,606,375												
Contingency		\$ -	0.00%											
Total Amount		\$ 3,606,375												

4.25% Tcheck 0.00 151.27 138.86

0.0020 0.0035 0.0072 0.00%

General Liability Insurance Builders Risk Bond

Sub-Total (w/GLI, BR & Bond) Contingency Total Amount

153.20 140.63 0.00 0.00 153.20 140.63

Document List

Construction documents are drawings and specifications labeled "Bid Set" from Bhide & Hall and consultants dated August 4, 2006. The following is the list of drawings and specifications.

Drawings: See attached list.

Specifications: See attached table of contents.

Addenda:	Addendum #1	Dated August 29, 2006
	Addendum #2	Dated August 30, 2006
	Addendum #3	Dated September 1, 2006
	Addendum #4	Dated September 5, 2006
	Addendum #5	Dated September 8, 2006 (Received after bids received.)

INDEX OF DRAWINGS

COVER SHEET

CIVIL:

- C-1 EXISTING CONDITIONS
- C-2 HORIZONTAL CONTROL PLAN
- C-3 GRADING AND DRAINAGE
- C-4 GRADING AND DRAINAGE, BUILDING 14
- C-5 GRADING AND DRAINAGE, BUILDING 16
- C-6 WATER AND SEWER
- C-7 GRADING AND DRAINAGE DETAILS
- C-8 WATER AND SEWER DETAILS
- C-9 EROSION CONTROL DETAILS

ARCHITECTURAL :

- LS1.1 LIFE SAFETY PLAN - PHASE II
- LS1.2 LIFE SAFETY PLAN - PHASE IV
- A0.1 ARCHITECTURAL SITE PLAN
- A0.2 SITE DETAILS
- A1.0 DEMOLITION PLAN - PHASE III
- A2.1 COMPOSITE FLOOR PLAN - PHASE II
- A2.2 FLOOR PLAN (1/8" SCALE) - PHASE II - NORTH
- A2.3 FLOOR PLAN (1/8" SCALE) - PHASE II - SOUTH
- A2.4 COMPOSITE FLOOR PLAN - PHASE IV
- A2.5 FLOOR PLAN (1/8" SCALE) - PHASE IV - NORTH
- A2.6 FLOOR PLAN (1/8" SCALE) - PHASE IV - SOUTH
- A3.1 EXTERIOR ELEVATIONS - PHASE II
- A3.2 EXTERIOR ELEVATIONS - PHASE IV
- A4.1 BUILDING SECTIONS - PHASE II
- A5.1 WALL SECTIONS - PHASE II & IV
- A5.2 WALL SECTIONS - PHASE II & IV
- A6.1 ROOF PLAN - PHASE II & IV
- A7.1 COMPOSITE REFLECTED CEILING PLAN - PHASE II
- A7.2 REFLECTED CEILING PLAN - PHASE II
- A7.3 REFLECTED CEILING PLAN - PHASE II
- A7.4 COMPOSITE REFLECTED CEILING PLAN - PHASE IV
- A7.5 REFLECTED CEILING PLAN - PHASE IV

- A7.6 REFLECTED CEILING PLAN - PHASE IV
- A8.1 EQUIPMENT PLAN - PHASE II
- A8.2 EQUIPMENT PLAN - PHASE IV
- A8.3 INTERIOR ELEVATIONS - PHASE II & IV
- A9.1 MILLWORK DETAILS - PHASE II & IV
- A10.1 ROOM FINISH SCHEDULE - PHASE II
- A10.2 ROOM FINISH SCHEDULE - PHASE IV
- A11.1 DOOR & WINDOW SCHEDULES - PHASE II
- A11.2 DOOR & WINDOW SCHEDULES - PHASE IV
- A11.3 HEAD & JAMB SILL DETAILS
- A12.1 FLOOR TILE PATTERN PLAN - PHASE II
- A12.2 FLOOR TILE PATTERN PLAN - PHASE IV

STRUCTURAL:

- S1 STRUCTURAL NOTES
- S2 FOUNDATION PLAN - PHASE II
- S3 FOUNDATION PLAN - PHASE IV
- S4 ROOF FRAMING PLAN - PHASE II
- S5 ROOF FRAMING PLAN - PHASE IV
- S6 ROOF UPLIFT DIAGRAMS - PHASE II & IV
- S7 SECTIONS & DETAILS
- S8 SECTIONS & DETAILS
- S9 SECTIONS & DETAILS

MECHANICAL

- M-1 HVAC EQUIPMENT PLAN - PHASE II
- M-2 HVAC PLAN-SOUTHSIDE BLDG. PARTIAL PLAN - PHASE II
- M-3 HVAC PLAN-NORTHSIDE BLDG. PARTIAL PLAN - PHASE II
- M-4 HVAC EQUIPMENT PLAN - PHASE IV
- M-5 HVAC PLAN-SOUTHSIDE BLDG. PARTIAL PLAN - PHASE IV
- M-6 HVAC PLAN-NORTHSIDE BLDG. PARTIAL PLAN - PHASE IV
- M-7 HVAC SCHEDULES - PHASE II & IV
- M-8 HVAC DETAILS - PHASE II & IV
- M-9 HVAC DETAILS - PHASE II & IV

PLUMBING AND FIRE PROTECTION

- P-1 SANITARY PLAN - PHASE II
- P-2 DOMESTIC WATER PLAN - PHASE II
- P-3 SANITARY PLAN - PHASE IV
- P-4 DOMESTIC WATER PLAN - PHASE IV
- P-5 SANITARY PIPING ISOMETRIC
- P-6 DOMESTIC HW / CW PIPING ISOMETRIC
- P-7 PLUMBING FIXTURE SCHEDULE & DETAILS
- P-8 PLUMBING FIXTURE SCHEDULE & DETAILS
- P-9 PLUMBING FIXTURE SCHEDULE & DETAILS
- FP-1 FIRE PROTECTION PLAN - PHASE II
- FP-2 FIRE PROTECTION PLAN - PHASE IV

ELECTRICAL

- E1.0 ELECTRICAL LEGEND, NOTES AND SCHEDULES.
- E1.1 ELECTRICAL SITE PLAN
- E1.2 LIGHTNING PROTECTION PLAN
- E2.1 PARTIAL BUILDING #16 FLOOR PLAN - LIGHTING - PHASE II
- E2.2 PARTIAL BUILDING #16 FLOOR PLAN - LIGHTING - PHASE II
- E2.3 PARTIAL BUILDING #14 FLOOR PLAN - LIGHTING - PHASE IV
- E2.4 PARTIAL BUILDING #14 FLOOR PLAN - LIGHTING - PHASE IV
- E3.1 PARTIAL BUILDING #16 FLOOR PLAN - POWER - PHASE II
- E3.2 PARTIAL BUILDING #16 FLOOR PLAN - POWER - PHASE II
- E3.3 PARTIAL BUILDING #14 FLOOR PLAN - POWER - PHASE IV
- E3.4 PARTIAL BUILDING #14 FLOOR PLAN - POWER - PHASE IV
- E4.1 PARTIAL BUILDING #16 FLOOR PLAN - COMMUNICATION - PHASE II
- E4.2 PARTIAL BUILDING #16 FLOOR PLAN - COMMUNICATION - PHASE II
- E4.3 PARTIAL BUILDING #14 FLOOR PLAN - COMMUNICATION - PHASE IV
- E4.4 PARTIAL BUILDING #14 FLOOR PLAN - COMMUNICATION - PHASE IV
- E5.1 ELECTRICAL RISER DIAGRAM
- E5.2 ELECTRICAL RISER DIAGRAM
- E5.3 ELECTRICAL RISER DIAGRAM
- E6.1 ELECTRICAL DETAILS
- E7.1 ELECTRICAL PANEL SCHEDULES
- E7.2 ELECTRICAL PANEL SCHEDULES

SPECIFICATION
TABLE OF CONTENTS

DIVISION 0 - BIDDING AND CONTRACT REQUIREMENTS

- SECTION 00009 - DESCRIPTION OF THE WORK
- SECTION 00010 - NOTICE TO BIDDERS
- SECTION 00100 - INSTRUCTIONS TO BIDDERS
- SECTION 00200 - PUBLIC ENTITY CRIMES
- SECTION 00300 - BID FORMS
- SECTION 00400 - LIST OF SUBCONTRACTORS
- SECTION 00500 - AGREEMENT FORMS
- SECTION 00600 - BONDS AND CERTIFICATES
- SECTION 00700 - GENERAL CONDITIONS
- SECTION 00800 - SUPPLEMENTARY CONDITIONS
- SECTION 00810 - PROGRESS PAYMENTS
- SECTION 00860 - PURCHASING OF PROJECT DOCUMENTS
- SECTION 00900 - SPECIAL CONDITIONS

DIVISION 1 - GENERAL REQUIREMENTS

- SECTION 01010 - SUMMARY OF WORK
- SECTION 01026 - UNIT PRICES
- SECTION 01040 - COORDINATION, INSPECTION AND PROTECTION
- SECTION 01042 - DIRECT PURCHASING PROCEDURES
- SECTION 01050 - FIELD ENGINEERING
- SECTION 01060 - CODES, PERMITS AND FEES
- SECTION 01070 - CUTTING AND PATCHING
- SECTION 01100 - SUBSTITUTION OF PRODUCTS
- SECTION 01200 - JOB SITE ADMINISTRATION
- SECTION 01300 - SUBMITTALS
- SECTION 01320 - PROGRESS REPORTING

SECTION 01511 - TEMPORARY ELECTRICITY
SECTION 01512 - TEMPORARY LIGHTING
SECTION 01513 - TEMPORARY HEAT AND VENTILATION
SECTION 01514 - TEMPORARY TELEPHONE SERVICE
SECTION 01515 - TEMPORARY WATER
SECTION 01516 - TEMPORARY SANITARY FACILITIES
SECTION 01530 - BARRIERS
SECTION 01531 - TEMPORARY FENCING
SECTION 01560 - TEMPORARY CONTROLS
SECTION 01620 - MATERIALS, STORAGE AND PROTECTION
SECTION 01700 - CONTRACT CLOSEOUT
SECTION 01710 - CLEANING

DIVISION 2 – SITEWORK

SECTION 02010 - CLEARING AND GRUBBING
SECTION 02070 - DEMOLITION

DIVISION 17 – ELECTRICAL

SECTION 16050 - BASIC ELECTRICAL MATERIALS AND METHODS
SECTION 16060 - GROUNDING AND BONDING
SECTION 16072 - ELECTRICAL SUPPORTS
SECTION 16075 - ELECTRICAL IDENTIFICATION
SECTION 16120 - CONDUCTORS AND CABLES
SECTION 16130 - RACEWAYS AND BOXES
SECTION 16710 - FIRE ALARM
SECTION 16726 - PUBLIC ADDRESS AND MUSIC EQUIPMENT
SECTION 16755 - TELEVISION DISTRIBUTION

CHARLES E. BENNETT ELEMENTARY

TABLE OF CONTENTS

DIVISION 0

00009	<u>BIDDING AND CONTRACT REQUIREMENTS</u>
00010	DESCRIPTION OF THE WORK
00100	NOTICE TO BIDDERS
00200	INSTRUCTIONS TO BIDDERS
00300	PUBLIC ENTITY CRIMES
00400	BID PROPOSAL FORM
00500	LIST OF SUBCONTRACTORS
00504	AGREEMENT FORMS
00505	CERTIFICATE OF SUBSTANTIAL COMPLETION
00600	CERTIFICATE OF CONTRACT COMPLETION
00700	BONDS AND CERTIFICATES
00800	GENERAL CONDITIONS
00810	SUPPLEMENTARY CONDITIONS
00860	PROGRESS PAYMENTS
00900	PURCHASING OF PROJECT DOCUMENTS
	SPECIAL CONDITIONS

DIVISION 1

	<u>GENERAL REQUIREMENTS</u>
01010	SUMMARY OF WORK
01026	UNIT PRICES
01040	COORDINATION, INSPECTION AND PROTECTION
01042	DIRECT PURCHASING
01050	FIELD ENGINEERING
01060	CODES, PERMITS AND FEES
01070	CUTTING AND PATCHING
01100	SUBSTITUTION OF PRODUCTS
01200	JOB SITE ADMINISTRATION
01300	SUBMITTALS
01320	PROGRESS REPORTING
01511	TEMPORARY ELECTRICITY
01512	TEMPORARY LIGHTING
01513	TEMPORARY HEAT AND VENTILATION
01514	TEMPORARY TELEPHONE SERVICE
01515	TEMPORARY WATER
01516	TEMPORARY SANITARY FACILITIES
01530	BARRIERS
01531	TEMPORARY FENCING
01560	TEMPORARY CONTROLS
01620	MATERIALS, STORAGE AND PROTECTION
01700	CONTRACT CLOSEOUT
01710	CLEANING

CHARLES E. BENNETT ELEMENTARY

DIVISION 2

02230	<u>SITWORK</u>
02300	SITE PREPARATION
02374	EARTHWORK
02512	EROISION CONTROL
02539	SITE WATERLINES
02630	SANITARY SEWER
02750	STORM DRAINAGE
	CONCRETE

DIVISION 3

03100	<u>CONCRETE</u>
03200	CONCRETE FORMWORK
03300	CONCRETE REINFORCEMENT
03345	CAST-IN-PLACE CONCRETE
	CONCRETE FINISHES

DIVISION 4

04210	<u>MASONRY</u>
04220	BRICK MASONRY UNIT WORK
	CONCRETE MASONRY UNIT WORK

DIVISION 5

05400	<u>METALS</u>
05410	MISCELLANEOUS METAL
05450	METAL STUDS
05500	LIGHT GAUGE STEEL ROOF TRUSSES
05830	METAL FABRICATIONS
	METAL ROOF DECK (Specified as part of Section 07400)

DIVISION 6

06100	<u>WOOD AND PLASTICS</u>
	CARPENTRY

DIVISION 7

07214	<u>THERMAL AND MOISTURE PROTECTION</u>
07400	BUILDING INSULATION
	STANDING SEAM METAL ROOFING AND ROOF DECK
	ASSEMBLY
07830	DAMPPROOFING
07840	FIRESTOPPING
07920	SEALANTS AND CAULKING

DIVISION 8

08100	<u>DOORS AND WINDOWS</u>
08200	HOLLOW METAL DOORS AND FRAMES
08400	WOOD DOORS
08521	ALUMINUM ENTRANCE AND STOREFRONTS
08710	ALUMINUM LOUVERED WINDOWS
08800	FINISH HARDWARE
	GLASS AND GLAZING

CHARLES E. BENNETT ELEMENTARY

DIVISION 9

09100	<u>FINISHES</u>
09220	ACOUSTICAL CEILINGS
09250	STUCCO (PORTLAND CEMENT PLASTER)
09310	GYPSUM BOARD
09660	TILE
09666	RESILIENT TILE FLOORING
09681	VINYL BASE
09800	CARPET
09900	SPECIAL EPOXY COATINGS
	PAINTING

DIVISION 10

10115	<u>SPECIALTIES</u>
10120	MARKERBOARDS
10200	TACKBOARDS
10440	EXTERIOR WALL LOUVERS
10520	INTERIOR SIGNAGE
10530	FIRE EXTINGUISHERS AND CABINETS
10600	ALUMINUM WALKWAY COVERS
10800	ACCESS PANELS
	TOILET ACCESSORIES

DIVISION 11

11131	<u>EQUIPMENT</u>
	PROJECTION SCREENS

DIVISION 12

12324	<u>FURNISHINGS</u>
	EDUCATIONAL CASEWORK

DIVISION 13

NOT USED	<u>SPECIAL CONSTRUCTION</u>
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DIVISION 14

NOT USED	<u>CONVEYING SYSTEMS</u>
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DIVISION 15

15000	<u>MECHANICAL</u>
15001	GENERAL PROVISIONS, MECHANICAL
15005	BASIC MATERIALS AND METHODS
15006	OPERATION AND MAINTENANCE MANUALS
15020	IDENTIFICATION SYSTEMS
15028	PLUMBING
15030	HVAC EQUIPMENT
15081	AIR DISTRIBUTION SYSTEM
15125	EXPANSION TANKS (PLUMBING)
15350	PIPING, REFRIGERATION
15400	LOUVERS
15426	FANS, GENERAL
15542	FANS, C.C. TYPE
	AIR CONDITIONING SYSTEM, DUCT FREE SPLIT TYPE

CHARLES E. BENNETT ELEMENTARY

DIVISION 15
(Continued)

MECHANICAL

15800 INSULATION
15898 TEST AND BALANCE
15900 DIRECT DIGITAL CONTROL SYSTEM
15932 AUTOMATIC SPRINKLER SYSTEM

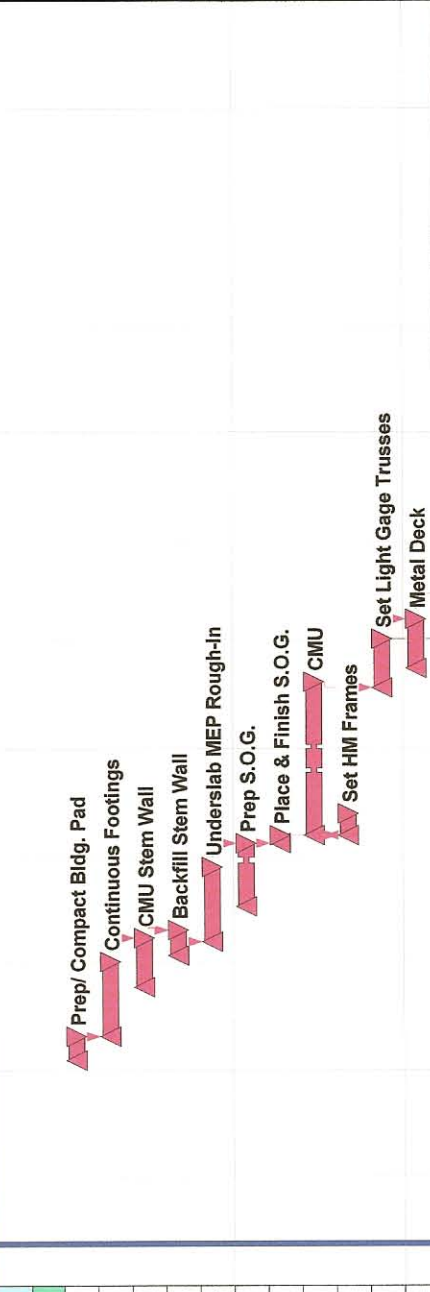
DIVISION 16

ELECTRICAL

16050 BASIC ELECTRICAL MATERIALS AND METHODS
16060 GROUNDING AND BONDING
16072 ELECTRICAL SUPPORTS
16075 ELECTRICAL IDENTIFICATION
16100 LIGHTNING PROTECTION
16120 CONDUCTORS AND CABLES
16130 RACEWAYS AND BOXES
16140 WIRING DEVICES
16145 LIGHTING CONTROL DEVICES
16289 TRANSIENT VOLTAGE SUPPRESSION
16410 ENCLOSED SWITCHES & CIRCUIT BREAKERS
16442 PANELBOARDS
16491 FUSES
16511 INTERIOR LIGHTING
16710 FIRE ALARM
16726 PUBLIC ADDRESS AND MUSIC EQUIPMENT
16755 TELEVISION DISTRIBUTION

DIVISION 17

DATA, VOICE & VIDEO



Activity ID	Activity Description	Early Start	Orig Dur	Early Finish
2000	Prep/ Compact Bldg. Pad	04OCT06*	5	10OCT06
2005	Continuous Footings	11OCT06	15	31OCT06
2015	CMU Stem Wall	25OCT06	10	07NOV06
2025	Backfill Stem Wall	03NOV06	5	09NOV06
2010	Underslab MEP Rough-In	07NOV06	15	27NOV06
2020	Prep S.O.G.	17NOV06	10	04DEC06
2030	Place & Finish S.O.G.	05DEC06	2	06DEC06
2040	CMU	07DEC06	30	19JAN07
2070	Set HM Frames	07DEC06	4	12DEC06
2050	Set Light Gage Trusses	18JAN07	10	31JAN07
2060	Metal Deck	24JAN07	10	06FEB07
Roof Dry-In				
2200	Insulation/ Dry-In	31JAN07	10	13FEB07
2210	Fascia	14FEB07	7	22FEB07
2220	Metal Roofing	14FEB07	12	01MAR07
Exterior Wall Dry-In				
2400	Dampproofing	01FEB07	4	06FEB07
2410	Brick Wainscot	05FEB07	15	23FEB07
2420	Set Window Units	19FEB07	8	28FEB07
2430	Stucco	21FEB07	20	20MAR07
2440	Aluminum Soffit	21MAR07	10	03APR07
2450	Exterior Paint	04APR07	6	11APR07
Rough-In				
2600	Gyp. Sound Lid - insul.	14FEB07	6	21FEB07
2610	Metal Stud Framing	19FEB07	6	26FEB07
2650	Plumbing	22FEB07	15	14MAR07
2620	DuctWork	26FEB07	15	16MAR07
2640	Electrical	27FEB07	12	14MAR07
2630	Sprinkler Piping	05MAR07	15	23MAR07
2710	Wall Rough-In Complete	15MAR07	1	15MAR07
2680	Mechanical Insulation	19MAR07	10	30MAR07
2660	Set PTAC's	21MAR07	10	03APR07
2670	Equip. Connections	04APR07	5	10APR07
2690	Permanent Power	10APR07	1	10APR07



