

**FGMP AMENDMENT NO. 8C
TO
AGREEMENT FOR MANAGING GENERAL CONTRACTOR SERVICES
BROWARD COUNTY JUDICIAL PROJECTS RFP/RLI # PNC2119163P1**

This FGMP AMENDMENT NO. 8C to Agreement for Managing General Contractor Services for Broward County Judicial Projects ("FGMP Amendment No. 8C") is made and entered into on this ____ day of _____, 2025, by and between Broward County, Florida, a political subdivision of the State of Florida ("County"), and Stiles Pirtle Joint Venture ("Contractor").

RECITALS

- A. County and Contractor (collectively "Parties") entered into an Agreement for Managing General Contractor Services for Broward County Judicial Projects RFP/RLI #PNC2119163P1 on the 22nd day of September 2020 (the "Agreement"), wherein County engaged Contractor to provide managing general contractor services for certain County judicial projects identified in County's solicitation PNC2119163P1.
- B. In response to pandemic induced fluctuations in the availability and pricing of goods and materials and in subcontractor pricing, on September 22, 2021, the Parties entered into the First Amendment to the Agreement ("First Amendment") to increase the Owner's Allowance Account for certain Judicial Facilities projects.
- C. On October 11, 2022, the Parties entered in the Second Amendment to the Agreement ("Second Amendment") that established an Estimated Guaranteed Maximum Price for the South Regional Courthouse Replacement Project (the "SRCR Project") and an amount for the Owner's Allowance Account for the SRCR Project.
- D. On April 16, 2024, the Parties entered into the Third Amendment to the Agreement ("Third Amendment") adding Enabling Projects for the Five Hundred (500) Car Secure Parking Garage and Plaza ("Garage Enabling Projects") to the Projects covered by the Agreement and established an Estimated Guaranteed Maximum Price in the amount of Fourteen Million Seven Hundred Eight Thousand Nine Hundred Ten Dollars (\$14,708,910) for the Garage Enabling Projects. The Agreement, First Amendment, Second Amendment, Third Amendment, and each FGMP Amendment are collectively referred to as the "Current Agreement."
- E. On May 1, 2024, the Parties entered into FGMP Amendment No. 8A for commencement of the Garage Enabling Projects in the amount of Two Million Five Hundred Ten Thousand Four Hundred Thirteen Dollars (\$2,510,413) for the FGMP No. 8A Work.
- F. On July 9, 2024, the Parties entered into FGMP Amendment No. 8B for additional Work for the Garage Enabling Projects in the amount of Eight Million One Hundred Thirty Thousand Three Hundred Ninety Dollars (\$8,130,390) for the FGMP No. 8B Work.

- G. Contractor has submitted a FGMP to County for additional Work for the Garage Enabling Projects ("FGMP No. 8C") as described in Attachment A attached hereto and made a part hereof (the "FGMP No. 8C Work"), which shall be treated as Project Work for all purposes under the Current Agreement.
- H. The Parties desire to enter into this FGMP Amendment No. 8C to establish the FGMP for the full and complete performance of FGMP No. 8C Work, the Project Construction Schedule for the FGMP No. 8C Work, the amount of liquidated damages, and insurance requirements, and to allow for the issuance of a Notice to Proceed to allow for the performance and construction of the FGMP No. 8C Work.
- I. FGMP Amendments No. 8A, No. 8B, and No. 8C collectively provide for the complete FGMP No. 8 Work and the total FGMP for the Garage Enabling Projects.
- J. All capitalized terms herein shall have the same meaning as set forth in the Current Agreement.
- K. NOW, THEREFORE, in consideration of the mutual promises, commitments and representations contained herein and in the Current Agreement, the Parties hereby agree to amend the Current Agreement as follows:

I. **Amendments.**

- 1. **FGMP No. 8C.** In accordance with Article 7 of the Current Agreement, the Parties agree to a final and total FGMP of Seventeen Million Five Hundred Ninety-Seven Thousand Seven Hundred Forty-Three Dollars (\$17,597,743) for the FGMP No. 8C Work further described in the Elements of FGMP No. 8C attached as Attachment A. All FGMP No. 8 Work is subject to the Special Conditions attached hereto and made a part hereof as Attachment B.
- 2. **Substantial Completion Date.** For all FGMP No. 8C Work, Contractor must (i) achieve Substantial Completion within Five Hundred Thirty-Nine (539) calendar days from the FGMP No. 8C Initiation Date specified in the FGMP No. 8C Notice to Proceed, and (ii) achieve Final Completion of the FGMP No. 8C Work within sixty (60) calendar days from the date of Substantial Completion of the FGMP No. 8C Work. In the event Contractor is permitted to perform the FGMP No. 8C Work concurrently with a portion of the FGMP No. 8B Work, Contractor must (i) achieve Substantial Completion within Four Hundred Twenty Seven (427) calendar days from the FGMP No. 8C Initiation Date specified in the FGMP No. 8C Notice to Proceed, and (ii) achieve Final Completion of the FGMP No. 8C Work within sixty (60) calendar days from the date of Substantial Completion of the FGMP No. 8C Work. The final and total FGMP set forth in Section 1 above shall apply regardless of which date of Substantial Completion applies.

3. **Liquidated Damages.** Upon failure of Contractor to achieve Substantial Completion of the FGMP No. 8C Work within the applicable deadline stated in Section 2 above, as extended by any approved time extensions, Contractor shall pay to County the sum of One Thousand Five Hundred Dollars (\$1,500.00) for each day after the applicable deadline for Substantial Completion set forth in Section 2, as extended by any approved time extensions, until Substantial Completion is obtained. After Substantial Completion, should Contractor fail to complete the remaining FGMP No. 8C Work, as extended by approved time extensions thereof, Contractor shall pay to County the sum of Five Hundred Dollars (\$500.00) for each day after the deadline for Final Completion, as extended by any approved time extensions, until Final Completion is obtained. These amounts are not penalties but are liquidated damages to County for its inability to obtain full beneficial occupancy and/or use of the Garage Enabling Projects. Liquidated damages are hereby fixed and agreed upon between the Parties based on (1) a mutual recognition of the impossibility of precisely ascertaining the amount of damages that will be sustained by County as a consequence of Contractor's failure to timely obtain Substantial Completion or Final Completion, as applicable; and (2) both Parties' desire to obviate any question or dispute concerning the amount of said damages and the cost and effect of the failure of Contractor to complete the Work on time. These liquidated damages shall apply separately to each portion of the FGMP No. 8 Work for which a deadline for completion is given. County may deduct liquidated damages from monies due to Contractor for the Work under the Agreement and FGMP Amendment No. 8C, or may deduct as much thereof as County may, in its sole discretion, deem just and reasonable. Contractor shall reimburse County, in addition to liquidated damages, for all costs incurred by Consultant and OCPM in administering the construction of the FGMP No. 8C Work beyond the completion dates specified above, as extended by any approved time extensions. Consultant and OCPM construction administration costs shall be in the amounts set forth in the contracts between County and Consultant and between County and OCPM, copies of which are available upon request to the Contract Administrator. All such costs shall be deducted from the monies due Contractor for performance of Work under FGMP No. 8C, as authorized by FGMP Amendment No. 8C, by means of unilateral credit Change Orders issued by County as costs are incurred by Consultant and OCPM and agreed to by County.
4. **Project Schedule.** Attached hereto as part of Attachment A is the FGMP No. 8C Project Schedule that has been accepted by the Contract Administrator.
5. **Compensable Excusable Delay.** Indirect costs recoverable by Contractor shall be liquidated on a daily basis in the amount of Five Hundred Dollars (\$500.00) per day for each day the FGMP No. 8C Work is delayed due to a Compensable Excusable Delay. Contractor shall neither seek nor be entitled to receive any compensation for any indirect costs in excess of this liquidated daily amount.

6. **Insurance Requirements.** The insurance requirements for the FGMP No. 8C Work are set forth on Attachment C.
- II. **Special Exceptions.** This FGMP Amendment No. 8C addresses all aspects of the Contractor services and FGMP No. 8C Work except as otherwise set forth in the clarifications, qualifications, assumptions, and exclusions included in Attachment A to this FGMP Amendment No. 8C. In no event shall any clarification, qualification, assumption, or exclusion modify or supersede the Current Agreement or this FGMP Amendment No. 8C, and in the event of a conflict between the Current Agreement and any clarifications, qualifications, assumptions, or exclusions, the Current Agreement shall control.
- III. **Representations and Warranties.** Subject to Article 5 of the Current Agreement, Contractor expressly represents and warrants to County that: (i) it has reviewed the drawings and specifications listed in Attachment A to this FGMP Amendment No. 8C and that they are sufficient to construct the Garage Enabling Projects, (ii) all materials, furnishings, and equipment utilized or procured in connection with this FGMP Amendment No. 8C will be new unless otherwise specified, and (iii) that all the FGMP No. 8C Work, and any furniture, fixtures, and equipment furnished in connection with this FGMP Amendment No. 8C will be of good quality, free from faults and material defects, and in conformance with the Contract Documents. All Project Work not conforming to these requirements, including substitutions not approved by the Contract Administrator in accordance with the terms hereof, may be considered defective by the Contract Administrator and subject to correction in accordance with Section 24.1 of the Current Agreement. If required by the Contract Administrator, Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.
- IV. **Full and Final Satisfaction.** Except as specifically described above, below, or as otherwise allowed under the Current Agreement, Contractor accepts, as of the effective date hereof, the terms of this FGMP Amendment No. 8C as full and final satisfaction to all submitted claims, adjustments, and contract revisions associated with this FGMP Amendment No. 8C, and acknowledges, subject to the foregoing, that no further adjustment to the Contractor's compensation or time for performance shall be allowed in connection with this FGMP Amendment No. 8C.
- V. **Assumption of Risk.** Contractor assumes the risk of any Preconstruction Services Costs, Direct Construction Costs, and General Conditions Cost in excess of the FGMP No. 8C established by this FGMP Amendment No. 8C, as adjusted by County-Approved Change Orders, Construction Change Directives, or CPEAMs, to the extent such additional Garage Enabling Projects' costs should have been included in FGMP No. 8C.
- VI. Except as hereby modified, amended, or changed herein, all of the terms and conditions of the Current Agreement shall remain in full force and effect.
- VII. This FGMP Amendment No. 8C may be executed in multiple originals, and may be executed

in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same amendment.

- VIII. The Current Agreement, as amended herein, incorporates and includes all prior negotiations, correspondence, conversations, agreements, and understandings applicable to the matters contained herein, and the Parties agree that there are no commitments, agreements, or understandings concerning the subject matter hereof that are not contained in the Current Agreement and this FGMP Amendment No. 8C. Accordingly, the Parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.
- XIV. Preparation of this FGMP Amendment No. 8C has been a joint effort of the Parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties than any other.
- XV. Attachments A, B, and C are incorporated in this FGMP Amendment No. 8C and made a part hereof. Any and all Recital clauses stated above are true and correct and are incorporated herein by reference.

[Intentionally Left Blank; Signature Page to Follow]

IN WITNESS WHEREOF, the Parties hereto have made and executed FGMP Amendment No. 8C: Broward County, through its Board of County Commissioners, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the ____ day of _____, 20__; and Stiles Pirtle Joint Venture, signing by and through its duly authorized representatives.

COUNTY

ATTEST:

BROWARD COUNTY, by and through
its Board of County Commissioners

By: _____
Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

By: _____
Mayor
____ day of _____, 20__

Approved as to form by
Andrew J. Meyers
Broward County Attorney
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600

BENJAMIN D. CREGO
By _____
Benjamin Crego (Date)
Senior Assistant County Attorney

Digitally signed by BENJAMIN D. CREGO
Date: 2025.03.28 10:23:40 -04'00'

Benjamin D. Crego for
By _____
Michael J. Kerr (Date)
Chief Counsel

Digitally signed by Benjamin D. Crego for
Date: 2025.03.28 10:48:23 -04'00'

BDC/tb
Garage Enabling_FGMP8C
03/17/2025

FGMP AMENDMENT NO. 8C TO AGREEMENT BETWEEN BROWARD COUNTY AND STILES
PIRTLE JOINT VENTURE FOR MANAGING GENERAL CONTRACTOR CONSTRUCTION SERVICES
FOR JUDICIAL PROJECTS IN BROWARD COUNTY, FLORIDA

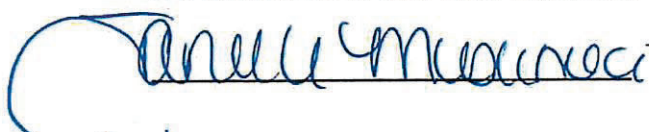
CONTRACTOR

WITNESSES TO JAMES B. PIRTLE
CONSTRUCTION COMPANY, INC.:


JAMES ARMSTRONG
(Print/Type Name)


SARAH PENARANDA
(Print/Type Name)

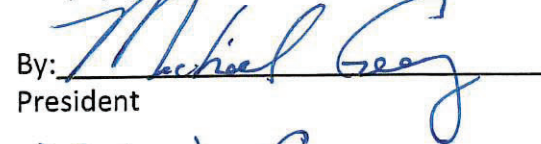
WITNESSES TO STILES CORPORATION:


Anne Musumeci
(Print/Type Name)


Tavian Argueta
(Print/Type Name)

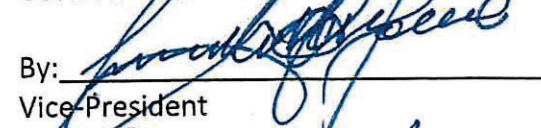
STILES PIRTLE JOINT VENTURE, a fictitious
name registered with the state of Florida, by
and through its registered owners

JAMES B. PIRTLE CONSTRUCTION COMPANY,
INC., d/b/a PIRTLE CONSTRUCTION

By: 
President
Michael Geary
(Print/Type Name)

26 day of March, 2025

STILES CORPORATION d/b/a STILES
CONSTRUCTION

By: 
Vice-President
Timothy O. Moore
(Print/Type Name)

26th day of March, 2025

ATTACHMENT A
ELEMENTS OF FGMP 8C

Element A-1	FGMP Price Elements
Element A-2	FGMP Schedule of Values
Element A-3	Project Construction Schedule
Element A-4	List of Plans and Specifications
Element A-5	List of Allowances, Exclusions, and Clarifications
Element A-6	Summary of FGMP Work
Element A-7	Construction Management Plan
Element A-8	Staffing Plan and Organization Chart
Element A-9	SPJV Detailed General Conditions
Element A-10	Subcontractor Matrices



**Broward County Courthouse
Central and West Wing Demolition
And East Wing West Wall
Reconstruction**

Fort Lauderdale, FL

PNC2119163P1- WORK ORDER 08c



**Revised
March 11, 2025**

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Section 2 Element A-2 FGMP Schedule of Values

Section 3 Element A-3 Project Construction Schedule

Section 4 Element A-4 List of Plans and Specifications

Section 5 A-5 Element A-5 List of Allowances, Exclusions, and Clarifications

Section 6 Element A-6 Summary of FGMP Work

Section 7 Element A-7 Construction Management Plan

Section 8 Element A-8 Staffing Plan and Organization Chart

Section 9 SPJV Detailed General Conditions

Section 10 Subcontractor Matrices

Section 1 Element A-1 FGMP Price Elements

ELEMENT A-1 FGMP PRICE ELEMENTS

FINAL GMP (FGMP) - PERMIT DRAWINGS		
A	Negotiated Preconstruction	in FGMP 8a
B	Reconciled Direct Construction Cost	\$ 12,178,063
C	Reconciled Contractor GC's, Bond, & Insur. Items # 1 thru #5 Below in Element A-2	\$ 3,894,767
D	GC Construction Fixed Fee	\$ 639,913
E	General Owner's Allowance	\$ 885,000
	TOTAL FINAL GMP PER THE PERMIT SET	\$ 17,597,743

Section 2 Element A-2 FGMP Schedule of Values



**BROWARD COUNTY JUDICIAL COMPLEX
CENTRAL AND WEST WING DEMOLITION
AND EAST WING WEST WALL RECONSTRUCTION
ELEMENT A-2 FGMP SCHEDULE OF VALUES**

COST ITEM	ITEM	TOTAL AMOUNT
	Demolition	\$ 6,496,795
	Concrete	\$ 590,728
	Caulking and Waterproofing	\$ 69,979
	Metal Wall Panels	\$ 974,011
	Roofing	\$ 143,425
	Doors, Frames and Hardware	\$ 29,690
	Curtain Wall	\$ 3,083,951
	Stucco and Drywall	\$ 97,715
	Painting	\$ 94,377
	Elevator	\$ 107,336
	Fire Protection	\$ 27,871
	Plumbing	\$ 81,255
	HVAC	\$ 51,613
	Electrical	\$ 57,060
	Sitework	\$ 272,257
	SUBTOTAL - DIRECT CONSTRUCTION COST	\$ 12,178,063
C	1. General Conditions	\$ 3,396,818
	2. General Liability Insurance	\$ 259,047
	3. Pollution Liability	\$ 75,000
	4. Builder's Risk - Carried by County	N/A
	5. Payment and Performance Bond	\$ 163,902
D	Overhead and Profit	\$ 639,913
	TOTAL AMOUNT	\$ 16,712,743
A	Negotiated Preconstruction in FGMP 8a	
E	Owner's Allowance	\$ 200,000
	Misc. Temporary Waterproofing and Protection	\$ 100,000
	Mock-ups	\$ 100,000
	Structural Frame at Knockout Panel	\$ 50,000
	Curtainwall Structural Connections	\$ 150,000
	MEPF System Safe Off for Early Demo	\$ 25,000
	Logistical Requirements for Concurrent Abatement & Demolition	\$ 50,000
	Future West Wall Sill/Curb Condition Revision	\$ 210,000
TOTAL FINAL GMP PER THE PERMIT SET		\$ 17,597,743

Section 3 Element A-3 Project Construction Schedule

Broward County Judicial Center
Construction Schedule FGMP #8C
All Activities (Data Date: 12-Dec-24)



#	Activity ID	Activity Name	Duration	Start	Finish
1	BCJC - FGMP #8C				
2	Contract Time				
3	0002	Contract Time (Calendar Days)	539	01-May-25	21-Oct-26
4	0003	Contract Substantial Completion	0		21-Oct-26
5	0001	Time to Final Completion (Calendar Days)	60	22-Oct-26	20-Dec-26
6	0005	Final Completion	0		20-Dec-26
7	Current Construction Time				
8	0004	Current Construction NTP	0	01-May-25	21-Oct-26
9	0008	Current Construction Time (Calendar Days)	539	01-May-25	21-Oct-26
10	0010	Current Projected Substantial Completion	0		21-Oct-26
11	Development				
12	0007	Bidding & County Review (Calendar Days)	78	12-Dec-24*	27-Feb-25
13	0009	FGMP Approval	1	28-Feb-25	28-Feb-25
14	0006	Projected NTP	0	01-May-25*	
15	Procurement				
16	Demolition Permit				
17	0011	Demolition Permit: Prepare & Submit (Calendar Days)	31	01-Mar-25*	31-Mar-25
18	0012	Demolition Permit: Review & Approve (Calendar Days)	31	01-Apr-25	01-May-25
19	0013	Demolition Permit: BC Resilient Environment Dept. (Calendar Days)	1	01-May-25	01-May-25
20	Curtain Wall				
21	0074	Aluminum Curtain Wall: Prepare & Submit (Calendar Days)	10	01-May-25	10-May-25
22	0075	Aluminum Curtain Wall: Review & Approve (Calendar Days)	10	11-May-25	20-May-25
23	0078	Aluminum Curtain Wall: Field Mock Up for Curtain Wall (Calendar Days)	15	09-Sep-25	23-Sep-25
24	0079	Aluminum Curtain Wall: CMV/Designs JV Reviews Mock Curtain Wall (Calendar Days)	10	24-Sep-25	07-Oct-25
25	0076	Aluminum Curtain Wall: Fabrication & Delivery (Calendar Days)	60	08-Oct-25	06-Dec-25
26	0077	Aluminum Curtain Wall: Required on Job (RQJ) (Calendar Days)	1	26-Jun-26	26-Jun-26
27	Demolition				
28	East Wing Elevator Demo & Shaft Reconstruction				
29	0034	Elevator Decommission & Shaft Renovation Incl. Doors & Frames (6 Story) (East Tower) (Calendar Days)	131	01-May-25	08-Sep-25
30	Rooftop Demolition				
31	0035	Roof Demo: Remove All Mechanical Room Equipments & Materials (Calendar Days)	5	04-Aug-25	08-Aug-25
32	0036	Roof Demo: Remove All West Building Roof Equipments & Materials (Calendar Days)	2	09-Aug-25	10-Aug-25
33	0037	Roof Demo: Remove All Roof Elevator Room Equipments & Materials (Calendar Days)	3	11-Aug-25	13-Aug-25
34	Interior Demolition				
35	10th Floor Interior Demolition				
36	0044	10th Floor Demo: Remove Existing Ceilings, Partitions, Doors & Door Frames	5	04-Aug-25	08-Aug-25
37	0045	10th Floor Demo: Remove Existing Lights, Electrical, Fire Alarm & Mechanical	5	11-Aug-25	15-Aug-25
38	0046	10th Floor Demo: Remove Existing Plumbing	5	18-Aug-25	22-Aug-25
39	9th Floor Interior Demolition				
40	0050	9th Floor Demo: Remove Existing Ceilings, Partitions, Doors & Door Frames	5	25-Aug-25	29-Aug-25
41	0051	9th Floor Demo: Remove Existing Lights, Electrical, Fire Alarm & Mechanical	5	02-Sep-25	06-Sep-25
42	0052	9th Floor Demo: Remove Existing Plumbing	5	09-Sep-25	13-Sep-25
43	8th Floor Interior Demolition				
44	0053	8th Floor Demo: Remove Existing Ceilings, Partitions, Doors & Door Frames	5	16-Sep-25	20-Sep-25
45	0054	8th Floor Demo: Remove Existing Lights, Electrical, Fire Alarm & Mechanical	5	23-Sep-25	27-Sep-25
46	0055	8th Floor Demo: Remove Existing Plumbing	5	30-Sep-25	04-Oct-25
47	7th Floor Interior Demolition				
48	0056	7th Floor Demo: Remove Existing Ceilings, Partitions, Doors & Door Frames	5	07-Oct-25	11-Oct-25
49	0057	7th Floor Demo: Remove Existing Lights, Electrical, Fire Alarm & Mechanical	5	14-Oct-25	18-Oct-25
50	0058	7th Floor Demo: Remove Existing Plumbing	5	21-Oct-25	25-Oct-25
51	6th Floor Interior Demolition				
52	0059	6th Floor Demo: Remove Existing Ceilings, Partitions, Doors & Door Frames	5	28-Oct-25	01-Nov-25
53	0060	6th Floor Demo: Remove Existing Lights, Electrical, Fire Alarm & Mechanical	5	04-Nov-25	08-Nov-25
54	0061	6th Floor Demo: Remove Existing Plumbing	5	11-Nov-25	15-Nov-25
55	5th Floor Interior Demolition				
56	0062	5th Floor Demo: Remove Existing Ceilings, Partitions, Doors & Door Frames	5	18-Nov-25	22-Nov-25
57	0063	5th Floor Demo: Remove Existing Lights, Electrical, Fire Alarm & Mechanical	5	25-Nov-25	29-Nov-25
58	0064	5th Floor Demo: Remove Existing Plumbing	3	04-Dec-25	07-Dec-25
59	4th Floor Interior Demolition				
60	0030	4th Floor Demo: Remove Existing Ceilings, Partitions, Doors & Door Frames	5	09-Dec-25	13-Dec-25

Print Date: 24-Feb-25

ALL DURATIONS ARE IN CALENDAR DAYS (EXCEPT WHERE NOTED)

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Broward County Judicial Center
Construction Schedule FGMP #8C
All Activities (Data Date: 12-Dec-24)



#	Activity ID	Activity Name	Duration	Start	Finish	2025	2026	2027
62	0017	4th Floor Demo: Remove Existing Lights, Electrical, Fire Alarm & Mechanical	3	16-Dec-25	18-Dec-25	Jan	Feb	Mar
63	0020	4th Floor Demo: Remove Existing Plumbing	2	19-Dec-25	22-Dec-25	Jan	Feb	Mar
64	3rd Floor Interior Demolition					Jan	Feb	Mar
65	0028	3rd Floor Demo: Remove Existing Ceilings, Partitions, Doors & Door Frames	5	23-Dec-25	30-Dec-25	Jan	Feb	Mar
66	0026	3rd Floor Demo: Remove Existing Lights, Electrical, Fire Alarm & Mechanical	3	31-Dec-25	05-Jan-26	Jan	Feb	Mar
67	0019	3rd Floor Demo: Remove Existing Plumbing	2	05-Jan-26	07-Jan-26	Jan	Feb	Mar
68	2nd Floor Interior Demolition					Jan	Feb	Mar
69	0022	2nd Floor Demo: Remove Existing Ceilings, Partitions, Doors & Door Frames	5	08-Jan-26	14-Jan-26	Jan	Feb	Mar
70	0023	2nd Floor Demo: Remove Existing Lights, Electrical, Fire Alarm & Mechanical	3	15-Jan-26	19-Jan-26	Jan	Feb	Mar
71	0024	2nd Floor Demo: Remove Existing Plumbing	2	20-Jan-26	21-Jan-26	Jan	Feb	Mar
72	Ground Floor Interior Demolition					Jan	Feb	Mar
73	0047	1st Floor Demo: Remove Existing Ceilings, Partitions, Doors & Door Frames	5	22-Jan-26	28-Jan-26	Jan	Feb	Mar
74	0048	1st Floor Demo: Remove Existing Lights, Electrical, Fire Alarm & Mechanical	3	29-Jan-26	02-Feb-26	Jan	Feb	Mar
75	0049	1st Floor Demo: Remove Existing Plumbing	2	03-Feb-26	04-Feb-26	Jan	Feb	Mar
76	Structural Demolition					Jan	Feb	Mar
77	0055	Remove 10 Story Structure (10 Story) (Central Tower) (Calendar Days)	100	05-Feb-26	15-May-26	Jan	Feb	Mar
78	0038	Remove 10 Story Structure (10 Story Structure) (West tower) (Calendar Days)	80	25-Feb-26	15-May-26	Jan	Feb	Mar
79	0080	Temp Waterproofing (Calendar Days)	45	01-Apr-26	15-May-26	Jan	Feb	Mar
80	0039	Remove 1&2 Story Structure (1 & 2 Story Structure) (Energy Center) (Calendar Days)	40	26-Apr-26	04-Jun-26	Jan	Feb	Mar
81	0040	Final Waterproofing / East Wing Dry-In (Calendar Days)	7	16-May-26	22-May-26	Jan	Feb	Mar
82	0042	Remove All Foundations (10 Story Structure) (West Wall & Central Building) (Calendar Days)	32	16-May-26	16-Jun-26	Jan	Feb	Mar
83	0041	Remove All Foundations (1 & 2 Story Structure) (Energy Center) (Calendar Days)	10	05-Jun-26	14-Jun-26	Jan	Feb	Mar
84	Site Demolition					Jan	Feb	Mar
85	0043	Remove/Relocate All Landscaping & Underground (Calendar Days)	20	17-Jun-26	06-Jul-26	Jan	Feb	Mar
86	West Wall					Jan	Feb	Mar
87	0014	Install New Concrete Masonry Wall Footers	10	23-May-26	01-Jun-26	Jan	Feb	Mar
88	0016	Install New Concrete Masonry Wall	10	02-Jun-26	11-Jun-26	Jan	Feb	Mar
89	0025	Form & Rebar 2nd Floor Shaft Extension	15	02-Jun-26	16-Jun-26	Jan	Feb	Mar
90	0027	Pour & Test Concrete 2nd Floor Extension	10	17-Jun-26	26-Jun-26	Jan	Feb	Mar
91	0066	Overhead MEPs	5	27-Jun-26	01-Jul-26	Jan	Feb	Mar
92	0067	Interior Framing	5	27-Jun-26	01-Jul-26	Jan	Feb	Mar
93	0015	Install Approved Aluminum Curtain Wall	50	27-Jun-26	15-Aug-26	Jan	Feb	Mar
94	0068	Interior Framing Inspections	1	02-Jul-26	02-Jul-26	Jan	Feb	Mar
95	0070	Install Door Frames	1	03-Jul-26	03-Jul-26	Jan	Feb	Mar
96	0071	Hang/Apply Drywall	5	03-Jul-26	07-Jul-26	Jan	Feb	Mar
97	0069	Interior Wall Rough	5	08-Jul-26	12-Jul-26	Jan	Feb	Mar
98	0072	Install Flooring	5	08-Jul-26	12-Jul-26	Jan	Feb	Mar
99	0073	Install Doors	1	13-Jul-26	13-Jul-26	Jan	Feb	Mar
100	0020	Install Waterproofing/Exterior Framing & Stucco	35	10-Aug-26	13-Sep-26	Jan	Feb	Mar
101	0018	Install Aluminum Louvers	10	14-Sep-26	23-Sep-26	Jan	Feb	Mar
102	0021	Prime & Paint Exterior and affected Interior Walls	10	24-Sep-26	03-Oct-26	Jan	Feb	Mar
103	Final Inspections					Jan	Feb	Mar
104	0032	Foundation Inspections (Calendar Days)	5	07-Jul-26	11-Jul-26	Jan	Feb	Mar
105	0031	Water & Sewer Inspections (Calendar Days)	5	07-Jul-26	11-Jul-26	Jan	Feb	Mar
106	0033	Final Site Inspections	18	04-Oct-26	21-Oct-26	Jan	Feb	Mar

- 4th Floor Demo: Remove Existing Plumbing
■ 3rd Floor Demo: Remove Existing Ceilings, Partitions, Doors & Door Frames
■ 3rd Floor Demo: Remove Existing Lights, Electrical, Fire Alarm & Mechanical
■ 3rd Floor Demo: Remove Existing Plumbing
■ 2nd Floor Demo: Remove Existing Ceilings, Partitions, Doors & Door Frames
■ 2nd Floor Demo: Remove Existing Lights, Electrical, Fire Alarm & Mechanical
■ 2nd Floor Demo: Remove Existing Plumbing
■ Ground Floor Interior Demolition
■ 1st Floor Demo: Remove Existing Ceilings, Partitions, Doors & Door Frames
■ 1st Floor Demo: Remove Existing Lights, Electrical, Fire Alarm & Mechanical
■ 1st Floor Demo: Remove Existing Plumbing
■ Structural Demolition
■ Remove 10 Story Structure (10 Story) (Central Tower) (Calendar Days)
■ Remove 10 Story Structure (10 Story Structure) (West tower) (Calendar Days)
■ Temp Waterproofing (Calendar Days)
■ Remove 1&2 Story Structure (1 & 2 Story Structure) (Energy Center) (Calendar Days)
■ Final Waterproofing / East Wing Dry-In (Calendar Days)
■ Remove All Foundations (10 Story Structure) (West Wall & Central Building) (Calendar Days)
■ Remove All Foundations (1 & 2 Story Structure) (Energy Center) (Calendar Days)
■ Site Demolition
■ Remove/Relocate All Landscaping & Underground (Calendar Days)
■ West Wall
■ Install New Concrete Masonry Wall Footers
■ Install New Concrete Masonry Wall
■ Form & Rebar 2nd Floor Shaft Extension
■ Pour & Test Concrete 2nd Floor Extension
■ Overhead MEPs
■ Interior Framing
■ Install Approved Aluminum Curtain Wall
■ Interior Framing Inspections
■ Install Door Frames
■ Hang/Apply Drywall
■ Interior Wall Rough
■ Interior Flooring
■ Install Doors
■ Install Waterproofing/Exterior Framing & Stucco
■ Install Aluminum Louvers
■ Prime & Paint Exterior and affected Interior Walls
■ Final Inspections
■ Foundation Inspections (Calendar Days)
■ Water & Sewer Inspections (Calendar Days)
■ Final Site Inspections

Section 4 Element A-4 List of Plans and Specifications

Demolition Dwg - Current et

Drawing No.	Drawing Title	Revision	Date
Architectural			
AD0.0.00	COVER		
AD0.0.01	SHEET INDEX		
AD1.1.01	SITE DEMOLITION PLAN		
AD2.2.01	FIRST FLOOR DEMOLITION PLAN		
AD2.2.02	SECOND FLOOR DEMOLITION PLAN		
AD2.2.03	THIRD FLOOR DEMOLITION PLAN		
AD2.2.04	FOURTH FLOOR DEMOLITION PLAN		
AD2.2.05	FIFTH FLOOR DEMOLITION PLAN		
AD2.2.06	SIXTH FLOOR DEMOLITION PLAN		
AD2.2.07	SEVENTH FLOOR DEMOLITION PLAN		
AD2.2.08	EIGHTH FLOOR DEMOLITION PLAN		
AD2.2.09	NINTH FLOOR DEMOLITION PLAN		
AD2.2.10	TENTH FLOOR DEMOLITION PLAN		
AD2.2.11	ROOF DEMOLITION PLAN		
Civil			
CD-3	CIVIL DEMOLITION PLAN	5/2011	
CD-3A	EROSION CONTROL PLAN	8/21/2017	
Electrical			
ED2.1.01	ST FLOOR ELECTRICAL DEMOLITION PLAN	02/10/2017	
ED2.1.02	ND FLOOR ELECTRICAL DEMOLITION PLAN	02/10/2017	
ED2.1.03	RD-10TH FLOOR ELECTRICAL DEMOLITION PLAN	02/10/2017	
Fire Protection			
FAD1.1.00	FIRE ALARM & DAS DEMOLITION PLAN WEST & CENTRAL WINGS	7	
FPD2.2.00.1	st-4th FLOOR FIRE PROTECTION DEMOLITION FLOOR PLAN	5/2011	
FPD2.2.00.2	5th-8th FLOOR FIRE PROTECTION DEMOLITION FLOOR PLAN	5/2011	
FPD2.2.00.3	9th & th FLOOR FIRE PROTECTION DEMOLITION FLOOR PLAN	5/2011	
FPD2.2.00.4	FIRE PROTECTION DEMOLITION RISER	5/2011	
Landscape			
L0.1.01	TREE DISPOSITION PLAN	8	
L0.1.02	TREE DISPOSITION LIST	8	
L0.1.03	TREE RELOCATION PLAN	8	
Mechanical			
MD-1.1.01	MECHANICAL SITE PLAN	7	

Drawing o.	Drawing Title	Revision	Date
Plumbing			
PD2.2.00.1	1st-4th FLOOR PLUMBING DEMOLITION FLOOR PLAN	5/2011	
PD2.2.00.2	5th-8th FLOOR PLUMBING DEMOLITION FLOOR PLAN	5/2011	
PD2.2.00.3	9th & 10th FLOOR PLUMBING DEMOLITION FLOOR PLAN	5/2011	
Structural			
SPD-100	SITE DEMOLITION PLAN		
Survey			
S-1 of 8	BOUNDARY AND TOPOGRAPHIC SURVEY	7/19/2017	
S-2 of 8	BOUNDARY AND TOPOGRAPHIC SURVEY	7/19/2017	
S-3 of 8	BOUNDARY AND TOPOGRAPHIC SURVEY	7/19/2017	
S-1 of 8	ALTA ACS LAND TITLE SURVEY	8/12/2010	
S-2 of 8	ALTA ACS LAND TITLE SURVEY	9/20/2007	
S-3 of 8	ALTA ACS LAND TITLE SURVEY	7/15/2011	
S-4	ALTA/ACSM LAND TITLE SURVEY	9/2011	
S-5	ALTA/ACSM LAND TITLE SURVEY	9/20/2007	
S-6	ALTA/ACSM LAND TITLE SURVEY	9/2011	
S-7	ALTA/ACSM LAND TITLE SURVEY	8/12/2010	
S-8	ALTA/ACSM LAND TITLE SURVEY	8/12/2010	
Telecommunications			
TD1.1.00	COMMUNICATIONS DEMOLITION PLAN WEST & CENTRAL WINGS	02/10/2017	

East Wing West Wall - Current Drawings

Drawing No.	Drawing Title	Revision Date
Architectural		
Cover Sheet	Cover Sheet	5/24/2021
AE0.1.02	SHEET INDEX	4/26/2024
AE1.3.01	LIFE SAFETY PLANS	4/26/2024
AE2.1.01	EAST WING LOBBY DEMOLITION PLANS	4/26/2024
AE2.1.02	EAST WING LOBBY DEMOLITION PLANS	4/26/2024
AE2.1.03	EAST WING DEMO ROOF, PARTIAL DEMO PLANS AND SECTIONS	4/26/2024
AE2.1.04	EAST WING DEMOLITION SECTIONS/ELEVATIONS	4/26/2024
AE2.2.01	EAST WING LOBBY FLOOR PLANS	4/26/2024
AE2.2.02	EAST WING ROOF AND PARTIAL PLANS	4/26/2024
AE3.1.01	EAST WING LOBBY ENLARGED FLOOR PLANS	4/26/2024
AE3.1.02	EAST WING LOBBY ENLARGED REFLECTED CEILING PLANS	4/26/2024
AE4.1.01	EXTERIOR ELEVATIONS EAST WING	4/26/2024
AE4.1.02	EAST WING ENLARGED ELEVATION	4/26/2024
AE4.4.01	EAST WING SECTIONS	4/26/2024
AE4.4.02	EAST WING SECTIONS	4/26/2024
AE4.4.03	EAST WING SECTIONS	4/26/2024
AE4.5.01	EAST WING SECTION DETAILS	4/26/2024
AE4.5.02	EAST WING CURTAIN WALL/LOUVER DETAILS	4/26/2024
AE4.5.03	EAST WING CURTAIN WALL/LOUVER DETAILS	4/26/2024
AE4.5.04	EAST WING MISC. SECTION DETAILS	4/26/2024

Drawing No.	Drawing Title	Revision	Date
AE4.5.05	EAST WING PLAN DETAILS		4/26/2024
AE4.5.06	EAST WING PLAN DETAILS		4/26/2024
AE6.1.01	DOOR FINISH SCHEDULE & DETAILS		4/26/2024
AE7.1.01	WALL & PARTITION TYPES AND DETAILS		4/26/2024
AE8.1.01	UL FIRE RESISTANCE CLASSIFICATIONS		4/26/2024
Electrical			
E-001	ELECTRICAL LEGEND & SPECIFICATIONS		5/24/2021
E-101	ELECTRICAL POWER PLANS – NEW WORK		5/24/2021
E-101D	ELECTRICAL POWER PLANS – DEMOLITION		5/24/2021
E-201	ELECTRICAL LIGHTING PLANS – NEW WORK		5/24/2021
E-201D	ELECTRICAL LIGHTING PLANS – DEMOLITION		5/24/2021
Fire Protection			
DFP2.1.01	EAST WING LOBBY FIRE PROTECTION DEMO PLANS		5/24/2021
FA-000	EAST WING PHASE B FIRE ALARM LEGEND AND NOTES		5/24/2021
FA-110	EAST WING PHASE B FIRE ALARM FLOOR PLANS		5/24/2021
FAD-110	EAST WING PHASE B FIRE ALARM FLOOR PLANS DEMOLITION		5/24/2021
FP0.1.01	FIRE PROTECTION GENERAL NOTES AND DETAILS		5/24/2021
FP3.1.01	EAST WING LOBBY ENLARGED FIRE PROTECTION PLANS		5/24/2021
Mechanical			
E1-1.01	MECHANICAL LEGENDS AND ABBREVIATIONS		4/26/2024
ME2-2.01	EAST WING MECHANICAL PLANS		4/26/2024
ME4-1.01	ENLARGED MECHANICAL PLANS – LEVEL		4/26/2024
Plumbing			
PO.0.01	LOBBY PLUMBING GENERAL NOTES & DETAIL		4/26/2024

Drawing o.	Drawing title	revision	Date
P2.2.01	EAST WING LOBBY PLUMBING FLOOR PLAN		4/26/2024
structural			
SD3.1.01	EAST WING COURTHOUSE WEST WALL REPLACEMENT		4/26/2024
SE3.1.01	EAST WING COURTHOUSE WEST WALL REPLACEMENT		4/26/2024
SE3.1.02	EAST WING COURTHOUSE WEST WALL REPLACEMENT		4/26/2024
elecommunications			
T-	EAST WING PHASE B TELECOM UNICATIONS LEGEND AND NOTES		5/21/2021

Current Specifications

Number	Description	Issued Date
00 - Procurement and Contracting Requirements		
00 00 01	Cover	05/28/21
00 01 10	Table of Contents	05/28/21
00 72 00	General Conditions	05/28/21
00 80 00	Drawing Index	05/28/21
01 - General Requirements		
01 11 00	Summary of Work	05/28/21
01 1 00	Allowances	05/28/21
01 00	Unit Prices	05/28/21
01 00	Alternates	05/28/21
01 00	Contract Modification	05/28/21
01 0	CPEAM Procedures	05/28/21
01 9 00	Application for Payment Form	05/28/21
01 0 00	Direct Owner Purchases	05/28/21
01 1 00	Project Management and Coordination	05/28/21
01 00	Construction Progress Documentation	05/28/21
01 00	Submittal Procedures	05/28/21
01 00	Special Procedures	05/28/21
01 1 00	Regulatory Requirements	05/28/21
01 00	References	05/28/21
01 00	Quality Assurance	05/28/21
01 00	Quality Control	05/28/21
01 1 00	Temporary Utilities	05/28/21
01 00	Construction Facilities	05/28/21
01 00	Construction Aids	05/28/21
01 00	Temporary Barriers and Enclosures	05/28/21
01 7 00	Temporary Controls	05/28/21
01 8 00	Project Identification	05/28/21
01 1 00	Common Product Requirements	05/28/21
01 00	Product Options	05/28/21
01 0	Product Delivery Storage and Handling	05/28/21
01 71 00	Examination and Repair	05/28/21
01 73 00	Execution	05/28/21

Number	Description	Issued Date
01 74 00	Cleaning and Waste Management	05/28/21
01 74 19	Construction Waste Management and Disposal	05/28/21
01 75 00	Starting and Adjusting	05/28/21
01 76 00	Protecting Installed Construction	05/28/21
01 77 00	Closeout procedures	05/28/21
01 78 00	Closeout Submittals	05/28/21
01 79 00	Demonstration and Training	05/28/21
02 - Existing Conditions		
02 1 19	Selective Demolition	05/28/21
03 - Concrete		
03 0 00	Cast-in-Place Concrete	05/28/21
03	Polished Concrete Finishing	05/28/21
04 - Masonry		
04 0 00	Unit Masonry	05/28/21
05 - Metals		
05 0 00	Cold-Formed Metal Framing	05/28/21
05 0 00	Metal Fabrications	05/28/21
05 13	Pipe and Tube Railings	05/28/21
06 - Wood, Plastics, and Composites		
06 10 00	Rough Carpentry	05/28/21
06 16 00	Sheathing	05/28/21
07 - Thermal and Moisture Protection		
07 11 13	Bituminous Dampproofing	05/28/21
07 13	Self-Adhering Sheet Waterproofing	05/28/21
07 1 00	Thermal Insulation	05/28/21
07 1 9	Sprayed Insulation	05/28/21
07 7	Fluid-Applied Membrane Air Barriers	05/28/21
07 16	Ethylene-Interpolymer Roofing	05/28/21
07 00	Sheet Metal Flashing and Trim	05/28/21
07 1 00	Roof Specialties	05/28/21
07 2 00	Roof Accessories	05/28/21
07 84 00	Firestopping	05/28/21
07 90 0	Joint Sealers	05/28/21
08 - Openings		
08 11 13	Hollow Metal Doors and Frames	05/28/21
08 1 00	Access Doors and Panels	05/28/21
08 16	Glazed Bronze Curtain Walls	03/16/2023

Number	Description	Issued Date
08 18	Glazed Steel Curtain Walls	05/28/21
08 80 00	Glazing	05/28/21
08 81 00	Glass Glazing	05/28/21
08 91 00	Louvers	05/28/21
08 92 00	Louvered Equipment Enclosures	05/28/21
09 - Finishes		
09 1 16	Gypsum Board Assemblies	05/28/21
09 1 00	Acoustical Ceilings	05/28/21
09 00	Resilient Flooring	05/28/21
09 90 00	Painting and Coating	05/28/21
09 96 00	High-Performance Coatings	05/28/21
10 - Specialties		
10 00	Wall and Door Protection	05/28/21
10 00	Fire Protection Specialties	05/28/21
21 - Fire Suppression		
1 12	Fire-Suppression Hose Valves	05/28/21
1 13 13	Wet-Pipe Sprinkler Systems	05/28/21
22 - Plumbing		
05 00	Common Work Results for Plumbing	05/28/21
05 9	Hangers and Supports for Plumbing Piping and Equipment	05/28/21
05	Identification for Plumbing Piping and Equipment	05/28/21
07 00	Plumbing Insulation	05/28/21
23 - Heating, Ventilating, and Air Conditioning (HVAC)		
07 13	Duct Insulation	05/28/21
07 16	HVAC Equipment Insulation	05/28/21
1 13	Metal Ducts	05/28/21
00	Air Duct Accessories	05/28/21
7 13	Diffusers, Registers, and Grilles	05/28/21
713.23	Air Registers and Grilles	05/28/21
28 - Electronic Safety and Security		
84621.11	Addressable Fire-Alarm & Mass Notification Systems	05/28/21

Section 5 A-5 Element A-5 List of Allowances, Exclusions, and Clarifications



ELEMENT A-5 LIST OF ALLOWANCES, EXCLUSIONS AND CLARIFICATIONS

BROWARD COUNTY JUDICIAL COMPLEX

Central and West Wing Demolition And East Wing West Wall Reconstruction

Revised
March 11, 2025

I. ITEMS INCLUDED IN FGMP WITH CLARIFICATION:

A. General:

1. The schedule included in Element A-3 is inclusive to the entirety of the project. The schedule is provided as a summary critical path schedule for the project and will be updated as the project progresses.
2. Plans and specifications listed in Element A-4 are inclusive to the entirety of the project.
3. General Conditions costs, including Site Payroll, will be billed on a reimbursable basis as part of the Reconciled FGMP, and are not a lump sum.

B. Total Project Clarifications

1. Construction duration from NTP to substantial completion is anticipated to be five hundred thirty nine (539) calendar days plus sixty (60) days from substantial to final completion from the later of:
 - a. Recorded Notice of Commencement (NOC).
 - b. Written Notice to Proceed (NTP).
 - c. All permits in place require to perform the work in an uninterrupted, critical path manner.
 - d. All insurances in place required of both the Owner and Contractor.
 - e. Fully executed, mutually agreed to Agreement between the County and Contractor.
2. The construction duration listed in item 1 above is based upon a project duration for this scope of work that does not allow for concurrent abatement and demolition activities in the building. This duration is also reflected in the construction schedule included in this package. As per 2/28/25 final negotiation meeting with County, project duration shall be adjusted to 427

ELEMENT A-5 FGMP LIST OF ALLOWANCES, EXCLUSIONS, AND CLARIFICATIONS

2/25/25

Calendar Days between NTP and Substantial Completion via change order, if County's environmental consultant and building department approves SPJV's plan of action for concurrent abatement and interior demolition activities. The acceptance of concurrent asbestos abatement and demolition by the County and/or its consultants must be confirmed no later than April 15, 2025; otherwise, the alternative project duration will require reconsideration and recalculation.

3. For purposes of staffing discussions/calculations, SPJV acknowledges that there may be staffing overlap between abatement (FGMP 8b) and interior demolition (FGMP 8c) activities if that concurrency is approved by Airquest, and that the associated concurrency is 4 months. We also identify that the project duration has a potential risk of 4 months of extended duration from the best case scenario if concurrency of that work is not allowed. The extended duration of four (4) months has been factored into the staffing plan in this package.
4. The concurrency of the Parking Garage Preconstruction efforts by the SPJV Field Operations team is acknowledged. The reduction of those overlapping hours is reflected in the staffing plan in this package.
5. All work to be done during regular working hours.
6. Contractor shall use an in-building office area within the Judicial Complex for use as a construction office during building construction as well as utilize existing water and power for the office space at no cost to the Contractor. We shall also utilize the existing ADA restroom in the space during construction.

C. Trade Specific Clarification:

1. All final site restoration of landscape, hardscape, milling and repaving of existing roads is excluded from this phase. Any temporary restoration necessary outside of the construction fence for safety or accessibility concerns are included. Any permanent repairs of these scopes will be included in the garage construction GMP.
2. The County shall consider paying for stored materials for the following 2 trades:
 - a. Metal Wall Panels
 - b. Curtain Wall Materials
3. Protection and repairs to the East Tower roof are included in accordance with the contract documents. SPJV excludes any responsibility for the condition or water tightness of the existing roof outside of the areas disturbed by construction/demolition activities. SPJV warrants the

ELEMENT A-5 FGMP LIST OF ALLOWANCES, EXCLUSIONS, AND CLARIFICATIONS

2/25/25

modifications to the roof affected by our work but does not offer any additional warranty on the existing roof.

4. Structural steel reinforcement of the wall opening at the knockout panel for future connection to the parking garage is included as an allowance of \$50,000 to enable the specialty engineer to review and design a solution prior to steel subcontractors providing a firm price.
5. Doors, frames, and hardware are included to match the new doors shown on the floor plans (8 doors) and not the door schedule. There are additional new doors shown on the floor plans.
6. Metal wall panels are included with a 10 year finish warranty and 2 year installer's warranty. Subcontractors were unable to provide a 5 year installer's warranty as specified and therefore is not included.
7. The curtain wall system is included with a 10 year finish warranty for Kynar and/or 5 year finish warranty for Anodized. The glass warranty is included as a 10 year warranty. The installer's warranty is included as a 2 year labor and material warranty. The subcontractor is unable to provide a 10 year special assembly warranty as specified and therefore is not included.
8. The curtain wall system is included with a 2 coat Kynar finish system. There is a conflict within the specification between the number of finish coats required and warranty period. A 2 coat system (specified in 08 44 18.2.8.B.1) corresponds to a 10 year warranty.
9. Due to the distance between the new curtain wall and the existing East Wing structure, the plans depict special attachments of the curtain wall system to the structure. Until the existing systems are demolished and the structure exposed, the existing structure cannot be fully assessed (i.e. strength of concrete, condition of structure, etc.) for these special attachments to be engineered and designed. It is assumed that 4,000 psi structurally stable concrete exists at each floor level. An Owner's Allowance is included for unforeseen conditions if something other than 4,000 psi structurally stable concrete, or other conditions that will require specialty engineering are found. This includes the assessment of existing conditions and modification to the support method. Usage of this allowance shall be subject to the review and verification by the engineer of record and threshold inspector.
10. Mock-ups of *exterior* finishes are included in the FGMP as an Owner's Allowance to provide a mock-up of finishes requested. We propose the installation of a mock-up that facilitates the interaction between all the elements of the overall curtain wall systems. The scale and scope

ELEMENT A-5 FGMP LIST OF ALLOWANCES, EXCLUSIONS, AND CLARIFICATIONS

2/25/25

of this mock-up should be reviewed in collaboration with the design team to ensure accurate pricing from all relevant subcontractors and will be applied to the mock-up allowance.

11. The curtainwall system is included with a Kynar finish to match the existing building.
 - a. NOTE: SPJV will endeavor to match the existing curtainwall/glazing system aluminum finish (clear anodized). However, due to time, weathering, damage, and other factors, SPJV cannot guarantee an exact finish.
12. Glazing is included per specification section 08 81 00 Glazing.
13. Construction Specialties louvers are provided by Crawford Tracey. Greenheck Louvers EVH-501D would be provided by Perspective Glass in the case where their substitution request is accepted. Both with full blank off panels in manufacturer's standard finishes and colors.
14. No fire sprinklers are shown in the renovated elevator shafts but we have included new fire sprinklers in these areas and in renovated areas as shown.
15. Cast iron roof drains with cast iron domes and cast iron floor drains with heel proof brass covers behind the curtain wall are included. No specification was provided for the floor drains. A full submittal will be provided during the submittal phase of the project.
16. HVAC demolition, new ductwork, and relocation of 1 thermostat is included as shown. No reprogramming or new BAS controls are included. Test and Balance as noted on the drawings is included.
17. Fire alarm demolition and new fire alarm devices by JCI are included in the FGMP.
18. An allowance to safe off MEPF systems in the West and Central Towers floor by floor if required by the Authority Having Jurisdiction (AHJ) to accommodate early demolition is included. These allowances shall be used in the event the Contract Administrator determines the scope of work is valid.
19. West Wall Concrete Sill Condition Change: In order to facilitate what will become the new Plaza grades, which is part of the Garage/Plaza project, the sill condition at grade will need to be revised to accommodate an anticipated grade differential. The Design JV will be issuing revised plans that address this issue. An Owner's Allowance item has been added to address this future revision. The allowances was developed based on +/- 200 LF of affected sill condition.

II. ITEMS NOT INCLUDED IN FGMP:

ELEMENT A-5 FGMP LIST OF ALLOWANCES, EXCLUSIONS, AND CLARIFICATIONS

2/25/25

1. General Building Permit fees at City of Fort Lauderdale are approximately 1.9% of the overall job costs (Paid directly by the County).
2. Builder's Risk Insurance shall be purchased and paid by the County and is not included in the GMP.
3. Construction materials testing (CMT) program, special/threshold inspectors.
4. Specification sections which are applicable to the new, West Courthouse Tower and/or not applicable to the East Wing/West Wall work.
5. Testing of glazing system mock-ups and/or in-place testing of the glazing systems. By Owner's consultant(s).
6. For the purposes of providing mock-ups, the following specifications are excluded:
 - 03 30 00 Selective Structure Demolition
 - 03 35 43 Bonded Abrasive Polished Concrete Floors
 - 08 44 16 Glazed Aluminum Curtain Wall – This relates to the West Courthouse Tower
 - 08 71 11 Door Hardware
 - 08 80 00 Glazing – This relates to the West Courthouse Tower
 - 09 51 00 Acoustical Ceilings
 - 09 65 00 Resilient Flooring
 - 09 96 00 High Performance Coatings
 - 23 07 13 Duct Insulation
 - 23 31 13 Metal Ducts

III. OWNER'S ALLOWANCES INCLUDED IN FGMP:

1. General Owner's Allowance: \$200,000
2. Miscellaneous Temporary Waterproofing and Protection: \$100,000
3. Construction of Mock-ups: \$100,000
4. Structural Frame at Knockout Panel: \$50,000
5. Curtainwall Structural Connections: \$150,000
6. *MEPF System Safe Off for Early Demo (if AHJ Requirement): \$25,000
7. *Logistical Requirements for Concurrent Abatement & Demolition: \$50,000
8. Future West Wall Sill/Curb Condition Revision \$210,000

* These allowances shall be used in the event the Contract Administrator determines the scope of work is valid.

IV. ALTERNATES TO THE FGMP:

ELEMENT A-5 FGMP LIST OF ALLOWANCES, EXCLUSIONS, AND CLARIFICATIONS

2/25/25

1. **Eliminate Additional Glazing on South Elevation (Crawford Tracey):** Crawford Tracey has included additional glazing replacement at the South elevation in order for them to provide the warranties they proposed. Should further investigation bear out that the additional glazing replacement on the South elevation, and Crawford Tracey is comfortable warranting their work (according to their proposed warranties) without the additional glazing replacement, eliminate the additional glazing replacement on the South elevation. **DEDUCT <\$270,280>**
2. **Perspective Glass Glazing System in lieu of Crawford Tracey:** Provide the glazing system as proposed by Perspective Glass and as submitted in the Substitution Request in lieu of the Crawford Tracey glazing system. The louvers provided by Perspective Glass would be by Greenheck in lieu of Construction Specialties. **DEDUCT <\$1,898,913>**

V. COST SAVING SUGGESTIONS FOR CONSIDERATION:

All cost saving suggestions listed below are intended to help the Owner meet project goals. All amounts shown are approximate and shall be treated as an allowance until such time as they are accepted by the Owner and incorporated into the drawings and revised plans. All suggestions are to be evaluated and approved by the design professionals from a design, structural and quality standpoint prior to incorporation into project. The cost savings values are subject to change pending Subcontractor selections, timeliness of selections, final design implementation and coordination, and any cost escalations.

A cost saving alternative for an alternate curtainwall system has been submitted for review by the design team.

Section 6 Element A-6 Summary of FGMP Work

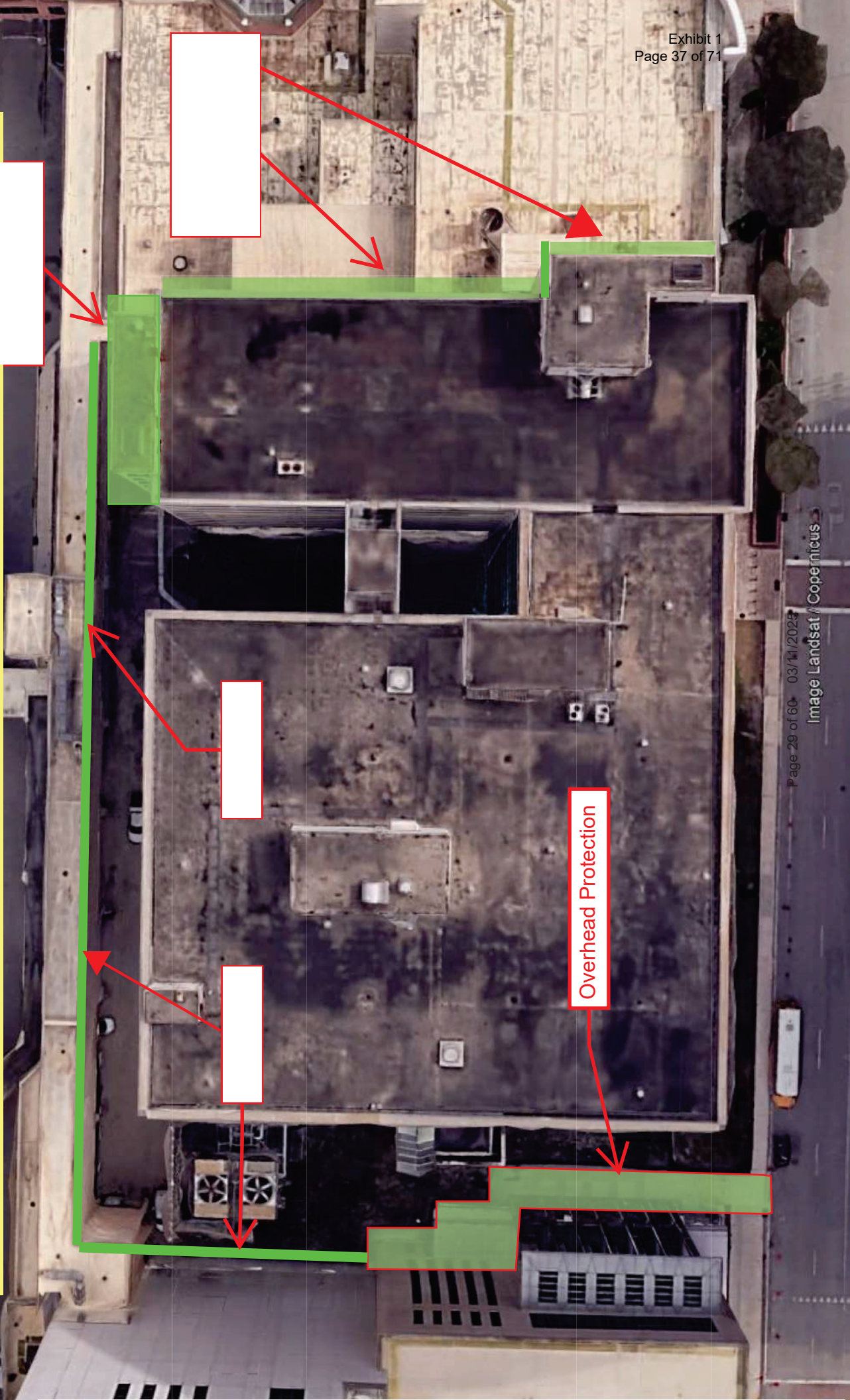
Complete demolition of the Central and West Wings including disconnection of all utilities and protection of adjacent structures. Reconstruction of the West Wall of the East Tower includes concrete and masonry work for the construction of a new lobby and infills to the existing elevator shaft walls, new curtain wall system, metal wall panel and stucco exterior wall finishes, and minor mechanical, plumbing, and electrical work.

Section 7 Element A-7 Construction Management Plan

MOT/Staging Plan for Demolition and Construction Phase



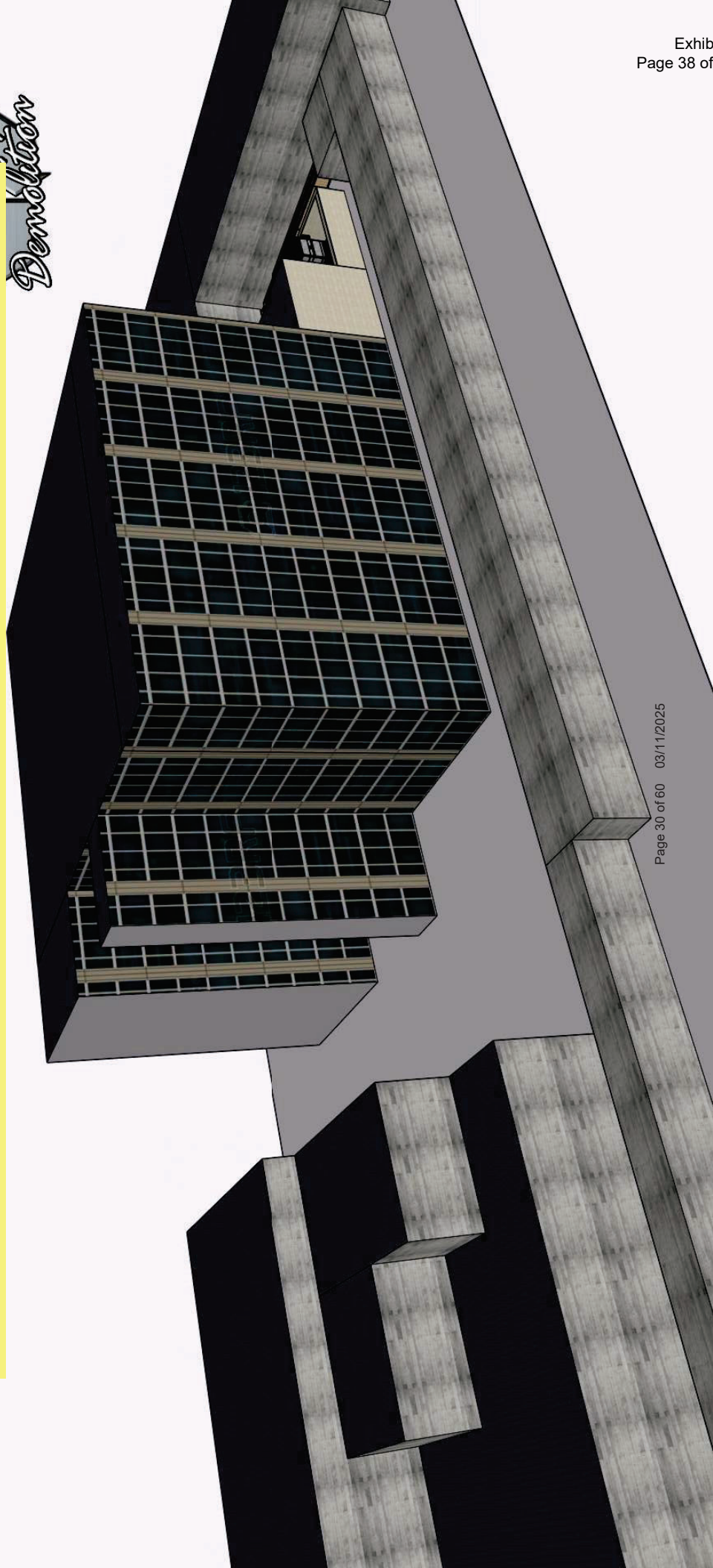
PROPOSED SAFETY/PROTECTION PROVISIONS



Overhead Protection



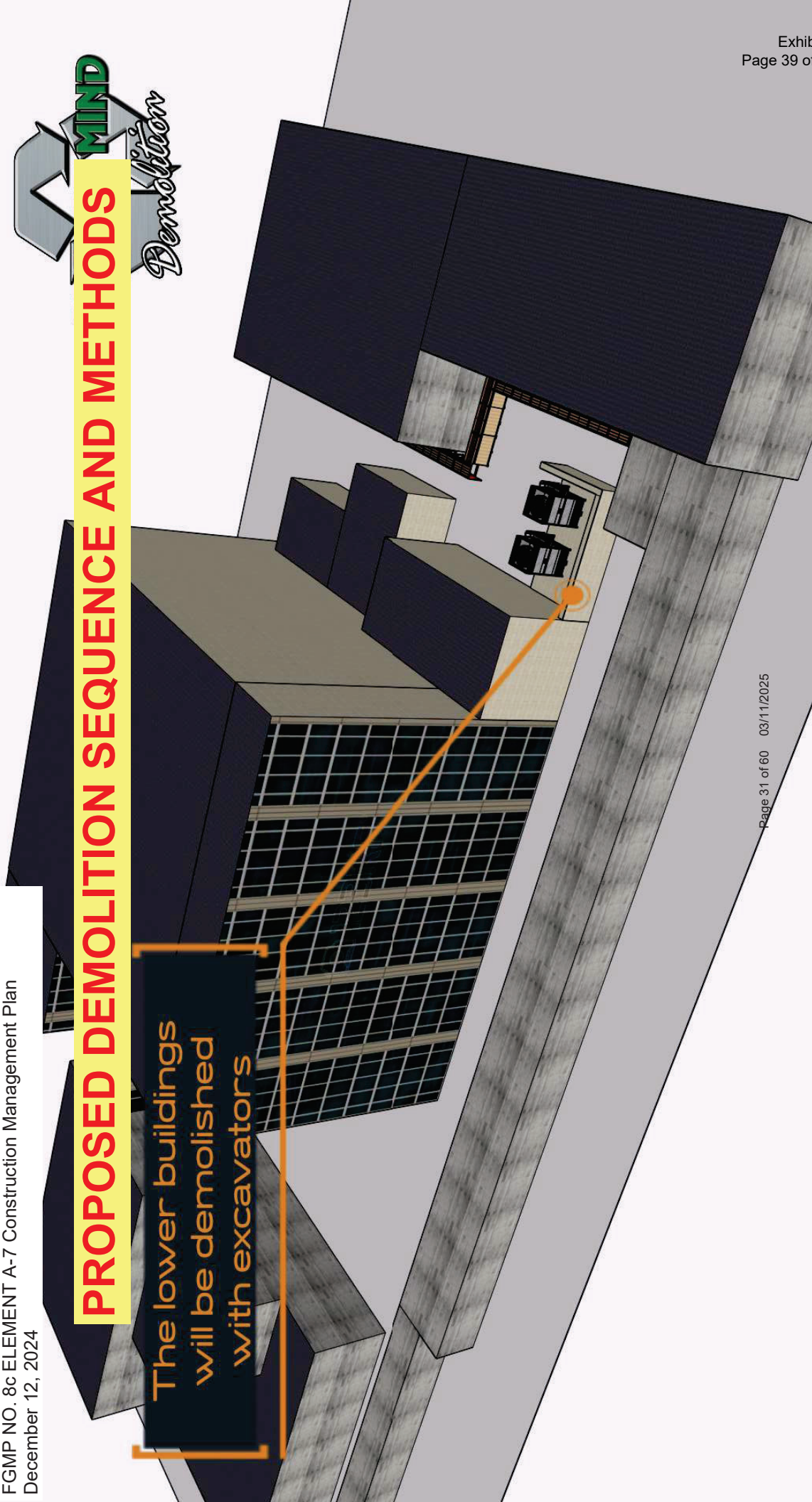
PROPOSED DEMOLITION SEQUENCE AND METHODS





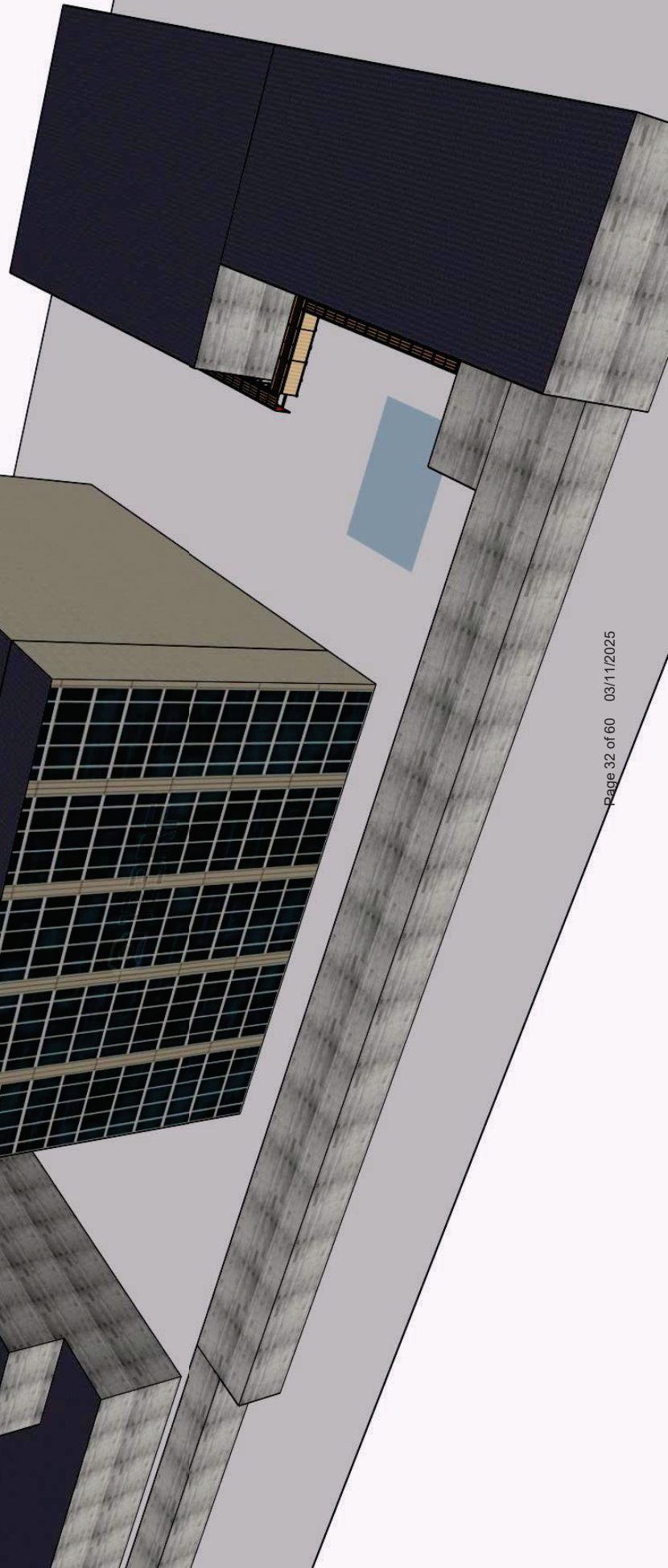
PROPOSED DEMOLITION SEQUENCE AND METHODS

The lower buildings
will be demolished
with excavators



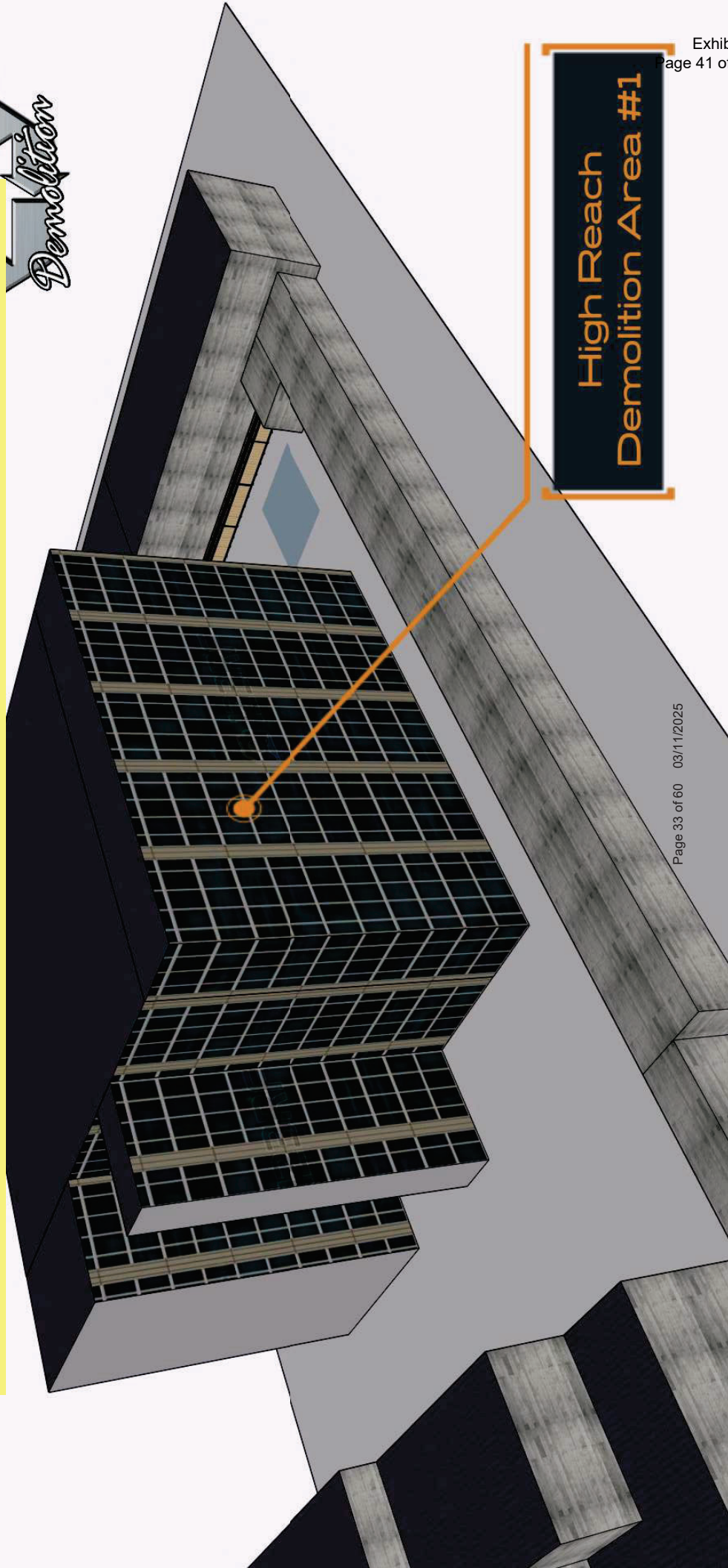


PROPOSED DEMOLITION SEQUENCE AND METHODS



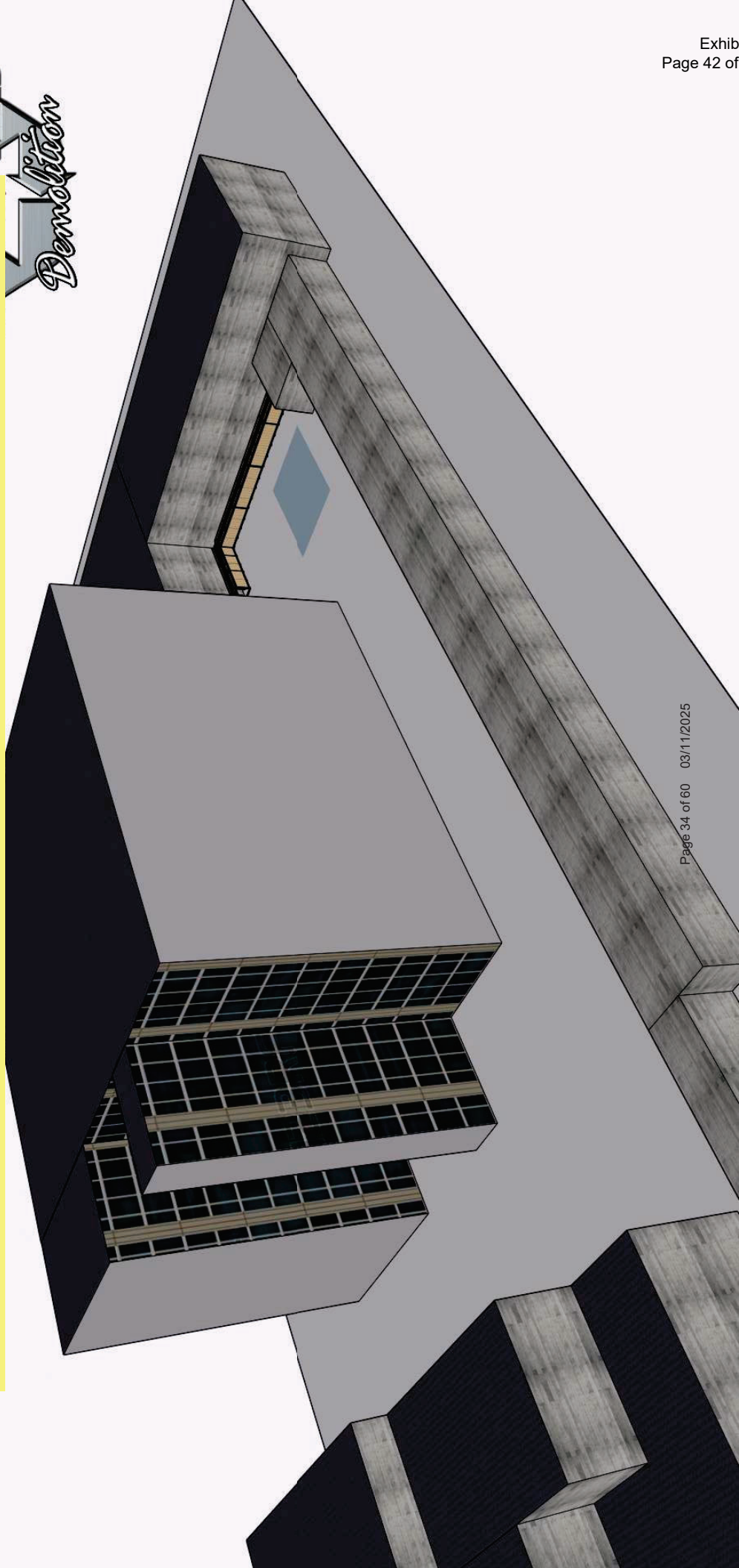


PROPOSED DEMOLITION SEQUENCE AND METHODS





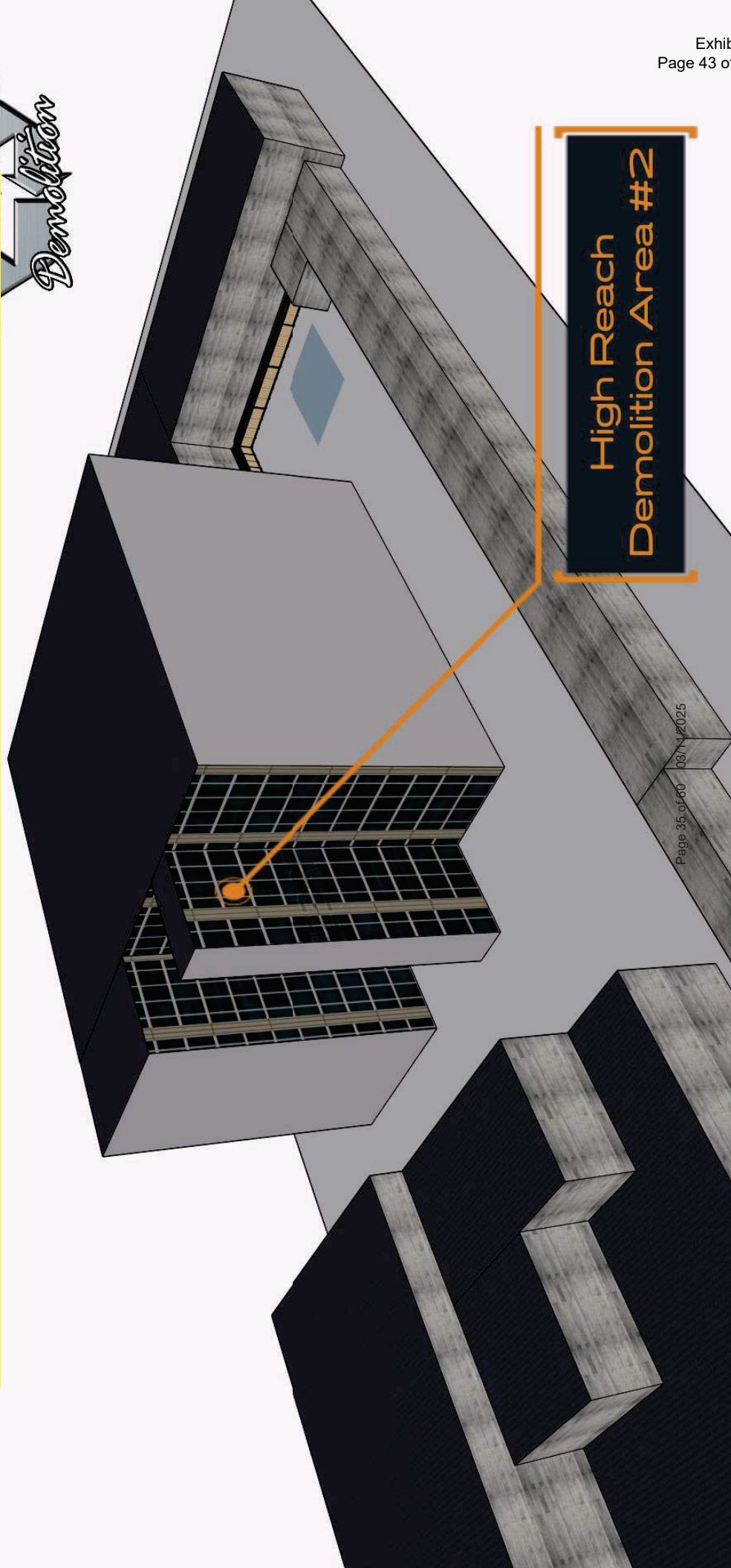
PROPOSED DEMOLITION SEQUENCE AND METHODS



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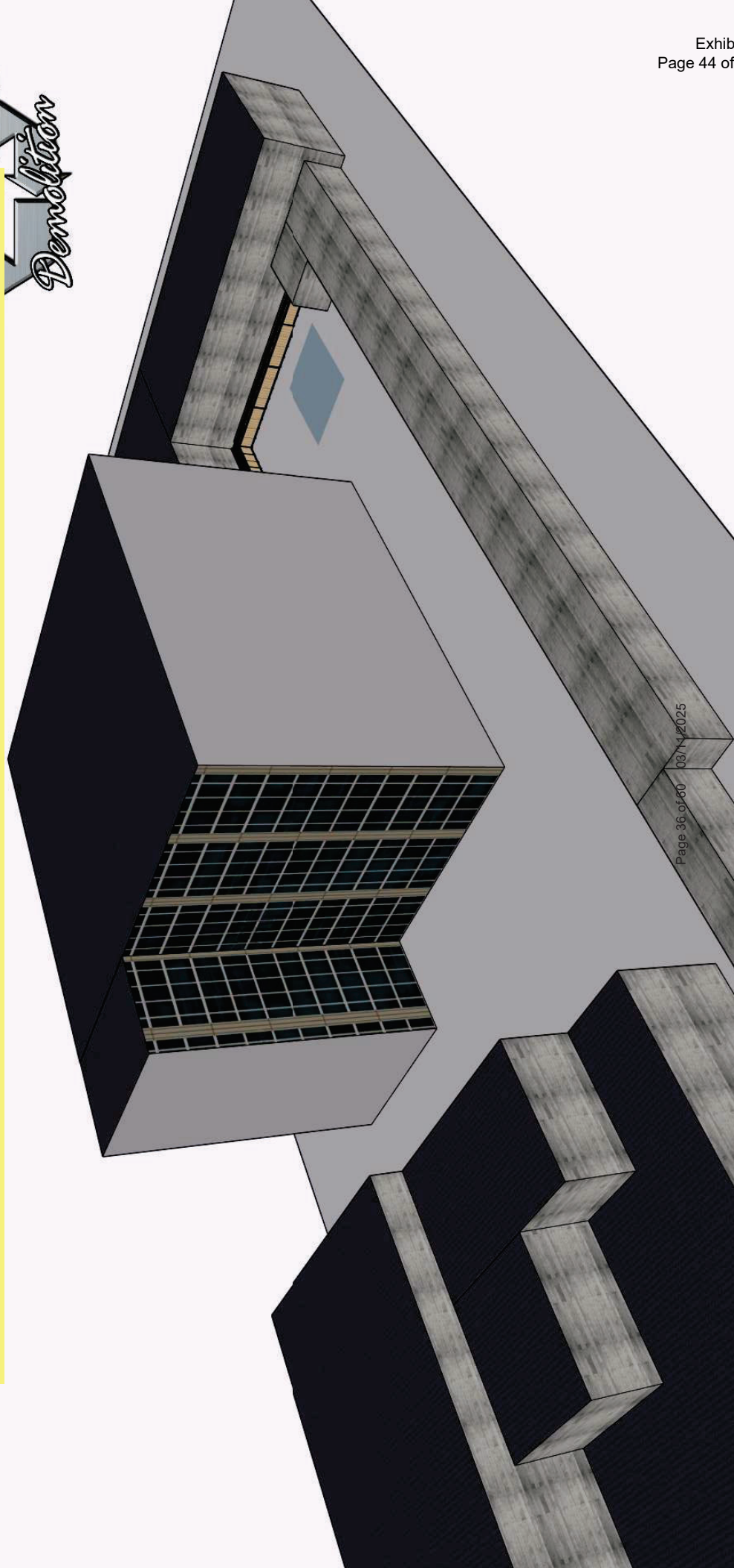
PROPOSED DEMOLITION SEQUENCE AND METHODS



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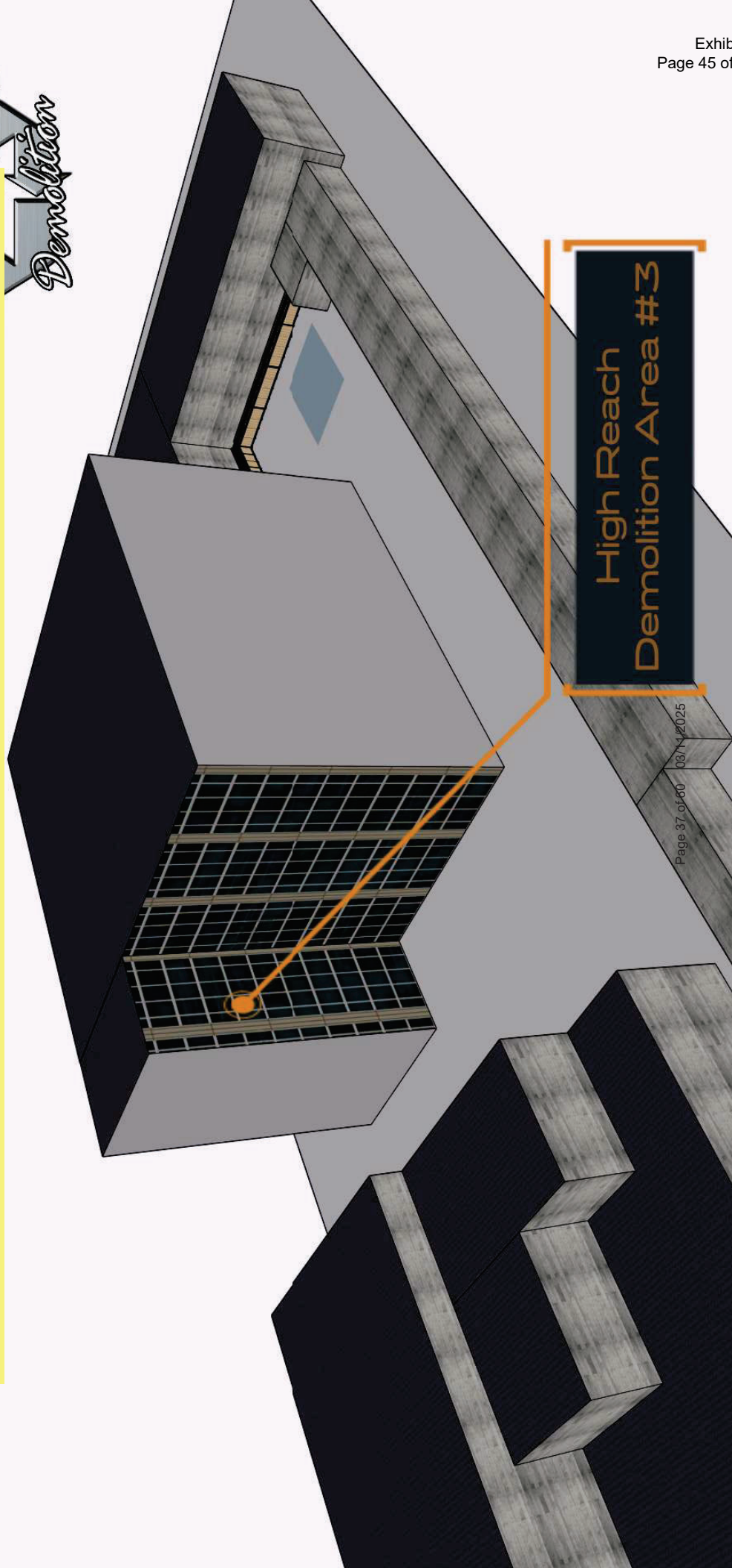
PROPOSED DEMOLITION SEQUENCE AND METHODS



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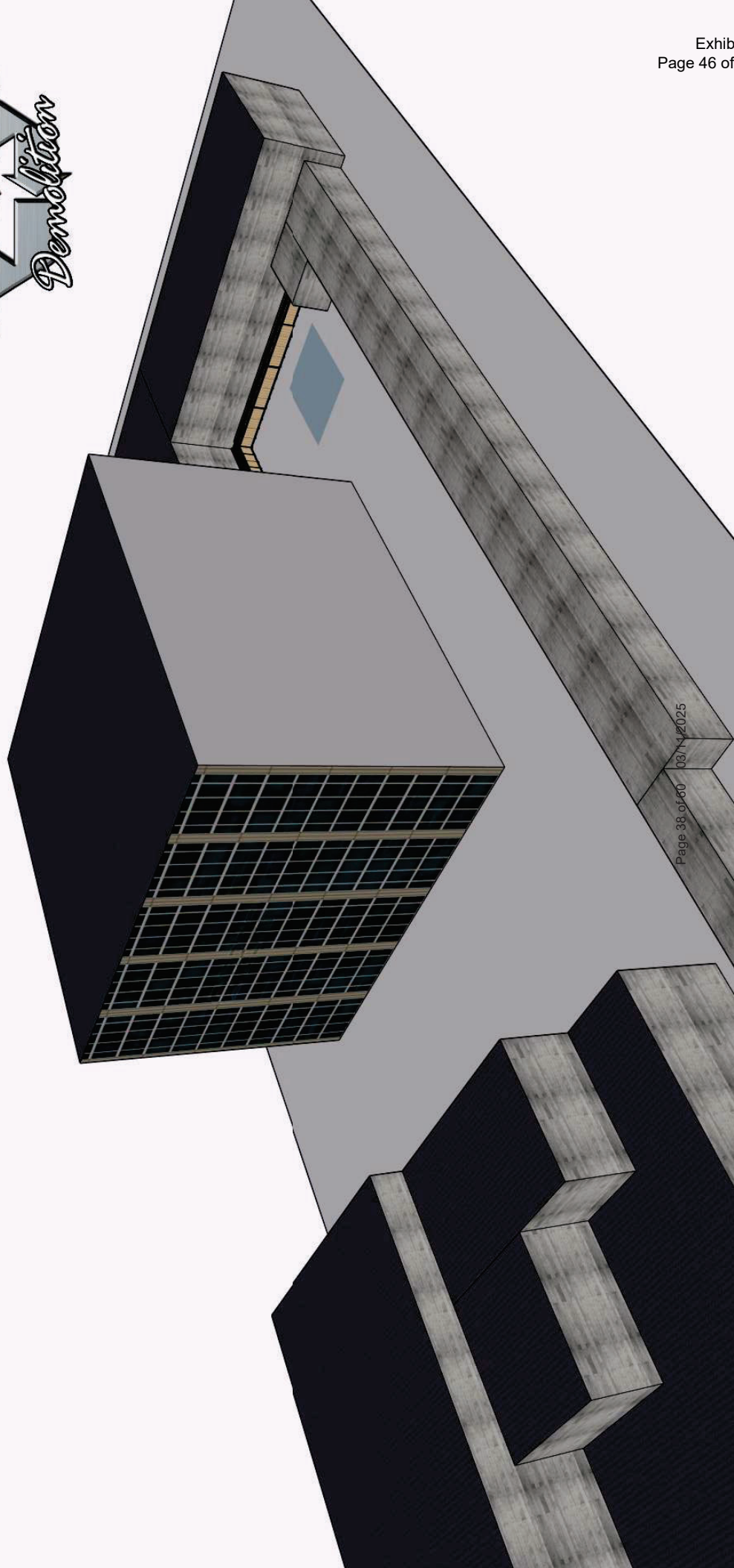


PROPOSED DEMOLITION SEQUENCE AND METHODS





PROPOSED DEMOLITION SEQUENCE AND METHODS



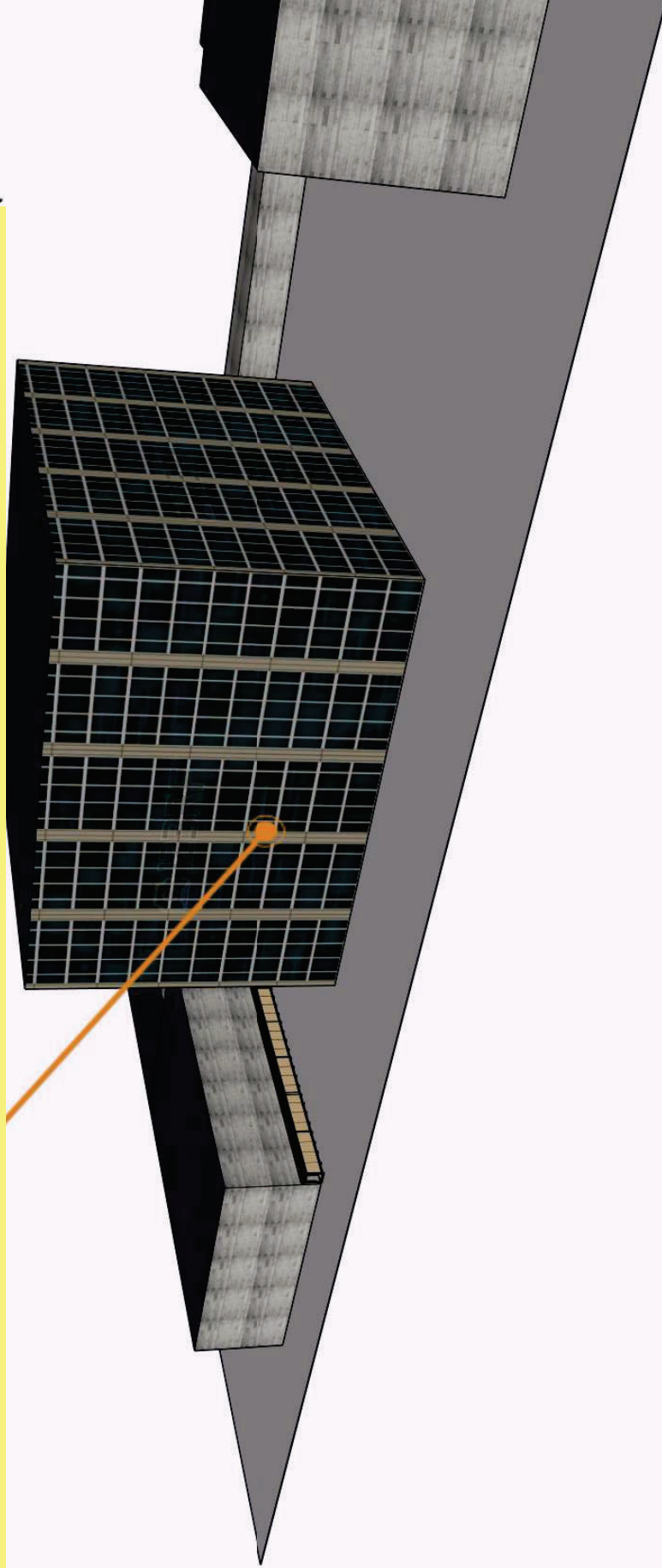
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High Reach
Demolition Area #4

BCJC – PNC2119163P1 WO#8C – Demolition & East Wing West Wall
FGMP NO. 8c ELEMENT A-7 Construction Management Plan
December 12, 2024

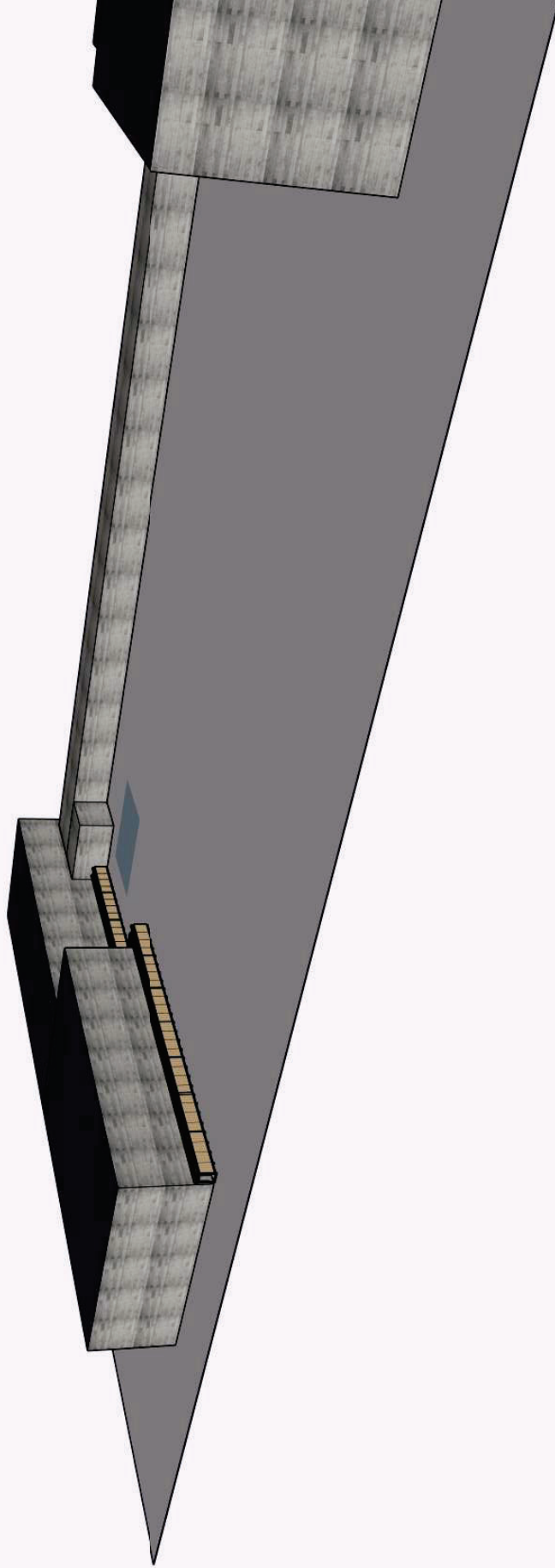


PROPOSED DEMOLITION SEQUENCE AND METHODS





PROPOSED DEMOLITION SEQUENCE AND METHODS



Section 8 Element A-8 Staffing Plan and Organization Chart

ELEMENT A-8

STAFFING PLAN AND ORGANIZATION CHART

Project Director Oversee all project operations	Jamey Armstrong	33%	487 Calendar Days
Senior Project Manager Budget and cost management, financial reporting, construction planning schedule management	Jarrold Hess	95%	487 Calendar Days
Assistant Project Manager Subcontractor management, RFIs, submittals, change orders, schedule management, closeout	Jessica Rosenberg	96%	487 Calendar Days
Project Engineer Processing and distribution of submittals and RFIs, assist with pay application packages, administrative document tracking	TBD	100%	487 Calendar Days
Project Superintendent – 1 General Coordinate and plan all onsite activities and logistics, schedule management, tracking and reporting construction progress, daily logs	Bill Page	95%	487 Calendar Days
Project Superintendent – 2 Senior Coordinate and plan all onsite activities and logistics, schedule management, tracking and reporting construction progress, daily logs	TBD	100%	487 Calendar Days
Safety Director Site safety inspections, developing safety policies, compliance monitoring, risk assessment	Paul Ortolani	25%	487 Calendar Days
Schedule/ PCS Engineer Develop and maintain project schedule	Christopher Francis	25%	487 Calendar Days
Site Clerk Document control, meeting minutes, close out	Zully Paz	100%	487 Calendar Days
Project Administrator Process change orders, contracts, pay applications	Maggie Praytor	33%	487 Calendar Days
Quality Control Manager Support project staff with financials, software management, and everyday operations	Seth Cheever	25%	487 Calendar Days
CBE Manager Manage CBE documentation and MUR reports	TBD	20%	487 Calendar Days
VDC Manager BIM modeling	Abner Diaz	33%	487 Calendar Days
Preconstruction Manager – Purchasing / Subcontracts Create and issue subcontracts, budget setup and development	Scott Larson	100%	14 Calendar Days

Section 9 SPJV Detailed General Conditions

Exhibit 2: SPJV DETAILED GENERAL CONDITIONS		
Project Name: WORK ORDER #8C DEMOLITION & EAST WING WEST WALL		
Project Number: PNC2119163P1		
#	DESCRIPTION	RECONCILED VALUE
1	Plans / As-Builts	\$ 9,500
2	Surveying / Scanning for East Wing West Wall (Exterior Wall)	\$ 7,000
3	Permit & MOT Fees	\$ 54,500
4	Monthly Photos	\$ 2,450
5	Site Payroll	\$ 2,637,322
6	Temp Toilets	\$ 4,850
7	Temp Fencing & MOT Purchase	\$ 59,861
8	Temp Fencing & MOT Maintenance	\$ 20,139
9	Temp Power Modifications	\$ 10,500
10	Temp Power Usage	\$ 10,047
11	Temp Water Setup / Modifications	\$ 25,000
12	Temp Water Usage	BY OWNER
13	Temp Phone Usage	\$ 4,117
14	Project Signage	\$ 7,950
15	Trash Hauling	\$ 13,880
16	Tarps and Protection (Includes Plywood Protection of Mail Room)	\$ 25,000
17	Temp Fire Safing at East Wing Separation Wall during Demo	\$ 10,000
18	Safety Supplies	\$ 68,683
19	Small Tools (Hoses, Ropes, Ladders, Zip Ties, Flashlights)	\$ 16,166
20	Office Expenses	\$ 106,194
21	Misc. Machine Time (Street Sweeper, Bobcat)	\$ 15,750
22	Postage / Couriers	\$ 4,042
23	Site Labor & Flagmen	\$ 245,367
24	Hurricane Preparation	\$ 15,000
25	Site Video	\$ 3,500
26	Ongoing Washdowns / Curtainwall Washdown / Final Cleaning	\$ 20,000
		\$ -
SUB TOTAL RECONCILED GENERAL CONDITIONS		\$ 3,396,818
Insurance & Bond- Included in FMGP Form		SEPARATE; SEE SHEET A-2
RECONCILED GENERAL CONDITIONS TOTAL		\$ 3,396,818

Section 10 Subcontractor Matrices

Project: BJC Central and West Wing Demolition and East Wing West Wall										100% Scoped Total		590,728		100% Scoped Total		100% Scoped Total		100% Scoped Total		100% Scoped Total	
Reconstruction										590,728		Incomplete									
Project #: 0										WORKING TOTAL \$		590,728		WORKING TOTAL \$		549,433		WORKING TOTAL \$		-	
Bid Day: 7/23/2024										Renco Development		Smith Building		Ron Kendall Masonry		MGM General Contr.		MGM General Contr.			
Phase: S Larson										CBE		No Longer CBE		No Bid		No Bid		No Bid		No Bid	
PCM: S Larson										Revised Bid											
Ref. Detail										Scope of Work Items		Inc/Exc		Qty		Unit		U/P		Total	
1										Concrete and Masonry West Wall											
										Cast in Place Slabs in Elevator Shafts											
										New SOG in Lobby											
										Poured Concrete Roof and Parapet											
										CMU & Concrete Repairs to Elevator Machine Room											
										Columns and Beams on 1st and 2nd Floors											
										Concrete Curb for Curtainwall											
										CMU Infills in West Wall incl. Steel Angles											
										Prevailing Wages											
										Cert. Payroll											
										Insurance Requirements											
										Sub-Total											
										Bond											
										Textura											
										Total											
										Subtotal of Column Excl. Bond and Textura											
										Total Bond Cost											
										Total Textura											
										"Working" Total Bid (w/ Bond)											
										100% Scoped?											
										COMPLETELY SCOPED TOTALS ONLY											
										YNL Call Adjustment (be sure to include bond)											
										Scoped Total											

Mrs

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Project: BCJC Central and West Wing Demolition and East Wing West Wall Reconstruction										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Project #: 0										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Bid Day: 7/23/2024										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Phase: PCMI:										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
PCMI: S Larson										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Stiles Estimate										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Ref. Detail										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
1										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Demo of Asphalt and Curbing										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Demo of Sidewalks										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Temp. Water Piping and Connections										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Sewer Demo; Plug at Main										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Remove Sanitary Manhole										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Patch Asphalt As Required										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Disconnect Fire Line from City Main										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Demo DDC										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Temporary Road for Trucks; crushed										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
limerock 10,000 sf										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Site Demo of Concrete Planters and										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
sidewalks										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Permitting										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Sub-Total										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Bond										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Textura										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Total										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Subtotal of Column Excl. Bond and Textura										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Total Bond Cost										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Total Textura										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
"Working" Total Bid (w/ Bond)										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
COMPLETELY SCOPED TOTALS ONLY										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Y/NL Call Adjustment (be sure to include bond)										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	
Scoped Total										100% Scoped Total		272,081		100% Scoped Total		272,081		100% Scoped Total		100% Scoped Total	

ATTACHMENT B
SPECIAL CONDITIONS

NONE

ATTACHMENT C
INSURANCE REQUIREMENTS

MINIMUM INSURANCE REQUIREMENTS

Project: Courthouse - Enabling Projects for the 500-Car Secured Parking GarageAgency: Construction Management Division

TYPE OF INSURANCE	ADDL INSD	SUBR WVD	MINIMUM LIABILITY LIMITS		
				Each Occurrence	Aggregate
GENERAL LIABILITY - Broad form ☒ Commercial General Liability ☒ Premises-Operations ☒ XCU Explosion/Collapse/Underground ☒ Products/Completed Operations Hazard ☒ Contractual Insurance ☒ Broad Form Property Damage ☒ Independent Contractors ☒ Personal Injury Per Occurrence or Claims-Made: ☒ Per Occurrence ☐ Claims-Made Gen'l Aggregate Limit Applies per: ☐ Project ☐ Policy ☐ Loc. ☐ Other _____	☒	☒	Bodily Injury		
			Property Damage		
			Combined Bodily Injury and Property Damage	\$1,000,000	\$2,000,000
			Personal Injury		
			Products & Completed Operations		
AUTO LIABILITY ☒ Comprehensive Form ☒ Owned ☒ Hired ☒ Non-owned ☒ Any Auto, If applicable <i>Note: May be waived if no driving will be done in performance of services/project.</i>			Bodily Injury (each person)		
			Bodily Injury (each accident)		
			Property Damage		
			Combined Bodily Injury and Property Damage	\$1,000,000	
☒ EXCESS LIABILITY / UMBRELLA Per Occurrence or Claims-Made: ☒ Per Occurrence ☐ Claims-Made <i>Note: May be used to supplement minimum liability coverage requirements.</i>	☒	☒		\$3,000,000	
☒ WORKER'S COMPENSATION <i>Note: U.S. Longshoremen & Harbor Workers' Act & Jones Act is required for any activities on or about navigable water.</i>	N/A	☒	Each Accident	STATUTORY LIMITS	
☒ EMPLOYER'S LIABILITY			Each Accident	\$1,000,000	
☐ PROFESSIONAL LIABILITY (ERRORS & OMISSIONS) All engineering, surveying, and design professionals.	N/A		Each Claim:		
			*Maximum Deductible:	\$100,000	
☒ POLLUTION/ENVIRONMENTAL LIABILITY *\$5,000,000 if project involves Asbestos Abatement.	☒	☒	Each Claim:	*\$2,000,000	
			*Maximum Deductible:	*Varies	
☐ BUILDERS RISK <i>Note: Coverage must be "All Risk", Completed Value.</i> Broward County must be listed as additional insured and Loss Payee.			*Maximum Deductible (Wind and/or Flood):	Not to exceed 5% of completed value	Completed Value
			*Maximum Deductible:	\$10,000	
Description of Operations: Broward County is additional insured for liability. Insured's insurance shall provide primary coverage and shall not require contribution from the County, self-insurance or otherwise. Waiver of subrogation applies in favor of Broward County. For Claims-Made policies insurance must be maintained and evidence of insurance must be provided for at least three (3) years after completion of the contract or work.					

CERTIFICATE HOLDER:

 Broward County
 115 South Andrews Avenue
 Fort Lauderdale, Florida 33301


 Digitally signed by
 COLLEEN A. POUNALL
 Date: 2023.05.17
 09:38:34 -04'00'

Risk Management Division