

City of Port St. Lucie
Peacock- Phase 1: Exterior Renavations

FINAL
2/4/2026



Peacock- Phase 1: Exterior Renavations
City of Port St. Lucie
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City of Port St. Lucie
Peacock- Phase 1: Exterior Renovations
RFQ No.
Project No.

Date: February 4, 2026
Owner: City of Port St. Lucie
CM: The Morganti Group, Inc.
Architect: NA
Bldg SF: NA

**GMP****FINAL**

Division	Description	Estimated Quantity	Unit	GMP
010000	General Requirements (Direct Cost Related to Site)	1.00	ls	\$ -
020000	Existing Conditions	1.00	ls	\$ -
030000	Concrete	1.00	ls	\$ -
040000	Masonry	1.00	ls	\$ -
050000	Metals	1.00	ls	\$ -
060000	Wood, Plastics, and Composites	1.00	ls	\$ -
070000	Thermal & Moisture Protection	1.00	ls	\$ 906,671
080000	Openings	1.00	ls	\$ 1,269,306
090000	Finishes	1.00	ls	\$ 81,590
100000	Specialties	1.00	ls	\$ -
110000	Equipment	1.00	ls	\$ -
120000	Furnishings	1.00	ls	\$ -
130000	Special Construction	1.00	ls	\$ -
210000	Fire Suppression	1.00	ls	\$ -
220000	Plumbing	1.00	ls	\$ -
230000	HVAC Systems	1.00	ls	\$ -
260000	Electrical Systems	1.00	ls	\$ -
270000	Communications	1.00	ls	\$ 10,000
310000	Site Work / Asphalt	1.00	ls	\$ -
320000	Fencing	1.00	ls	\$ 60,000
330000	Utilities	1.00	ls	\$ -
		Subtotal (Division 1-33):		\$ 2,327,567
	Reimbursable General Conditions	1.00	ls	\$ 36,684
		Subtotal (Division 1-33), General Conditions:		\$ 2,364,251
	General Liability Insurance	1.60%	%	\$ 48,223
	Builder's Risk Insurance	1.00	ls	\$ 18,801
	OCP	1.00	ls	Not Included
	Payment and Performance Bonds	1.10%	%	\$ 33,153
		Subtotal (Division 1-33), Insurance & Bonds:		\$ 2,464,428
	Fee	7.00%	%	\$ 210,973
	Contingency- Construction	1.00%	%	\$ 30,139
	Contingency- Escalations	1.00	ls	Not Included
	Staffing- Construction	1.00	ls	\$ 308,357
	Allowances	1.00	ls	\$ -
		Subtotal (Division 1-33), Insurance & Bonds, General Conditions, Fees, Contingency, Allowances:		\$ 3,013,898
			TOTAL GMP:	\$ 3,013,898
	Pre-Construction: Phase Service Fee (Previously Committed)	1.00	ls	\$ -
		TOTAL CONSTRUCTION COST (Preconstruction Fee + GMP):		\$ 3,013,898

SUBCONTRACTOR SUMMARY

Work Scope	Description	Bidder	Amount of Proposal	Amount Utilized in GMP
DIVISION 010000: General Requirements			\$ -	\$ -
1A	Material Testing	By Owner	By Owner	By Owner
1C	Cleaning	Included in GCs	Included in GCs	Included in GCs
DIVISION 020000: Existing Conditions			\$ -	\$ -
DIVISION 030000: Concrete			\$ -	\$ -
DIVISION 040000: Masonry			\$ -	\$ -
DIVISION 050000: Metals			\$ -	\$ -
DIVISION 060000: Maintenance & Composites			\$ -	\$ -
DIVISION 070000: Thermal & Moisture Protection			\$ 906,671	\$ 906,671
7A	Waterproofing & Caulking	Triton	\$ 60,840	\$ 60,840
7C	Roofing	Crowther	\$ 845,831	\$ 845,831
DIVISION 080000: Openings			\$ 1,269,306	\$ 1,269,306
8F	Aluminum Windows, Storefront, Curtain Wall and Glazing	IB Glazing	\$ 1,269,306	\$ 1,269,306
DIVISION 090000: Finishes			\$ 81,590	\$ 81,590
9K	Painting and Interior Caulking	Tubito	\$ 81,590	\$ 81,590
DIVISION 100000: Specialties			\$ -	\$ -
DIVISION 110000: Equipment			\$ -	\$ -
DIVISION 120000: Furnishings			\$ -	\$ -
DIVISION 130000: Special Construction			\$ -	\$ -
DIVISION 210000: Fire Suppression			\$ -	\$ -
DIVISION 220000: Plumbing			\$ -	\$ -
22A	Plumbing	Roof Drains by Div 7C	Roof Drains by Div 7C	Roof Drains by Div 7C
DIVISION 230000: HVAC Systems			\$ -	\$ -
23A	HVAC	By Owner	By Owner	By Owner
23C	Commissioning Agent	By Owner	By Owner	By Owner
DIVISION 260000: Electrical Systems			\$ -	\$ -
26A	Electrical/Fire Alarm/Security/Telecommunications/Security	By Owner	By Owner	By Owner
26C	Lightning Protection	By Div 7C	By Div 7C	By Div 7C
DIVISION 270000: Communication			\$ 10,000	\$ 10,000
27A	Fire Alarm: Devices at Storefront (Disconnect Only)	Budget	\$ 10,000	\$ 10,000
DIVISION 310000: Earthwork/Site			\$ -	\$ -
31A	Site Improvements	Not Included	Not Included	Not Included
DIVISION 320000: Exterior Improvements			\$ 60,000	\$ 60,000
32A	Fencing and Gates	Budget	\$ 60,000.00	\$ 60,000
DIVISION 330000: Utilities			\$ -	\$ -
Subtotal:			\$ 2,327,567	\$ 2,327,567

General Conditions:	\$ 36,684
GL Insurance:	\$ 48,223
Builders Risk:	\$ 18,801
OCP:	Not Included
Payment & Performance Bond:	\$ 33,153
Contingency- Construction:	\$ 30,139
Fee:	\$ 210,973
Contingency- Escalation:	Not Included
Staffing- Construction:	\$ 308,357
Allowances:	\$ -
Total GMP:	\$ 3,013,898

GENERAL CONDITIONS

ITEM DESCRIPTION	Utilization Rate	QTY.	Unit	Unit Cost	Cost	Remarks
LAYOUT						
Layout Partitions			ls.		\$ -	
Independent Surveyor	1	-	ls.	-	\$ -	By trades Not Included
Ground penetrating radar	1	-	ls.	10,000.00	\$ -	
As-Built Survey	-	-	ls.	25,000.00	\$ -	Not Included
TESTING AND COMMISSIONING						
Third Party Testing & Inspections	1	1	ls.	-	\$ -	By Owner
Fundamental Commissioning & LEED for schools	1	1	ls.	-	\$ -	Not Required
Threshold Inspector	1	1	ls.	-	\$ -	Not Required
TEMPORARY FACILITIES						
Field Office - Triple Wide (Trailer, Steps, Ramps)	-	-	mo.	5,800.00	\$ -	60'x36'
Field Office - Triple Wide: Set-up & Removal	-	-	ls.	34,000.00	\$ -	60'x36'
Field Office - Double Wide (Trailer, Steps, Ramps)	2	-	mo.	4,500.00	\$ -	60'x24'
Field Office - Double Wide: Set-up & Removal	2	-	ls.	22,000.00	\$ -	60'x24'
Field Office - Single Wide (Trailer, Steps, Ramps)	-	-	mo.	3,000.00	\$ -	Use space in building
Field Office - Single Wide: Set-up & Removal	-	1	ls.	12,000.00	\$ -	Use space in building
Field Meeting Trailer- Conex			mo.	400.00	\$ -	
Field Office Furniture - Contractor	1	-	ls.	3,000.00	\$ -	
Conference Table w/ 8 Chairs	1	-	ls.	500.00	\$ -	
Field Office Janitor Service - Trailer	2	-	mo.	140.00	\$ -	
Chemical Toilets - Contractor	12	-	mo.	150.00	\$ -	
Hand Wash Stations	4	-	mo.	100.00	\$ -	
Septic Holding Tanks - Contractor	2	-	mo.	375.00	\$ -	
FO Computer Network Conn./Cable Access	1	1	ls.	1,000.00	\$ 1,000	Starlink: Equipment
TEMPORARY CONSTRUCTION						
Temporary Fence / 6' Windscreen - Rent	1	400	lf.	16.00	\$ 6,400	Included in Div 32
Temporary Job Fence Repair / Relocation	1	-	ls.	1,000.00	\$ -	Included in Div 32
Job Signs	1	1	ls.	2,500.00	\$ 2,500	
Field Office Security System	-	-	mo.	120.00	\$ -	
Tents- Lunch	1	-	ea.	1,000.00	\$ -	
Tables- Lunch	1	2	ea.	250.00	\$ 500	
Trash Cans	1	5	ea.	50.00	\$ 250	
SITE SECURITY & SAFETY						
Security Guard	1	-	mo.	6,000.00	\$ -	
Safety Inspections: WTW	1	8	mo.	666.67	\$ 5,333	
CLEAN UP						
Final Cleaning	1	-	ls.	-	\$ -	Included in Div 01
Daily Cleaning	1	8	mo.	560.00	\$ 4,480	
20 YD - Dumpster	1	5.0	ld.	600.00	\$ 3,000	
TEMPORARY LABOR (Non Cleaning)						
Temporary Construction Labor (Non Cleaning)	-	-		-	\$ -	
	1	0.5	mo.	4,800.00	\$ 2,400	
PERMIT & IMPACT FEES						
	-	-		-	\$ -	By Owner
SUPPLIES						
Office Supplies	1	8	mo.	50.00	\$ 400	
Project Management Bluebeam Software Licenses	1	-	ea.	300.00	\$ -	per license, one time
Viewpoint Construction Management Program	2	8	mo.	110.00	\$ 1,760	per license, per month
Procure Management System	1	1	ls.	3,100.00	\$ 3,100	
E-Builder Construction Management Program	1	-	ea.	1,600.00	\$ -	per license, per year
Cell Phones	2	8	mo.	60.00	\$ 960	
Hardline Telephone / Fax	-	-	ea.	175.00	\$ -	
Staff Computers	1	-	ea.	2,200.00	\$ -	
Refrigerator	1	-	ea.	500.00	\$ -	
Postage & Overnight Mail	1	-	mo.	300.00	\$ -	
Safety Supplies	1	8	mo.	100.00	\$ 800	
Drug Test Program	1	-	ea.	75.00	\$ -	

Jessica Lunsford Act	1	-	ea.	125.00	\$	-	
Progress Photos	1	-	mo.	25.00	\$	-	
Progress Photos - Aerials by Drone	1	-	mo.	150.00	\$	-	
Progress Photos - Professional Photographer	1	-	mo.	450.00	\$	-	
Copier	1	1	ls	1,500.00	\$	1,500	
Copier- Service	1	-	mo.	300.00	\$	-	
Printer	1	-	ls	1,500.00	\$	-	
First Aid / Safety Supplies	1	-	mo.	50.00	\$	-	
Eye Wash Station	1	-	ea.	550.00	\$	-	
Safety Shower	1	-	ea.	1,500.00	\$	-	
Designated Safety/Point Gathering Area	1	-	ea.	1,000.00	\$	-	
Hard Hats - Staff	1	-	ea.	25.00	\$	-	
Hard Hats - Guests	1	10	ea.	25.00	\$	250	
Ice	1	-	mo.	55.00	\$	-	
Bottled Water	1	8	mo.	50.00	\$	400	
Weather Thermometer (Weather Station)	1	-	ea.	100.00	\$	-	
Reproduction Expenses	1	0.50	set	500.00	\$	250	
UTILITIES							
Construction Power - Meter and Pole Install for Trailer	-	1	ea.	4,500.00	\$	-	Included Div 26
Construction Power - Site Lighting Install for Trailer	-	1	ea.	1,200.00	\$	-	Included Div 26
Water Consumption - Water Line Installation for Traile	-	1	ls.	1,500.00	\$	-	Included Div 22
Internal Networking Hub - Intranet Installation	2	-	ls.	1,500.00	\$	-	
Construction Electric Power - Monthly	1	-	mo.	5,000.00	\$	-	Monthly Electric. By Owner
Water Consumption - Monthly	1	-	mo.	225.00	\$	-	Monthly Water. By Owner
Internet - Monthly	1	8	mo.	175.00	\$	1,400	Starlink: Monthly
Field Office Security System - Monthly	1	-	mo.	120.00	\$	-	Monthly Security System
HOISTING							
Stair Scaffolding	3	-	mo.	2,000.00	\$	-	By Trades
					\$	-	
EQUIPMENT			ls.		\$	-	
Utility Cart - Used	1	-	ea.	12,000.00	\$	-	
Mechanical Lull / Lift / Hoisting	1	-	mo.	4,500.00	\$	-	
Mechanical Lull & Cart Fuel and Maintenance	1	-	mo.	500.00	\$	-	
SCHEDULING							see below
Scheduling Set-Up	1	-	ea.	2,500.00	\$	-	
Scheduling Updates	1	-	mo.	650.00	\$	-	
MISC. REQUIREMENTS							see below
Ground Breaking	1	-	ls.	3,000.00	\$	-	Not Included
Ribbon Ceremony	1	-	ls.	2,500.00	\$	-	Not Included
Project Closeout	1	-	ls.	2,500.00	\$	-	Not Included
TOTAL GENERAL CONDITIONS: PHASE- 2A					\$	36,683	

PHASE FEE: STAFFING

Phase 1- Procurement, Contracts, Permits, Mobilize							
ITEM #	POSITION OR TITLE OF STAFF	UTILIZATION RATE	QTY IN MONTHS	UNIT PRICE	TOTAL LABOR	BURDEN RATE	TOTAL RATE
1	Morganti- Executive	0.15	1.00	\$ 22,533.00	\$ 3,380	1.5000	\$ 5,069.93
2	Morganti- Sr. Project Manager	0.00	1.00	\$ 16,813.00	\$ -	1.5000	\$ -
3	Morganti- Project Manager	0.50	1.00	\$ 14,040.00	\$ 7,020	1.5000	\$ 10,530.00
4	Morganti- Asst. Project Manager	0.00	1.00	\$ 10,747.00	\$ -	1.5000	\$ -
5	Morganti- General Superintendent	0.00	1.00	\$ 21,667.00	\$ -	1.5000	\$ -
6	Morganti- Superintendent #1	0.00	1.00	\$ 13,520.00	\$ -	1.5000	\$ -
7	Morganti- Superintendent #2	0.00	1.00	\$ 13,520.00	\$ -	1.5000	\$ -
8	Project Administrator	0.50	1.00	\$ 6,933.00	\$ 3,467	1.5000	\$ 5,199.75
SUBTOTAL:							\$ 20,799.68
Phase 2- Construction							
ITEM #	POSITION OR TITLE OF STAFF	UTILIZATION RATE	QTY IN MONTHS	UNIT PRICE	TOTAL LABOR	BURDEN RATE	TOTAL RATE
1	Morganti- Executive	0.15	7.00	\$ 22,533.00	\$ 23,660	1.5000	\$ 35,489.48
2	Morganti- Sr. Project Manager	0.00	7.00	\$ 16,813.00	\$ -	1.5000	\$ -
3	Morganti- Project Manager	0.50	7.00	\$ 14,040.00	\$ 49,140	1.5000	\$ 73,710.00
4	Morganti- Asst. Project Manager	0.00	7.00	\$ 10,747.00	\$ -	1.5000	\$ -
5	Morganti- General Superintendent	0.00	7.00	\$ 21,667.00	\$ -	1.5000	\$ -
6	Morganti- Superintendent #1	1.00	7.00	\$ 13,520.00	\$ 94,640	1.5000	\$ 141,960.00
7	Morganti- Superintendent #2	0.00	7.00	\$ 13,520.00	\$ -	1.5000	\$ -
8	Project Administrator	0.50	7.00	\$ 6,933.00	\$ 24,266	1.5000	\$ 36,398.25
SUBTOTAL:							\$ 287,557.73
Close Out							
ITEM #	POSITION OR TITLE OF STAFF	UTILIZATION RATE	QTY IN MONTHS	UNIT PRICE	TOTAL LABOR	BURDEN RATE	TOTAL RATE
1	Morganti- Executive	0.00	0.00	\$ 22,533.00	\$ -	1.5000	\$ -
2	Morganti- Sr. Project Manager	0.00	0.00	\$ 16,813.00	\$ -	1.5000	\$ -
3	Morganti- Project Manager	0.00	0.00	\$ 14,040.00	\$ -	1.5000	\$ -
4	Morganti- Asst. Project Manager	0.00	0.00	\$ 10,747.00	\$ -	1.5000	\$ -
5	Morganti- General Superintendent	0.00	0.00	\$ 21,667.00	\$ -	1.5000	\$ -
6	Morganti- Superintendent #1	0.00	0.00	\$ 13,520.00	\$ -	1.5000	\$ -
7	Morganti- Superintendent #2	0.00	0.00	\$ 13,520.00	\$ -	1.5000	\$ -
8	Project Administrator	0.00	0.00	\$ 6,933.00	\$ -	1.5000	\$ -
SUBTOTAL:							\$ -
TOTAL STAFF COST:							\$ 308,357.40

BASIS OF COST, ASSUMPTIONS and CLARIFICATIONS

Item	Div	Scope	Description
1	00	Asbestos	Any asbestos, lead or hazardous material abatement, removal, and/or survey shall be provided by the Owner.
2	00	As-Builts	AutoCAD and CADD as built drawings are excluded. Architect to provide AutoCAD drawings to the owner. Red line drawings will be turned over to the Architect of record at project completion.
3	00	Builder's Risk	The cost of Builder's Risk insurance premiums and deductibles are not included in the GMP and shall be provided by the Owner.
4	00	County Fees	County impact fees are excluded.
5	00	Engineering & Code Upgrades	GMP does not include engineer or code upgrades for the existing decorative metal louvers at the patio or fabric awning framing.
6	00	Inspections	GMP does not include any cost for special inspections, including but not limited to Threshold, Structural Steel, or Commissioning.
7	00	Insurance Deductibles	Insurance deductibles are not included in the proposal and shall be paid for by the owner.
8	00	Job Office	GMP include utilizing a room within the existing building. Owner will furnish and install: Furniture, refrigerator, HVAC mini split.
9	00	Material Test & Inspections	Material testing and inspections on site shall be provided by the Owner.
10	00	Permit Fees	All permit fees, inspection fees and utility connection fees are excluded.
11	00	Price Growth & Material Availability	Proposal is based on current market rates and availability of labor and materials Due to the uncertainty of future markets, future prices, labor and material availability cannot be guaranteed. Changes shall be funded by the owner.
12	00	Progress Cameras	Proposal does not include progress cameras or live feed cameras.
13	00	Schedule	Timelines established based on GMP process outlined in the GMP schedule.
14	00	Staff Billing	Staff costs shall be paid in equal and consecutive payments starting with the first pay application.
15	00	Warranties	Warranties outlined in the specifications that exceed what is available from the manufacturers are excluded. CM will identify such warranty and submit for approval.
16	00	Windstorms	All preparation and recovery for named windstorms will need to be paid for by construction contingency if required.
17	00		
18	00		
19	01	Tariffs	Proposal is based on current market rates and availability of labor and materials Due to the uncertainty of future markets, future prices, labor and material availability cannot be guaranteed. Changes shall be funded by the owner.
20	07B	Roofing	GMP includes standard colors for all roof types.
21	07B	Roofing	GMP include GAF manufacture for new flat roof.
22	07B	Roofing	GMP include Peterson manufacture for new metal roof.
23	07B	Roofing	GMP include standing seam roof panels as standard colors.
24	07B	Roofing	GMP only includes installation warranty for the coping caps.
25	08A	Door Hardware	GMP includes construction cores for the new storefront systems. Owner shall furnish and install new permanent cores in the storefront systems.
26	08A	Doors	GMP does not include replacement of any Hollow Metal doors.
27	08E	Windows & Storefronts	GMP includes windows and storefronts as standard colors: white, bronze, or mill finish. All windows and storefronts are included as the same color.
28	09A	Interiors	GMP does not include any interior improvements or renovations.
29	09A	Interiors	Installation of the storefront systems will require the interior drywall to be cut back. Cutting of the drywall is included in GMP. Repair of the drywall, finish, and paint is not included in the GMP. Repair will be included in subsequent phases of the project
30	23A	Commissioning	All commissioning of equipment is by the Owner.
31	23A	HVAC	GMP does not include any HVAC equipment, HVAC improvements, HVAC Code Upgrades. All HVAC is by the Owner.
32	23A	HVAC	Owner's HVAC contractor shall remove all existing equipment.
33	23A	MEP Roof Curbs	GMP includes the City's HVAC subcontractor to furnish and install all roof curbs. All engineering will need to be provided for all roof curbs by the City's HVAC subcontractor.
34	23A	Tie-Downs	GMP includes the City's HVAC subcontractor to furnish and install tie-down for equipment. All engineering to be provided for all tie-downs by the City's HVAC subcontractor.
35	27A	Fire Alarm	GMP includes \$10,000 budget to disconnect and fire alarm devices from existing storefront doors.
36	32A	Landscaping & Irrigation	GMP does not include any landscaping & irrigation improvements or repairs.

PROJECT:	City of Port St. Lucie						COMPARISON SHEET		Bid Date:	02/04/26		
LOCATION:	Peacock- Phase 1: Exterior Renovations								Prepared by:	B. Martin		
ARCH/ENGR.:	NA						A	B	C	D		
Work Scopes	TITLE				FIRM		Crowther	Atlantic	Roof Authority	Advanced		
7C	Roofing				AREA CODE TEL. #							
Subcontractor	Crowther				\$ 845,830.70		CONTACT					
	BASE BID						\$765,550	\$779,650	\$800,000	\$805,510		
	INCLUSIONS/EXCLUSIONS/ADJUSTMENTS						\$80,281	\$82,346	\$87,425	\$78,850		
	TOTAL ADJUSTED BID				<i>MI Budget</i>		\$845,831	\$861,996	\$887,425	\$884,360		
SCOPE NOTED (NUMBERS)												
Scope Section	INCLUSIONS/EXCLUSIONS				QUAN.	UN.	U.P.	EXTENSION				
7C	Bond- Rate								Rate- 1.5%	Rate- 1.8%	Rate- 2.5%	Rate- 1.5%
7C	Bond								\$11,484.00	\$14,033.70	\$20,000.00	\$12,083.00
7C	Bond- Add/Subtract for any price change								\$1,016.70	\$1,207.87	\$1,644.50	\$986.70
7C	Morganti Bid Form								Included	Included	Included	Included
7C	Addendums 1,2								Included	Included	Included	Included
7C	Demolition								Included	Included	Included	Included
7C	Removal of existing roof down to the deck								Included	Included	Included	Included
7C	Haul off of all demo material								Included	Included	Included	Included
7C												
7C	Built-up Roof											
7C	Roof Manufacture								GAF	GAF	Johns Manville	Not Indicated
7C	Roof System									SC-126	Not Indicated	Not Indicated
7C	Warranty- 30 Year NDL								\$55,780	\$55,780	\$55,780	\$55,780
7C	Warranty- 2 Year workmanship								Included	Included	Included	Included
7C	Warranty- Coping Cap								Included	Included	Included	Not Indicated
7C	Walking Paths to MEP equipment								Included	Included	Included	Included
7C	(1) extra walking path for additional equipment								\$10,000	\$10,000	\$10,000	\$10,000
7C	R Value- 30								Included	Included	Included	Included
7C	Scuppers								Included	Included	Included	Not Indicated
7C	Coping Cap								Included	Included	Included	Not Indicated
7C	Flashing- Stainless Steel Type: 304B, 24GA								Included	Included	Included	Not Indicated
7C	Coordination of HVAC equipment installation								Included	Included	Included	Not Indicated
7C	Blocking- pressure treated								Included	Included	Included	Not Indicated
7C												
7C	Lightning Protection											
7C	Removal of the existing lightning protection system.								Included	Included	Not Included	Included
7C	F&I new lightning protection. Include certification of the system.								Included	Included	Not Included	Included
7C												
7C	Curtain Wall											
7C	Curtain Wall on the roof needs to be engineered and brought up to current code. Roofing subcontractor to include all cost to bring up to code and to provide engineered drawings.								Included	Included	Not Included	Not Included
7C	Furnish and install new metal panels at the curtain wall on top of the roof.								Included	Included	Not Included	Included
7C	Panel Color- Standard colors								Included	Included	Not Included	Included
7C												

7C	<u>Metal Roof</u>								
7C	Roof Manufacture					Peterson	Peterson	Included	Not Indicated
7C	Roof System					Snap Clad	Snap Clad	Included	Snap Clad
7C	Material shall be: Aluminum, .040 gauge					Included	Included	Not Indicated	Included
7C	Insulation					Included	Included	Included	Not Included
7C	Underlayment					Included	Included	Included	Included
7C	Gutters & Downspouts					Included	Included	Included	Not Indicated
7C	Blocking- pressure treated					Included	Included	Included	Not Indicated
7C	Soffits					Included	Included		Not Included
7C	Panel Color- Standard colors					Included	Included	Included	Included
7C									
7C	<u>Miscellaneous</u>								
7C	Stair tower: 5 months					months Included -3	months Included -4	Not Included	Not Included
7C	Stair tower: 5 months					\$2,000	\$1,324	Not Included	Not Included
7C	Condensate Piping- Route from unit p-trap to drain					Included	Included	Included	Not Included
7C	Roof Drains- Replace					Included	Included	Included	Not Included
7C	Roof Hatch & Railing					Included	Included	Included	Not Included
7C									
7C	<u>Patio Canopy</u>								
7C	F&I new fabric at the patio roof area					Included	Included	Included	Not Included
7C	F&I the fabric at the patio to meet the flame propagation performance criteria of NFPA 701 or have a flame spread index not treated than 25 when tested in accordance with ASTM E84 or UL 723.					Included	Included	Included	Not Included
7C									
	<== Insert new item above this line ==>								
Notes:									

PROJECT:	City of Port St. Lucie				 COMPARISON SHEET		Bid Date:	02/04/26
LOCATION:	Peacock- Phase 1: Exterior Renovations						Prepared by:	B. Martin
ARCH/ENGR.:	NA				E	F	G	H
Work Scopes	TITLE			FIRM	Apex	Bidder 6	Bidder 7	Bidder 8
7C	Roofing			AREA CODE TEL. #				
Subcontractor	Crowther		\$ 845,830.70	CONTACT				
	BASE BID				\$994,000			
	INCLUSIONS/EXCLUSIONS/ADJUSTMENTS				\$66,767	\$0	\$0	\$0
	TOTAL ADJUSTED BID			MI Budget	\$1,060,767	\$0	\$0	\$0
SCOPE NOTED (NUMBERS)								
Scope Section	INCLUSIONS/EXCLUSIONS			QUAN.	UN.	U.P.	EXTENSION	
7C	Bond- Rate						Rate- 1.5%	
7C	Bond						\$14,910.00	
7C	Bond- Add/Subtract for any price change						\$986.70	
7C	Morganti Bid Form						Included	
7C	Addendums 1,2						Included	
7C	Demolition							
7C	Removal of existing roof down to the deck						Included	
7C	Haul off of all demo material						Included	
7C								
7C	Built-up Roof							
7C	Roof Manufacture						Not Indicated	
7C	Roof System						Not Indicated	
7C	Warranty- 30 Year NDL						\$55,780	
7C	Warranty- 2 Year workmanship						Included	
7C	Warranty- Coping Cap						Included	
7C	Walking Paths to MEP equipment						Included	
7C	(1) extra walking path for additional equipment						\$10,000	
7C	R Value- 30						Included	
7C	Scuppers						Included	
7C	Coping Cap						Included	
7C	Flashing- Stainless Steel Type: 304B, 24GA						Included	
7C	Coordination of HVAC equipment installation						Included	
7C	Blocking- pressure treated						Included	
7C								
7C	Lightning Protection							
7C	Removal of the existing lightning protection system.						Included	
7C	F&I new lightning protection. Include certification of the system.						Included	
7C								
7C	Curtain Wall							
7C	Curtain Wall on the roof needs to be engineered and brought up to current code. Roofing subcontractor to include all cost to bring up to code and to provide engineered drawings.						Included	
7C	Furnish and install new metal panels at the curtain wall on top of the roof.						Included	
7C	Panel Color- Standard colors						Included	
7C								

7C	<u>Metal Roof</u>							
7C	Roof Manufacture					Not Indicated		
7C	Roof System					Not Indicated		
7C	Material shall be: Aluminum, .040 gauge					Included		
7C	Insulation					Included		
7C	Underlayment					Included		
7C	Gutters & Downspouts					Included		
7C	Blocking- pressure treated					Included		
7C	Soffits					Included		
7C	Panel Color- Standard colors					Included		
7C								
7C	<u>Miscellaneous</u>							
7C	Stair tower: 5 months							
7C	Stair tower: 5 months					Included		
7C	Condensate Piping- Route from unit p-trap to drain					Included		
7C	Roof Drains- Replace					Included		
7C	Roof Hatch & Railing					Included		
7C								
7C	<u>Patio Canopy</u>							
7C	F&I new fabric at the patio roof area					Not Included		
7C	F&I the fabric at the patio to meet the flame propagation performance criteria of NFPA 701 or have a flame spread index not treated than 25 when tested in accordance with ASTM E84 or UL 723.					Not Included		
7C								
	<== Insert new item above this line ==>							

Notes:

PROJECT:	City of Port St. Lucie						COMPARISON SHEET		Bid Date:	02/04/26
LOCATION:	Peacock- Phase 1: Exterior Renovations								Prepared by:	B. Martin
ARCH/ENGR.:	NA						A	B	C	D
Work Scopes	TITLE				FIRM	IB Glazing	Cherokee	Fenestration	Bidder 4	
8F	Aluminum Windows, Storefront, Curtain Wall and Glazing				AREA CODE TEL. #					
Subcontractor	IB Glazing		\$ 1,269,306.00		CONTACT					
	BASE BID					\$1,289,306	\$719,300	\$1,449,000		
	INCLUSIONS/EXCLUSIONS/ADJUSTMENTS					-\$20,000	\$18,000	\$0		\$0
	TOTAL ADJUSTED BID			MI Budget		\$1,269,306	\$737,300	\$1,449,000		\$0
SCOPE NOTED (NUMBERS)										
Scope Section	INCLUSIONS/EXCLUSIONS				QUAN.	UN.	U.P.	EXTENSION	Incomplete Bid	
8F	Bond- Rate							Rate- 3.0%	Not Provided	Rate- 3.0%
8F	Bond							Included in Base Bid	\$18,000	Included in Base Bid
8F	Bond- Add/Subtract for any price change							\$0	NA	NA
8F	Morganti Bid Form							Included	Included	Not Included
8F	Addendums 1,2							Included	Not Included	Not Included
8F	Prescribed Budget							-\$20,000	Not Included	Not Indicated
8F								*Included in Base Bid		
8F	Windows- Exterior									
8F	Window Manufacture							YKK	YKK	YKK
8F	Window Type							YKK YHS 50 FI Impact	Not Indicated	YKK YHS 50 FI Impact
8F	Insulated Glass							Included	Included	Included
8F	Low E							Included	Included	Included
8F	Tint Color- Gray, Bronze							Included	Not Indicated	Included
8F	Impact Rated							Included	Included	Included
8F	Frame Color- White, Bronze, Anodize							Included	Included	Included
8F	Shop Drawings							Included	Included	Included
8F	Removal & Disposal of existing windows							Included	Not Indicated	Included
8F	Temp protection of opens during replacement- Plywood							Included	Not Included	Included
8F	Water proofing of openings							Included	Not Included	Included
8F	Provide the U-factors and solar heat gain coefficients (SHGC) required by the Florida Energy Code, as specified in Table C402.4. U-factor: Fixed Fenestration= 0.5, Operable fenestration= 0.65, Entrance doors= 0.83. SHGC = 0.25							Included	Not Indicated	Included
8F	Caulking- Exterior caulking							Included	Included	Included
8F	Water Testing by third party							Included	Not Included	Included
8F	Protection of windows							Included	Not Included	
8F										
8F	Storefront Systems- Exterior									
8F	Window Manufacture							YKK	YKK	YKK
8F	Window Type							YKK YHS 35H	Not Indicated	YKK YHS 35H
8F	Insulated Glass							Included	Included	Included
8F	Low E							Included	Included	Included
8F	Tint Color- Gray, Bronze							Included	Not Indicated	Included
8F	Impact Rated							Included	Included	Included
8F	Frame Color- White, Bronze, Anodize							Included	Included	Included
8F	Shop Drawings							Included	Included	Included
8F	Hardware- Panic Electric (Power supplies in future phase)							Included	Included	Included

8F	Hardware- LCN Closures					Included	Included	Included
8F	Hardware- Cylinders					Included	Included	Included
8F	Caulking- Exterior caulking & Wet Seal					Included	Exterior Caulk Only	Included
8F	Water proofing of openings					Included	Not Included	Included
8F	Break Metal to cover steel supports					Included	Not Indicated	Included
8F	Mock-up (use an existing opening)					Included	Not Indicated	Included
8F	Front & Rear entrances					Included	Included	Included
8F	Drywall Removal/cutting (repair in future phase)					Included	Not Included	
8F								
8F	<u>Storefront Systems- Interior</u>							
8F	Window Manufacture					YKK	Not Included	YKK
8F	Window Type					YKK YES 45FS Non Impact	Not Included	YKK YES 45FS Non Impact
8F	Frame Color- White, Bronze, Anodize					Included	Not Included	Included
8F	Shop Drawings					Included	Not Included	Included
8F	Hardware- Panic Electric (Power supplies in future phase)					Included	Not Included	Included
8F	Hardware- LCN Closures					Included	Not Included	Included
8F	Hardware- Cylinders					Included	Not Included	Included
8F	Front & Rear entrances: Vestibule entrances					Included	Not Included	Included
8F								
8F	<u>Miscellaneous</u>							
8F	Boom Lift					Included	Not Indicated	Included
8F								
	<== Insert new item above this line ==>							

Not Included:

