



October 14, 2025

CONSTRUCTION
INTEGRATED SERVICES

Committed to Quality

Mr. Nick Brow
SEMINOLE COUNTY
Program Manager II
Fleet & Facilities | Facilities Development
205 W. County Home Road
Sanford, FL 32773
nbrow@seminolecountyfl.gov

Subject: Rosenwald Community Property Development
Phase 1A Guaranteed Maximum Price (GMP)

Dear Nick:

Thank you for the opportunity to present to you our Guaranteed Maximum Price (GMP) for Phase 1A at the Rosenwald Community Property Development.

Collage has included, in our project schedule, receiving all permits by December 9, 2025. We received notice yesterday from the permit department that the building permits are not approved. They are asking us to re-submit once the Seminole County Site Plan has been approved. The schedule will be adjusted once the final scheduling requirements are fully known.

We look forward to starting construction on this exciting project!

Please reach out if you have questions or need additional clarification.

Respectfully submitted,
THE COLLAGE COMPANIES

Ben Rives
Director of Preconstruction

cc: Seminole County – Mike Forcht
Collage – Steve Pinyot, Rob Maphis, Jim Beusse, Giuseppe Vicari

THE COLLAGE COMPANIES

Corporate Office

1150 Greenwood Blvd, Ste 1030

Lake Mary, Florida 32746

P 407.829.2257

collage-usa.com

CGC020818

CGC059537

Attachments:

1. Summary
2. Allowances
3. Itemized GMP
4. Clarifications
5. Project Schedule
6. List of Solicited Subcontractors
7. Subcontractor Bid Tabs
8. Personnel Chart
9. Document Log

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SUMMARY

PHASE 1A - GUARANTEED MAXIMUM PRICE

SUMMARY OF COSTS

PROJECT: ROSENWALD - PHASE 1A
LOCATION: ALTAMONTE SPRINGS, FL
ACRES: 2.2
ARCHITECT: BENTLEY
ESTIMATOR: B. RIVES
DATE: 10/14/2025
VERSION: REV 5
PLANS / BASIS: BENTLEY BID SET 08/13/2025

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	NOTES
TOTAL COSTS FOR PHASE 1A SITEWORK & PAVILIONS					
SITEWORK & PAVILIONS	1	EA	--	439,631	
TEMP CONSTRUCTION	1	EA	--	58,606	
PERMITS & FEES	1	LS	--	6,500	
LIABILITY INSURANCE	1	LS	--	2,000	
BUILDER'S RISK INSURANCE	1	LS		10,000	
PERFORMANCE & PAYMENT BOND	1	LS	--	7,500	
PROJECT ALLOWANCES	1	LS	--	60,000	
SUB TOTAL				584,237	
CONSTRUCTION MANAGEMENT FEE	14.97	%	--	87,460	
TOTAL PHASE 1A GMP \$				671,698	

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ALLOWANCES

PHASE 1A - GUARANTEED MAXIMUM PRICE

ALLOWANCES

Project:	ROSENWALD - PHASE 1A	Area:	2.20 AC
Location:	ALTAMONTE SPRINGS, FL	Date:	10/14/2025
Architect:	BENTLEY	Version:	REV 5
Estimator:	B. RIVES	Plan / Basis:	BENTLEY BID SET 08/13/2025

ALLOWANCES

The following allowances have been **INCLUDED** in our estimate. An allowance is included for certain cost items whose exact values may vary due to incomplete design, owner, governmental authority, or other decisions outside the Contractor's control. Upon the completion of these items, the Contractor shall provide an accounting of the actual costs incurred to complete this work and the Contractor will be granted a change order adjusting the contract amount to reflect the actual cost. All allowances are inclusive of material, freight, taxes, labor, equipment, and subcontractor mark-up unless noted otherwise.

<u>DIV</u>	<u>Description</u>	<u>Amount</u>
0143	Additional testing services for re-testing and other miscellaneous tests required	\$500
2600	Empty electrical conduit if needed for future pavilion lighting and/or power	\$5,000
3200	Irrigation sleeves if needed for future irrigation piping	\$2,500
9000	Temporary project signage	\$2,000
9900	Contingency	\$50,000

TOTAL ALLOWANCES

\$60,000

CONTINGENCY NOTE

This estimate includes a contractor contingency. This contingency shall be allocated towards additional project costs due to changes such as, but not limited to, items related to means and methods of construction, errors, deficiencies and/or omissions in the contract documents and/or pricing that are subsequently determined necessary for a complete and functional project or issues that in the contractor's judgment are advantageous to the project. The contingency is the contractor's fund and will be applied at the contractor's discretion with the best interest of the project in mind. The contingency does not include extra scope added by Owner, Architect, and governmental and utility company authorities. The contingency may be reduced as the design is refined, and once construction is underway, will be monitored by Owner and contractor and drawn upon with the normal pay requests.

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ITEMIZED GMP

PHASE 1A - GUARANTEED MAXIMUM PRICE

SITEWORK & PAVILIONS

PROJECT: ROSENWALD - PHASE 1A
LOCATION: ALTAMONTE SPRINGS, FL
ACRES: 2.2
ARCHITECT: BENTLEY
ESTIMATOR: B. RIVES
DATE/REVISION: 10/14/2025

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	NOTES / DIV TOTAL
0105-SURVEYING				\$	8,400
CONTROL POINTS AND PAVILION CORNERS	16	HR	240.00	\$3,840	ALLEN - 3 MAN CREW
RE-SURVEY / SURVEY VERIFICATION	24	HR	190.00	\$4,560	ALLEN - 2 MAN CREW
0143-TESTING SERVICES				\$	1,777
SOILS & CONCRETE TESTING	27	EA	65.81	\$1,777	UNIVERSAL ENGINEERING
RE-TESTING / MISC TESTS	1	LS		\$0	SEE ALLOWANCES
0300-CONCRETE				\$	70,586
CONCRETE PAVILION PADS & SIDEWALKS	5,400	SF	13.07	\$70,586	PRECISION CONCRETE
0514-PAVILIONS				\$	95,351
PAVILIONS - MATERIAL PURCHASE	800	SF	78.74	\$62,988	RCP SHELTERS
PAVILIONS - INSTALLATION	800	SF	40.45	\$32,363	AL BOSGRAAF & SONS
1014-SIGNAGE				\$	22,325
REFURBISH EXISTING MONUMENT SIGN	1	EA	8,288.00	\$8,288	WHITE SIGN
PRECAST BASE & RESTORE PLAQUES	2	EA	7,018.50	\$14,037	WHITE SIGN
2600-ELECTRICAL				\$	-
EMPTY ELECTRICAL CONDUIT ALLOWANCE	1	LS	0.00	\$0	SEE ALLOWANCES
3200-SITEWORK				\$	223,195
SITE SUPERVISION, MOT, MOBILIZATION	1	LS	33,977.00	\$33,977	RED FOX
EROSION CONTROL	2.2	AC	10,588.26	\$23,335	RED FOX
CLEARING & DEMO	96,000	SF	0.28	\$26,588	RED FOX
EARTHWORK / GRADING	2,667	CY	29.86	\$79,632	RED FOX
STORM DRAINAGE	23	LF	507.09	\$11,663	RED FOX
BAHIA SOD	80,000	SF	0.60	\$48,000	RED FOX
IRRIGATION SLEEVES	1	LS	0.00	\$0	SEE ALLOWANCES
IRRIGATION SYSTEM	0	LS	0.00	\$0	EXCLUDED
CONCRETE SIDEWALKS	0	XX	0.00	\$0	IN CONCRETE ABOVE
WATER & FIRE SYSTEM	0	LS	0.00	\$0	N/A
SANITARY & LIFT STATION	0	LS	0.00	\$0	N/A
UTILITIES TO PROPERTY LINE	0	LS	0.00	\$0	N/A
3220-SITE FURNISHINGS				\$	17,997
OUTDOOR TABLES - MATERIAL PURCHASE	8	EA	1,129.50	\$9,036	WABASH VALLEY
TRASH RECEPTACLES - MATERIAL PURCHASE	2	EA	496.00	\$992	WABASH VALLEY
FREIGHT	10	EA	200.50	\$2,005	WABASH VALLEY
TAX	7.0	%		\$842	
TABLES & TRASH RECEPTACLES - INSTALLATION	10	EA	512.20	\$5,122	AL BOSGRAAF & SONS
TOTAL SITEWORK & PAVILIONS				\$	439,631

PHASE 1A - GUARANTEED MAXIMUM PRICE

TEMPORARY CONSTRUCTION MEASURES

PROJECT: ROSENWALD - PHASE 1A
LOCATION: ALTAMONTE SPRINGS, FL
ACRES: 2.2
ARCHITECT: BENTLEY
ESTIMATOR: B. RIVES
DATE: 10/14/2025
VERSION: REV 5
PLANS / BASIS: BENTLEY BID SET 08/13/2025

SCHEDULE	DURATION (MONTHS)
CONSTRUCTION TIME	3.0
TRAILER NEEDED	3.0

GR MONTHLY COST:	\$19,535
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DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	NOTES / DIV TOTAL
SITE CONSTRUCTION OFFICE				\$	8,000
SITE CONSTRUCTION OFFICE	3.0	MO	2,500.00	7,500	
OFFICE FURNITURE	1	EA	500.00	500	
TEMP TOILETS & UTILITIES				\$	6,030
UTILITY CONNECTIONS	1	EA	2,500.00	2,500	
TEMPORARY ELECTRIC -- COLLAGE TRAILER	3.0	MO	175.00	525	
TEMPORARY WATER	3.0	MO	85.00	255	
WATER METER	1	EA	500.00	500	
CONSTRUCTION RESTROOMS	3.0	MO	250.00	750	
HOLDING TANK @ SITE OFFICE	3.0	MO	350.00	1,050	
INTERNET @ SITE OFFICE	3.0	MO	150.00	450	
CLEAN-UP & DUMPSTERS				\$	11,000
DUMPSTERS	10	EA	500.00	5,000	
TEMPORARY LABOR	1	LS	3,500.00	3,500	
SITE CLEANING	1	LS	2,500.00	2,500	
TRAFFIC CONTROL & SITE FENCING				\$	27,036
CONSTRUCTION FENCE/SCREEN	1,878	LF	8.61	16,176	Smith Fence
PURCHASE WIND SCREEN FOR FENCE	352	LF	5.00	1,760	Wind Screen only along Merritt St.
FENCE RELOCATIONS	1	LS	1,500.00	1,500	
FIRE EXTINGUISHERS	2	EA	150.00	300	
MISC. TOOLS & SUPPLIES	3.0	MO	250.00	750	
SAFETY	1	LS	750.00	750	
SECURITY CAMERAS	3	MO	1,250.00	3,750	
SAFETY AUDITS	3	EA	350.00	1,050	
TRAFFIC CONTROL DEVICES	1	EA	1,000.00	1,000	
PROJECT DOCUMENTATION				\$	6,540
DESIGN DOCUMENT REPRODUCTION	1	EA	500.00	500	
PROCORE CHARGES	0.22	%	700,000	1,540	
PROJECT SCHEDULING SOFTWARE	3.0	MO	1,500.00	4,500	
TEMPORARY CONSTRUCTION TOTAL				\$	58,606

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CLARIFICATIONS

PHASE 1A - GUARANTEED MAXIMUM PRICE

CLARIFICATIONS, ASSUMPTIONS, & EXCLUSIONS

Project:	ROSENWALD - PHASE 1A	Area:	2.20 AC
Location:	ALTAMONTE SPRINGS, FL	Date:	10/14/2025
Architect:	BENTLEY	Version:	REV 5
Estimator:	B. RIVES	Plan / Basis:	BENTLEY BID SET 08/13/2025

CLARIFICATIONS & ASSUMPTIONS

The following is a list of clarifications regarding the estimate scope of work. Where conflicts exist between these clarifications and the documents, these clarifications shall take precedence. The GMP is based upon the Issued for Bidding and Permitting plans from Bentley Group dated 08/13/2025. We include only the Phase 1A scope.

DIVISION 1 INDIRECT WORK

- a. Pricing is valid for 30 days
- b. We include Builder's Risk Insurance but we exclude cost of deductibles. The maximum deductible would be for a named storm which is 2.0% of the total loss.
- c. We include a Payment & Performance Bond.
- d. We include materials testing.
- e. We include permit fees.
- f. We exclude threshold inspection services and third party building inspection services.
- g. We exclude impact fees.
- h. We exclude Utility Company fees to bring power, water, internet, natural gas, etc. to the site.
- i. We exclude Davis-Bacon wage requirements (none noted).
- j. We exclude "Buy American" clauses (none noted).
- k. We exclude permanent power charges. We include temporary power charges only as needed for construction.

DIVISION 3: CONCRETE

- a. We include the concrete pavilion pads.
- b. We include concrete sidewalks.

DIVISION 4: MASONRY

- a. N/A

DIVISION 5: METALS

- a. We include three pavilions manufactured by RCP Shelters. The pavilions include powder-coated tube steel, factory stained roof deck & fascia, and standing seam metal roofing.

DIVISION 6: WOOD AND PLASTICS

- a. N/A

DIVISION 7: THERMAL AND MOISTURE PROTECTION

- a. N/A

DIVISION 8: DOORS AND WINDOWS

- a. N/A

DIVISION 9: FINISHES

- a. N/A

DIVISION 10: SPECIALTIES

- a. We include refurbishing the existing monument sign.
- b. We include cleaning the existing historical plaques and installing them on new precast concrete pedestals.

DIVISION 11, 12, 13: EQUIPMENT, FURNISHINGS, SPECIAL CONSTRUCTION

- a. N/A

PHASE 1A - GUARANTEED MAXIMUM PRICE

CLARIFICATIONS, ASSUMPTIONS, & EXCLUSIONS

Project:	ROSENWALD - PHASE 1A	Area:	2.20 AC
Location:	ALTAMONTE SPRINGS, FL	Date:	10/14/2025
Architect:	BENTLEY	Version:	REV 5
Estimator:	B. RIVES	Plan / Basis:	BENTLEY BID SET 08/13/2025

DIVISION 14: CONVEYING SYSTEMS

- a. N/A

DIVISION 21: FIRE SUPPRESSION

- a. N/A

DIVISION 22: PLUMBING

- a. N/A

DIVISION 23: HEATING VENTILATING AND AIR CONDITIONING (HVAC)

- a. N/A

DIVISION 26, 27 & 28: ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY AND SECURITY

- a. We include electrical conduits as noted in the allowances.

- b. We exclude site power & lighting (None shown).

DIVISION 31, 32 & 33: EARTHWORK, EXTERIOR IMPROVEMENTS, UTILITIES

- a. We include erosion control and asphalt demolition.

- b. We include grading cut to fill and importing fill as needed to provide the grades shown on the civil plans. Any excess soil will be stockpiled on the phase 2 site.

- c. We include Bahia sod on the majority of the Phase 1A site; approximately 80,000 square feet of sod.

- d. We include storm piping and mitered end sections under the new sidewalk between the two swales.

- e. We include Signature Style tables and benches from Wabash Valley as directed by Catalyst Design Group. The specified Camden Style is no longer available.

- f. We include two (2) Signature Diamond trash receptacles from Wabash Valley as directed by Catalyst Design Group. No specs or quantities were provided on the plans.

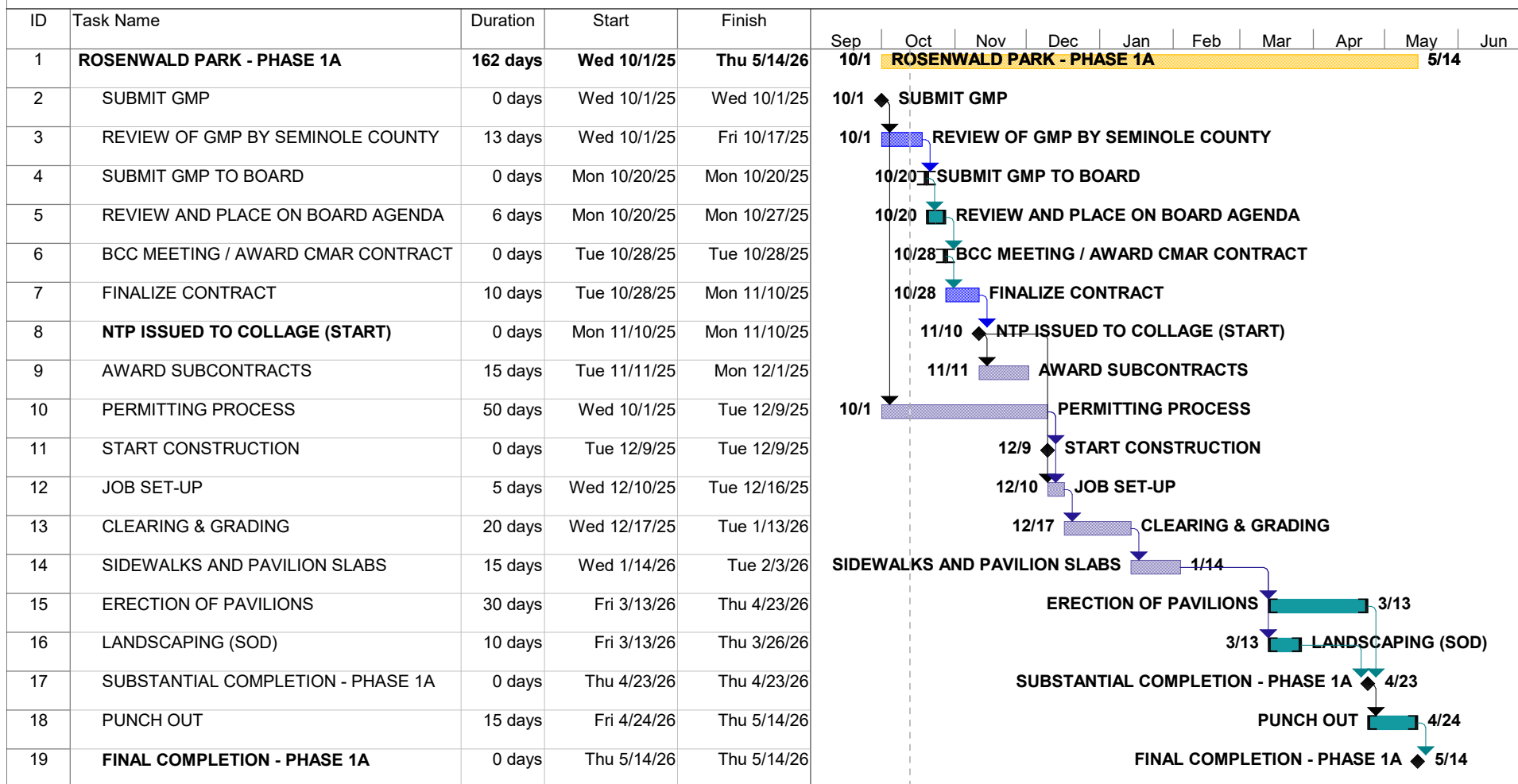
- g. We exclude site domestic water, site fire water, and site sanitary (None shown).



















- h. We exclude irrigation systems (None shown).

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PROJECT SCHEDULE

October 1, 2025



Project: PS-6230-24/HSM Date: October 1, 2025	Task		External Milestone		Manual Summary Rollup	
	Split		Inactive Task		Manual Summary	
	Milestone		Inactive Milestone		Start-only	
	Summary		Inactive Summary		Finish-only	
	Project Summary		Manual Task		Progress	
	External Tasks		Duration-only		Deadline	

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LIST OF SOLICITED SUBCONTRACTORS

6666283 - Seminole Co Rosenwald Com Ctr Phase 1A Pavilions - The Collage Companies

01050-C	Surveying	6	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><di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Will bid	Don Bell Signs, LLC	Mandy Moore	mmoore@donbellsigns.com	Port Orange	FL	(800) 824-0080	AI
Will bid	Fast Signs	Beth Wiles	beth.wiles@fastsigns.com	Sanford	FL		
Won't bid	Signco Architectural Signage Corp.	Therese Smyntek	sales@signcomedia.com	Apopka	FL	(386) 740-8344	DI
Will bid	Suncoast Ventures II, LLC dba Magee Signs	Kenneth (Ken) Soday	ksoday@mageesigns.com	Cape Coral	FL	(407) 509-9234	AI
Will bid	White Sign Company, LLC	Jonathan Mahadeo	awnings@whitesigncompany.com	Debary	FL		AI

10730-C Pavilion Fabrication

1 

Standing	Company	Contact	Email	City	ST	Phone	Call
Will bid	RCP Shelters, Inc.	Bo Ritter	bo@rcpsshelters.com	Stuart	FL	(772) 288-3600	AI

10735-C Pavilion Installation

2 

Standing	Company	Contact	Email	City	ST	Phone	Call
Will bid	Al Bosgraaf & Sons, Inc.	Gerald Bosgraaf	albandsons@gmail.com	OSTEEN	FL	(407) 402-8497	AI
Will bid	Patriot Team South	Blake Miller	bmiller@patriot-team.com		FL		AI

320000-C Sitework/Utilities/Asphalt Paving

56  **7**

Standing	Company	Contact	Email	City	ST	Phone	Call
Won't bid	4C's Trucking & Excavation, Inc.	Chelsea Barney	chelsea@4csconstruction.com	Bunnell	FL	(386) 437-1257	LM
Won't bid	ACM Development LLC	Alberto Luna	estimating@acmdev.net	Winter Garden	FL	(321) 624-3256	
Won't bid	AEG Environmental Services, Corp.	Marcus Webb	info@aeglandclear.com	Apopka	FL	(407) 949-7558	
Will bid	All Terrain Tractor Service, Inc.	Ron Massa	ron@allterraintractorservice.com	Sanford	FL	(386) 218-6969	AI
Won't bid	APL SITE DEVELOPMENT, LLC	Leonardo Antunes	leo@aplsitedevelopment.com	ORLANDO	FL	(407) 440-8027	LM
Won't bid	Assured Excavating Inc.	Reid Kessel	reid@assuredexcavatinginc.com		FL		NA
Won't bid	Atlantic Site Development	John Levandoski	asd@atlsitedev.com	Leesburg	FL	(352) 787-7881	
Won't bid	AWP Site Development	Logan Thompson	logan@awpsitedevelopment.com		FL	(407) 421-0450	
Won't bid	Bill Gregory Excavating	David Adams	davida@bgexcavating.com	Oxford	FL	(352) 748-2781	
Won't bid	Brockman Site Development	Matt Groover	estimator@brockmansite.com		FL	(407) 971-6948	
Won't bid	CCC Site Development, LLC	Priscila Bertozo Aleyo	priscila.b@cccsited.com	Orlando	FL	(407) 930-3010	NA
Will bid	Cook Construction Co. Inc.	Stephen McLeod	stephen@cookcc.com	Plant City	FL	(813) 719-1203	
Won't bid	Cronin Construction	Brittany Lowe	brittany@croninforsitework.com	Altamonte Springs	FL	(407) 339-5120	
Will bid	Downer Site Services	Dustin X	downersiteservices@gmail.com			(386) 878-3253	
Won't bid	Earth Tech Services Co	Mike Waldron	Mike@earthtechservices.net	Port Richey	FL	(727) 846-9525	
Won't bid	Earth Trades of Central Florida	Todd Henderson	todd@earthtrades.com	Orlando	FL	(407) 399-4959	NA
Won't bid	East Coast Site Development LLC	Randall McConnell	estimating@eastcoastsite.com	Orlando	FL	(407) 493-9871	
Won't bid	Eden Site Development, Inc	Jerry Sell	jerry@edensitedevelopment.com	Longwood	FL	(407) 265-1113	DI
Won't bid	Foshee Construction Co., Inc.	JIM VANLANDEGEND	jimv@fosheeconstruction.com	Minneola	FL	(352) 394-7211	
Will bid	G & G of Central Florida	George Griffin	gandgofcfl@aol.com	Geneva	FL	(321) 377-0183	
Won't bid	G & V TRUCKING & EXCAVATING, INC.	Rajpatie Mahadan	gvtruckexcinc@bellsouth.net	Orlando	FL	(407) 467-6621	
Won't bid	GARCIA CIVIL CONTRACTORS, LLC	Eduardo Garcia	eddy@garciacivil.com	ORLANDO	FL	(407) 580-6051	
Won't bid	Hall Company, Inc.	Dave Morrison	dave@hallcompanyinc.com	Winter Springs	FL	(407) 327-4930	UN
Won't bid	Harty Tractor Service, Inc.	Thaine Harty	thaine@hartytractor.com	Orange City	FL	(386) 775-1005	
Won't bid	Hubbard Construction Company	Jon Ritchey	jon.ritchey@hubbard.com	Winter Park	FL	(407) 623-3825	
Won't bid	J.D. Weber Construction Co.	Joseph Weber	joesr@jdweberconstruction.com	Ormond Beach	FL	(386) 671-2727	
Won't bid	JCB Construction, Inc.	BRIAN BUTLER	bbutler@jcbcon.net	Orlando	FL	(407) 425-9880	NA
Won't bid	Jimmy Hickman Excavating	Konnor Urban	konnor@jhellc.net	Kissimmee	FL	(407) 957-0535	DI
Won't bid	JMHC Inc.	James Lang	jlang@jmhc.com		FL	(407) 865-7600	
Won't bid	Jon M Hall Company	Jason Torres	jtortes@jonmhallcompany.com	Longwood	FL	(407) 215-0410	NA
Won't bid	Jr. Davis Construction	Tyson Snyder	Tyson.snyder@jr-davis.com	Kissimmee	FL	(407) 870-0066	
Won't bid	KCF Site Development	Mike Wagers	mike@kcfsite.com	Melbourne	FL	(321) 253-5556	
Won't bid	Lundquist Excavating, Inc.	Tim Lundquist	Tim@LundquistExc.com	Kissimmee	FL	(407) 847-9419	
Won't bid	Mack Contracting, LLC	Lawrence Mack	Lawrence@mackcontracting.com	Orlando	FL	(352) 816-0111	
Won't bid	Mercon Construction Co.	Mehrdad Moradi	mmoradi@merconconstruction.com	oviedo	FL	(407) 260-6710	NA
Won't bid	Orlando Construction LLC	John Rivera	john@orlandoconstructionllc.com	Orlando	FL	(407) 897-4041	LM
Won't bid	Orlando Driveway	Kevin Fulgham	kevinf@orlandodriveway.com			(407) 271-8966	
Won't bid	Paquette Company (PAQCO, Inc.)	Fay Paquette	fay@paqcoinc.com	Leesburg	FL	(352) 365-0006	
Won't bid	Plateau Excavation Inc.	Keith Scarbrough	kscarbrough@plateauexcavation.com	Winter Garden	FL	(407) 656-1799	
Won't bid	Prestige Civil Contractors, Inc.	James (Jim) Hanusek	jimh@prestigecivilcontractors.com	Winter Park	FL	(407) 381-8181	

Won't bid	Prime Construction Group	Chase Brackett	cbrackett@primeconstructiongroup.com	Orlando	FL	(407) 856-8180	
Won't bid	Providence Construction & Development Company	Tim Dennard	tdennard@providence-construction.com	Longwood	FL	(321) 403-7992	UN
Won't bid	RCS Construction Company, Inc.	Jody Bass	jody@rcsconstructionco.com	Clermont	FL	(352) 394-1717	
Will bid	Red Fox Trucking	Bonnie Cooper	boncoop73@gmail.com	Oviedo	FL	(407) 365-1780	AI
Won't bid	SDC Site Development	Tom McNamara	tom@sdcfl.com	Chuluota	FL	(407) 977-9898	
Will bid	Sunshine State Civil Work, LLC	Chun Li Peng	johnny@sunshinestatecivilworks.com	Orlando	FL	(407) 371-9977	
Won't bid	Tandere Company	Steve Renner	srenner@tandere.com	Orlando	FL	(407) 470-7019	
Won't bid	Terry Roberts Site Work, Inc.	Terry Roberts	tr@trsitework.net		FL		
Won't bid	The Briar Team	Billy Hackett	BHackett@BriarTeam.com	Sanford	FL	(407) 321-2773	
Won't bid	Tomoka Construction Services, Inc.	Kyle Hall	kyle@tomokaconstruction.com	Ormond Beach	FL	(386) 274-3120	
Will bid	Tropic Trax	Pierce Burns	Pierce@tropictrax.com			(321) 527-6480	
Won't bid	Tucker Paving, Inc.	Rick Allen	rallen@tuckerpaving.com	Winter Haven	FL	(863) 299-2262	
Won't bid	Valencia Construction Group, Inc.	Vishaan Lutchman	info@valenciacc.us	WINTER GARDEN	FL	(407) 614-5870	NA
Won't bid	WD Site Development	Nelson Duarte	wdestimating@yahoo.com	Saint Cloud	FL	(407) 810-3313	
Won't bid	WHITE'S SITE DEVELOPMENT, INC.	Evan Shelley	estimating@whites-site.com	Sanford	FL	(407) 302-1549	UN
Won't bid	WILLIAMS EARTHWORK, INC.	Latoyia Williams	williamsearthwork@gmail.com	Sanford	FL	(407) 915-6079	LM

32200-C Site Furniture



Standing	Company	Contact	Email	City	ST	Phone	Call
Will bid	Al Bosgraaf & Sons, Inc.	Gerald Bosgraaf	albandsons@gmail.com	OSTEEN	FL	(407) 402-8497	AI
Won't bid	Landscape Forms	Kellie Moore	kmoore@landscapeforms.com	Winter Park	FL	(407) 754-6214	
Will bid	PlayPower	Tess Folk	tess.folk@playpower.com	Huntersville	NC	(704) 949-1600	AI
Won't bid	Prime Recreational Solutions, LLC	William Johnson	william@primerecreational.com	Orange Park	FL	(904) 716-7789	
Won't bid	Pro Playgrounds	Jeff Caldwell	jcaldwell@proplaygrounds.com	Tallahassee	FL	(850) 510-5286	DI
Will bid	RCP Shelters, Inc.	Bo Ritter	bo@rcpshelters.com	Stuart	FL	(772) 288-3600	AI
Won't bid	Site Horizons, LLC	Ebba Bowen	ebbabowen@cfl.rr.com	Winter Garden	FL	(407) 637-9385	

32900-C Landscape & Irrigation



Standing	Company	Contact	Email	City	ST	Phone	Call
Won't bid	A Cut Above Landscape & Irrigation	Sonia Almanza	sonia@acalandscape.net	Loxahatchee	FL	(561) 795-1995	
Won't bid	BrightView Landscape Development	Melissa Pellemounter	melissa.pellemounter@brightview.com		FL	(407) 290-6542	
Won't bid	Dobson's Woods & Water Inc.	Lee Dobson	Lee@dobsonsw.com	Ocoee	FL	(407) 841-0030	
Won't bid	Down To Earth Landscape & Irrigation	Kayla Lujan	kayla.seil@down2earthinc.com	Maitland	FL	(941) 315-3629	
Won't bid	Earth Touch Lawn and Landscape, LLC	Nicholas (Nick) J Florio	nflorio1@earthtouchlawns.com	Oviedo	FL	(407) 971-0610	
Won't bid	Garth Schweizer & Associates	Garth Mahanna	ryan@gsl.net	Sanford	FL	(407) 321-2280	
Won't bid	Grandview Landscaping	Suzanne Shuffitt	Suzanne@grandviewinc.com	Ocala	FL	(352) 694-9247	
Won't bid	Nature Coast	Donna McDaniel	donna@naturecoast@gmail.com	Spring Hill	FL	(772) 634-7931	
Will bid	Robertson's Landscaping	Megan Charlton	megan@robertsonlandscape.com	Cocoa	FL	(321) 422-3844	
Won't bid	Ruppert Landscape	Bethany Roll	broll@ruppertcompanies.com		FL	(689) 710-5975	
Won't bid	Sterling Silver Scape & Sod, Inc.	Alice Capehart	estimating@sterlingsilverlandscaping.com	Kissimmee	FL	(407) 846-3225	
Won't bid	United Land Services	Scott Keller	skeller@unitedlandservices.com	Orlando	FL	(407) 948-7992	

----- UNASSIGNED



Standing	Company	Contact	Email	City	ST	Phone	Call
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SUBCONTRACTOR BID TABS

					AMOUNT IN CURRENT GMP						Price Valid Only if Awarded Site Package		Price Valid Only if Awarded Site Package		Price Valid Only if Awarded Site Package		Price Valid Only if Awarded Site Package				
					Sidewalks & Pavilion Concrete		Sidewalks & Pavilion Concrete		Sidewalks & Pavilion Concrete		Sidewalks & Pavilion Concrete		Sidewalks & Pavilion Concrete		Sidewalks Only		Sidewalks Only		Pavilion Concrete Only		
SCOPE OF WORK					Precision Concrete		Structural Construction of Orlando		Frann		Sunshine State Civil Works		Cook Construction		Redfox		All Terrain		Wells Brothers		
Concrete					Nikki Mejia		Jim Courtney		Joe Griffin		John Peng		David Acker		Scott Feldman		Landon Massa		Chris Moser		
		Initial GMP Budget on 9/9/25			407-925-7873		321-231-9508		813-802-9824		407-509-5151		813-719-1203		407-365-1780		386-218-6969		772-971-1564		
	Qty	UM	Unit Cost	Total	info@precisionpaintandconstruction.com		strucon12@aol.com		joe@frannconstruction.com		johnny@sunshinestategcivilworks.com		david@cookcc.com		sfeldmanredfox@aol.com		estimating@allterraintractor-service.com		wellsbrothers@bellsouth.net		
Concrete Package				\$0																	
6" Concrete Sidewalks		4,600	SF	\$15.00	\$69,000	\$ 45,281	✓	\$ 25,400	\$ 68,494	✓	\$ 64,727	✓	\$ 48,650	✓	\$ 38,906	✓	\$ 37,483	✗	NO BID		
Concrete Pavilion Pads		800	SF	\$57.50	\$46,000	\$ 25,305	✓	\$ 45,600	\$ 66,189	✓	In Above	✓	\$ 35,200	✗	NO BID		✗	NO BID		✓	\$ 45,157
				\$0																	
				\$0																	
Include Sales Tax				Included																	
Bondable?				N/A																	
TOTAL WITHOUT BOND				\$115,000	\$ 70,586	\$ 71,000	\$ 134,683	\$ 64,727	\$ 83,850	\$ 38,906	\$ 37,483	\$ 45,157									
Bond Rate				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A									
Bond Amount				0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -									
GRAND TOTAL				\$115,000	\$ 70,586	\$ 71,000	\$ 134,683	\$ 64,727	\$ 83,850	\$ 38,906	\$ 37,483	\$ 45,157									

					AMOUNT IN CURRENT GMP		10/01/25					
SCOPE OF WORK					COMBO RCP SHELTERS AND AL BOSGRAAF & SONS		RCP Shelters		Al Bosgraaf & Sons		Wells Brothers	
Pavilions							Bo Ritter		Gerald		Chris Moser	
	Initial GMP Budget on 9/9/25						800-525-0207		407-402-8495		772-971-1564	
	Qty	UM	Unit Cost	Total			bo@rcpselters.com	albandsons@gmail.com		wellsbrothers@bellsouth.net		
Pavilion Materials	3	ea	\$20,996	\$62,988	✓	\$ 62,988	✓	\$ 62,988	✗	By Others	✗	By Others
Model #: TS-G2030-04-TG				\$0	✓		✓		✗		✗	
Added accessories				\$0	✓		✓		✗		✗	
Model #: TS-G1010-04				\$0	✓		✓		✗		✗	
Sales Tax, Freight				\$0	✓		✓		✗		✗	
				\$0								
				\$0								
Pavilion Installation				\$0								
Erect Pavilions, Install Decking & Roofing	800	sf	\$82.50	\$66,000	✓	\$ 32,363	✗	By Others	✓	\$ 32,363	✓	
Install 20x30 Pavilion	1	ea			✓		✗		✓		✓	\$ 25,761
Install 10x10 Pavilion	1	ea			✓		✗		✓		✓	\$ 19,700
Install 10x10 Pavilion	1	ea			✓		✗		✓		✓	\$ 19,700
Bondable?												
TOTAL WITHOUT BOND				\$128,988	\$	95,351	\$	62,988	\$	32,363	\$	65,161
Bond Rate						N/A		N/A		N/A		N/A
Bond Amount				\$0	\$	-	\$	-	\$	-	\$	-
GRAND TOTAL				\$128,988	\$	95,351	\$	62,988	\$	32,363	\$	65,161

SUBCONTRACTOR BID TABULATION

Seminole Co Rosenwald Com Ctr Phase 1A

10/01/25

					AMOUNT IN CURRENT GMP				
SCOPE OF WORK					White Sign Company		Signco Media		Company
Signage					Jacob Pippin		Therese Smyntek		Contact
	Initial GMP Budget on 9/9/25				407-878-3981		407-563-3800		Phone
	Qty	UM	Unit Cost	Total	estimates@whitesigncompany.com		sales@signcomedia.com		Email
Signage Package				\$0			✗	No Bid	
Refurbish Existing Monument Sign				\$0	✓	\$ 8,288			
Provide New Historical Plaques				\$0	✓	\$ 20,974			
Clean Existing Historical Plaques in lieu of New	2	EA	\$500.00	\$1,000	✓	\$ (6,937)			
Furnish & Install Concrete Pads for Historical Markers	2	EA	\$3,750.00	\$7,500	✓	Included Above	✗	Can't provide concrete	
				\$0					
				\$0					
				\$0					
				\$0					
				\$0					
				\$0					
				\$0					
				\$0					
				\$0					
Include Sales Tax				Included					
Bondable?									
TOTAL WITHOUT BOND				\$8,500	\$	22,325	\$	-	\$ -
Bond Rate						N/A		N/A	N/A
Bond Amount					\$	-	\$	-	\$ -
GRAND TOTAL				\$8,500	\$	22,325	\$	-	\$ -

SUBCONTRACTOR BID TABULATION

Seminole Co Rosenwald Com Ctr Phase 1A

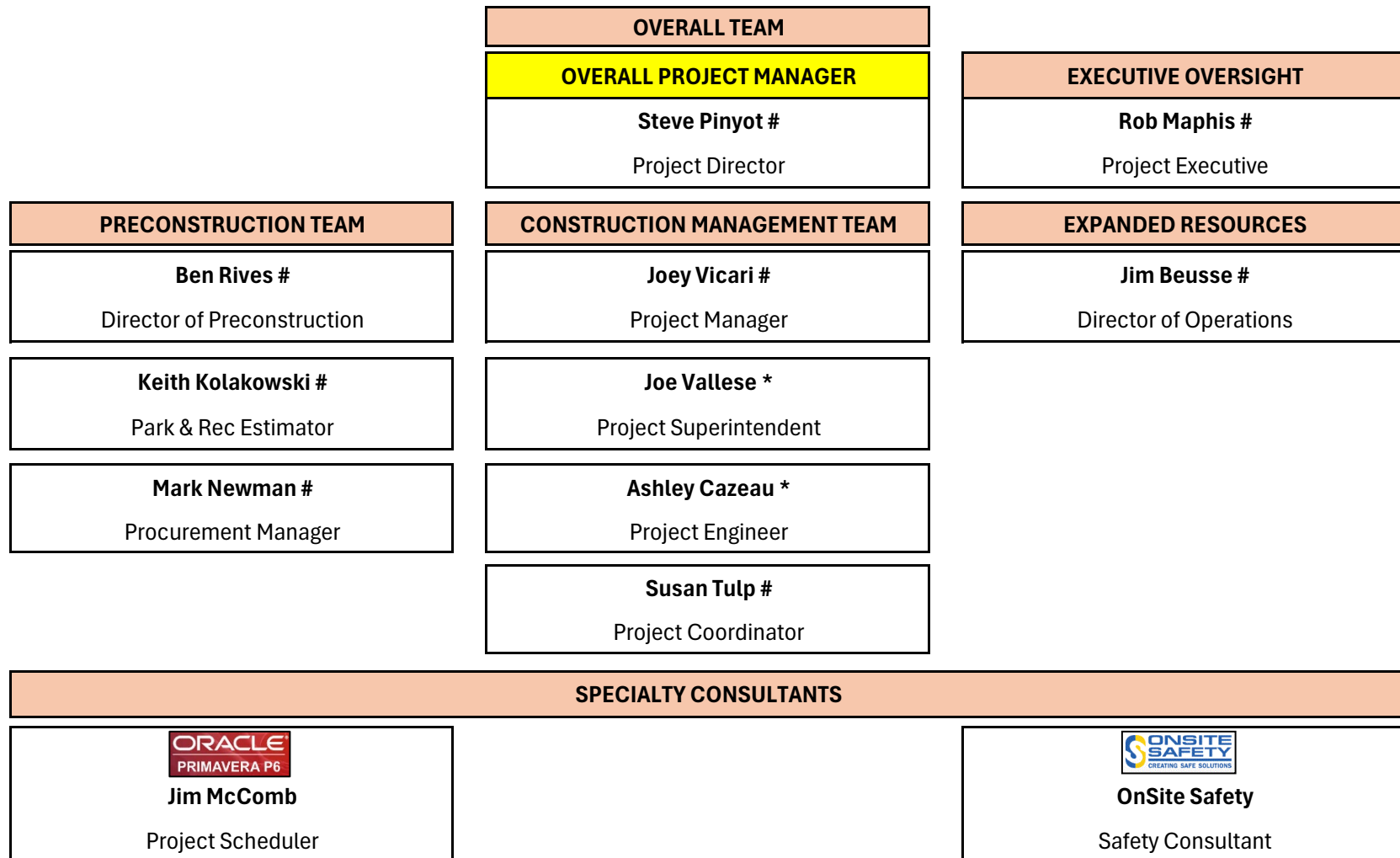
10/01/25

					INCOMPLETE BID	AMOUNT IN CURRENT GMP			
SCOPE OF WORK					All Terrain	Redfox		Sunshine State Civil Works	Cook Construction
Site Work					Landon Massa	Scott Feldman		John Peng	David Acker
	Initial GMP Budget on 9/9/25				386-218-6969	407-365-1780		407-509-5151	813-719-1203
	Qty	UM	Unit Cost	Total	estimating@allterraintractor.com	sfeldmanredfox@aol.com		johnny@sunshinestatescivilworks.com	david@cookcc.com
Site Contractor General Conditions					✓ \$ 21,400	✓ \$ 33,977	✓ \$ 14,062	✓ \$ 58,000	
Supervision					✓	✓	✓	✓	
Surveying					✓	✓	✓	✓	
As-Builts					✓	✓	✓	✓	
Erosion Control & Environmental Protection				\$30,450	✓ \$ 18,778	✓ \$ 23,335	✓ \$ 84,769	✓ \$ 178,250	
Silt Fence, Turbidity Barrier, Construction Entrance					✓	✓	✓	✓	
Tree Protection					✓	✓	✓	✓	
SWPPP, permit, and monitoring					✗ See Below	✓	✓	✓	
Demolition, Clearing, & Grubbing				\$60,775	✓ \$ 27,120	✓ \$ 26,588	✓	✓ \$ 14,050	
Demolition of Existing Asphalt					✓	✓	✓	✓	
Clearing and Grubbing					✓	✓	✓	✓	
Excavation, Backfill, & Grading				\$63,325	✓ \$ 29,078	✓ \$ 79,632	✓ \$ 173,392	✓ In Erosion Control	
Gridding and Shaping (Incl. Swales)					✓	✓	✓	✓	
Cut to Fill					✓	✓	✓	✓	
Import Fill					✗ See Below	✓	✓	✓	
Sod									
Bahia Sod at Swales / Drainage	20,000	sf			✗ See Below	✓ \$ 48,000	✓ In Grading	✓ \$ 85,000	
Bahia Sod Shown on Landscape Plans	23,662	sf	\$15,380		✗ See Below	✓	✓ In Grading	✓	
Bahia Sod at Remaining Graded Areas	36,338	sf			✗ See Below	✓	✓ In Grading	✓	
Total Sod	80,000	sf							
Storm Drainage				\$10,950	✓ \$ 8,733	✓ \$ 11,663	✓ \$ 21,429	✓ \$ 16,338	
Mitered Ends					✓	✓	✓	✓	
12" X 18" HERCP Pipe					✓	✓	✓	✓	
Storm Grate @ Pond					✗	✓	✓	✓	
Site Concrete				In Concrete			✓ \$ 64,727		
6" Concrete Sidewalks					✓ \$ 37,483	✓ \$ 38,906	✓	✓ \$ 48,650	
Concrete Pavilion Pads					✗ By Others	✗ By Others	✓	✓ \$ 35,200	
Include Sales Tax				Included					
Bondable?				Yes					
TOTAL WITHOUT BOND				\$180,880	\$ 142,592	\$ 262,101	\$ 358,379	\$ 435,488	
Bond Rate				N/A	N/A	N/A	N/A	N/A	
Bond Amount				\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL				\$180,880	\$ 142,592	\$ 262,101	\$ 358,379	\$ 435,488	
Adjustments									
Delete Sidewalks if by Others				In Concrete	✓ \$ (37,483)	✓ \$ (38,906)	✓ \$ (64,727)	✓ \$ (48,650)	
Delete Pavilion Slabs if by Others				In Concrete	✗ By Others	✗ By Others	✓ Included Above	✓ \$ (35,200)	
Add Allowance for Irrigation Sleeves				\$2,500	✗ \$2,500	✗ \$2,500	✗ \$2,500	✗ \$2,500	
SWPPP, permit, and monitoring				In Above	✗ \$13,500	✓	✓	✓	
Include import of suitable fille (~1,700 cy)				In Above	✗ \$42,500	✓	✓	✓	
Include all sod (~80,000 sf)				In Above	✗ \$60,000	✓	✓	✓	
TOTAL INCLUDING ADJUSTMENTS				\$183,380	\$ 223,609	\$ 225,695	\$ 296,152	\$ 354,138	

					AMOUNT IN CURRENT GMP		10/01/25					
SCOPE OF WORK					COMBO WABASH VALLEY AND AL BOSGRAAF & SONS		Wabash Valley		Al Bosgraaf & Sons		Company	
Site Furniture							Tess Folk		Gerald		Contact	
	Initial GMP Budget on 9/9/25						214-206-1044		407-402-8495		Phone	
	Qty	UM	Unit Cost	Total			Tess.Folk@playpower.com		albandsons@gmail.com		Email	
Site Furniture Material				\$24,900	✓	\$ 12,033	✓	\$ 12,033	✗	By Others		
Tables with Benches - Standard	7	ea			✓		✓		✗			
Tables with Benches - ADA	1	ea			✓		✓		✗			
Trash Receptacles	2	ea			✓		✓		✗			
Freight					✓		✓		✗			
Sales Tax					✗	\$ 842	✗	\$ 842	✗			
Site Furniture Install				\$1,950	✓	\$ 5,122	✗	By Others	✓	\$ 5,122		
Tables with Benches - Standard	7	ea			✓		✗		✓			
Tables with Benches - ADA	1	ea			✓		✗		✓			
Trash Receptacles	2	ea			✓		✗		✓			
Bondable?												
TOTAL WITHOUT BOND				\$26,850	\$	17,997	\$	12,875	\$	5,122	\$	-
Bond Rate						N/A		N/A		N/A		N/A
Bond Amount				\$0	\$	-	\$	-	\$	-	\$	-
GRAND TOTAL				\$26,850	\$	17,997	\$	12,875	\$	5,122	\$	-

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PERSONNEL CHART



- Denotes Location in Lake Mary Office

* - Denotes Location on Site

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DOCUMENT LOG

DOCUMENT LOG			
Sheet No.	Sheet Name	Revision No.	Dated
AA-001	COVER SHEET		8/13/2025
AA-020	GENERAL NOTES & ABBREVIATIONS		8/13/2025
AA-101	ARCHITECTURAL SITE PLAN		8/13/2025
AA-110	LARGE PAVILION PLANS		8/13/2025
AA-111	SMAL PAVILION PLANS		8/13/2025
AS-001	GENERAL NOTES		8/15/2025
AS-002	WIND PRESSURE DIAGRAM		8/15/2025
AS-101	SLAB FOUNDATION PLAN		8/15/2025
AS-400	FOUNDATION DETAILS		8/15/2025
TS-001	TECHINICAL SPECIFICATIONS		8/13/2025
TS-002	TECHINICAL SPECIFICATIONS		8/13/2025
C1.0	COVER		Sep-25
C1.1	GENERAL NOTES		Sep-25
C2.0	STORM POLLUTION PROTECTION PLAN		Sep-25
C2.1	EXISTING CONDITIONS AND DEMOLITION PLAN		Sep-25
C3.1	SITE PLAN		Sep-25
C4.0	PAVING GRADING AND DRAINAGE PLAN		Sep-25
C4.1	PAVING GRADING AND DRAINAGE PLAN		Sep-25
C5.0	GENERAL DETAILS		Sep-25
L1.00	LANDSCAPE PLAN		9/8/2025
L2.00	LANDSCAPE NOTES, DETAILS & SCHEDULE		9/8/2025
L2.10	LANDSCAPE SPECIFICATIONS		9/8/2025
L2.11	LANDSCAPE SPECIFCATIONS		9/8/2025
L3.00	HARDSCAPE PLAN		9/8/2025
L4.00	HARDSCAPE NOTES, SYMBOLS & SCHEDULE		9/8/2025
L4.10	HARDSCAPE DETAILS		9/8/2025
	Preliminary Geotechnical Information for Phase 1A		9/26/2025