



March 26, 2026

Mr. Nick Brow
SEMINOLE COUNTY
Program Manager II, Fleet & Facilities | Facilities Development
205 W. County Home Road
Sanford, FL 32773
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CONSTRUCTION
INTEGRATED SERVICES

Subject: Rosenwald Community Property Development
Phase 1B Guaranteed Maximum Price (GMP) – Site Infrastructure, Kayak Launch, and Fishing Pier – Revision 7

Committed to Quality

Dear Nick:
Thank you for the opportunity to present to you our Phase 1B Guaranteed Maximum Price (GMP) – Site Infrastructure, Kayak Launch, and Fishing Pier – Revision 7 for the Rosenwald Community Property Development.

This GMP total is \$929,391 and is based on the February 2026 updated plans from Bentley Group, DRMP Engineers, & Catalyst Design Group.

GMP Price Summary – Appendix I to Collage CMAR PS-6230-24/HSM

- Construction Management Fee (14.97%): \$121,014
- Subcontractor Costs: \$576,513
- Subcontractor Allowances Included: \$103,592
- Owner Costs Allowances Included: \$9,183
- Guaranteed Maximum Price: \$929,391
- Contractor Seminole County: 65%
- Substantial Completion (Phase 1B Only): 08/25/2026
- Final Completion (Phase 1B Only): 09/25/2026

GMP Amount

- Phase 1B – Site Infrastructure, Kayak Launch, and Fishing Pier = \$929,391

Items included in this deliverable

- Section 1 – Summary (**Exhibit 4**)
- Section 2 – Allowances (**Exhibit 8**)
- Section 3 – Itemized GMP & Bid Tabs (**Exhibit 5**)
- Section 4 – Clarifications (**Exhibit 7**)
- Section 5 – Project Schedule (**Exhibit 2**)
- Section 6 – Solicited Subcontractors (**Exhibit 6**)
- Section 7 – Project Personnel (**Exhibit 3**)
- Section 8 – Document Log (**Exhibit 1**)

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, Anthony Maddox, Chad Wilsky
Bentley Group – Fernanda Silva, Gary Kranston
Collage – Steve Pinyot, Rob Maphis, Jim Beusse, Giuseppe Vicari, Gary Vargas

THE COLLAGE COMPANIES
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CGC020818

CGC059537

1

SUMMARY

PHASE 1B - GUARANTEED MAXIMUM PRICE

SUMMARY OF COSTS

PROJECT: ROSENWALD 1B - PIER
LOCATION: ALTAMONTE SPRINGS, FL
ACRES: 1.27
BUILDING AREA: 10,067 SF
ARCHITECT: BENTLEY GROUP
ESTIMATOR: B. RIVES
DATE: 3/26/2026
VERSION: REV7
PLANS / BASIS: DRMP UPDATED PLANS - FEB 2026

DESCRIPTION	QTY	UNIT	TOTAL	COST/SF	SEMINOLE CO. AMOUNT	NOTES
ALLOWANCES	1	LS	\$112,775	\$11.20	\$0	
SUBCONTRACTED WORK	1	LS	\$576,513	\$57.27	\$455,853	
TEMP CONSTRUCTION	1	LS	\$75,907	\$7.54	\$0	
LIABILITY INSURANCE	0.30	%	\$2,296	\$0.23	\$0	
BUILDER'S RISK INSURANCE	1.00	%	\$7,652	\$0.76	\$0	
PERMITS & FEES	3.00	%	\$23,254	\$2.31	\$23,254	
PERFORMANCE & PAYMENT BOND	1.25	%	\$9,980	\$0.99	\$0	
SUBTOTAL			\$808,377			
FIXED MANAGEMENT FEE	14.97	%	\$121,014	\$12.02	\$121,014	
TOTAL PHASE 1B			\$929,391	\$92.32	\$600,121	65% Seminole County Businesses

PHASE 1B - GUARANTEED MAXIMUM PRICE

SCHEDULE OF VALUES

Project: ROSENWALD 1B - PIER	Area: 10,067 SF
Location: ALTAMONTE SPRINGS, FL	Date: 3/26/2026
Architect: BENTLEY GROUP	Version: REV7
Estimator: B. RIVES	Plan / Basis: DRMP UPDATED PLANS - FEB 2026

DIV.	SCOPE OF WORK	TOTAL	COST/SF	SEMINOLE CO. AMOUNT	NOTES
COST OF THE WORK		\$689,288	\$68.47	\$455,853	
0100	PROJECT ALLOWANCES	\$112,775	\$11.20		
0105	SURVEYING	\$9,446	\$0.94		
3100	GRADING, UTILITIES, PAVING	\$455,853	\$45.28	\$455,853	
3220	SITE FURNISHINGS	\$4,964	\$0.49		
3238	BOARDWALK / FISHING PIER	\$104,125	\$10.34		
8000	EXTRA SERVICES	\$2,125	\$0.21		
GENERAL CONDITIONS		\$119,089	\$11.83	\$23,254	
9010	SECURITY COSTS	\$37,768	\$3.75		
9020	TEMPORARY FACILITIES	\$22,480	\$2.23		
9030	TRASH & DEBRIS CONTROL	\$15,660	\$1.56		
9040	SPECIALTY EQUIPMENT RENTAL	\$0	\$0.00		
9050	STORAGE FEES	\$0	\$0.00		
9060	INSURANCE	\$9,948	\$0.99		
9070	PERMITS	\$23,254	\$2.31	\$23,254	
9080	PAYMENT & PERFORMANCE BOND	\$9,980	\$0.99		
FIXED MANAGEMENT FEE		\$121,014	\$12.02	\$121,014	
9090	CONSTRUCTION MANAGEMENT FEE	\$121,014	\$12.02	\$121,014	
TOTAL		\$929,391	\$92.32	\$600,121	65% Seminole County Businesses

2

ALLOWANCES

PHASE 1B - GUARANTEED MAXIMUM PRICE

ALLOWANCES

Project: ROSENWALD 1B - PIER	Area: 1.27 AC
Location: ALTAMONTE SPRINGS, FL	Date: 3/26/2026
Architect: BENTLEY GROUP	Version: REV7
Estimator: B. RIVES	Plan / Basis: DRMP UPDATED PLANS - FEB 2026

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.

DESCRIPTION	TOTAL	NOTES / AREA TOTAL
SUBCONTRACTOR ALLOWANCES	\$	103,592
Signage - Wayfinding, Informational, Etc.	\$5,000	
Empty electrical conduit if needed for future boardwalk lighting and/or power	\$5,000	
Irrigation sleeves if needed for future irrigation piping	\$5,000	
Unforeseen Conditions / Unsuitable Soils	\$15,000	
Additional Testing / Re-Testing Services	\$3,592	<i>Deatrick Engineering Quote</i>
Lake Mobile Grubbing & Erosion Control	\$70,000	
ANTICIPATED OWNER COSTS ALLOWANCES	\$	9,183
3rd Party Permit Services / Inspections	\$0	<i>None Anticipated</i>
Fire/Rescue Impact Fee	\$996	<i>\$332 per Dwelling Unit</i>
Mobility Fee	\$8,187	<i>\$2,729 per Dwelling Unit</i>
Water & Wastewater Impact Fee	\$0	<i>None Anticipated</i>
Education System Impact Fee	\$0	<i>None Anticipated</i>
Library Impact Fee	\$0	<i>None Anticipated</i>
Electrical Utility Fees / New Transformer Fees	\$0	<i>None Anticipated</i>
Natural Gas Utility Fees / New Meter Fees	\$0	<i>None Anticipated</i>
Internet Service Provider Fees	\$0	<i>None Anticipated</i>
TOTAL ALLOWANCES		\$112,775

3

ITEMIZED GMP & BID TABS

PHASE 1B - GUARANTEED MAXIMUM PRICE

ITEMIZED GMP - SUBCONTRACTED WORK

PROJECT: ROSENWALD 1B - PIER
 LOCATION: ALTAMONTE SPRINGS, FL
 ACRES: 1.27
 ARCHITECT: BENTLEY GROUP
 ESTIMATOR: B. RIVES
 DATE/REVISION: 3/26/2026

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	NOTES / DIV TOTAL (* Denotes Seminole County Business)
0105-SURVEYING					\$ 9,446
CONTROL POINTS AND BOARDWALK LIMITS	1	LS	7,950.00	\$7,950	AMERICAN LAYOUT & LAND SURVEYING
RE-SURVEY / SURVEY VERIFICATION	8	HR	187.00	\$1,496	AMERICAN LAYOUT & LAND SURVEYING
0143-TESTING SERVICES					\$ -
SOIL DENSITY TESTING	0	XX		\$0	BY OWNER
CONSTRUCTION MATERIALS TESTING	0	XX		\$0	BY OWNER
0300-CONCRETE					\$ -
CONCRETE SIDEWALKS	3,490	SF		\$0	SEE SITEWORK
CONCRETE PADS	185	SF		\$0	SEE SITEWORK
0550-RAILINGS / MISC. METALS					\$ -
RAILINGS AT CONCRETE STEPS	12	LF		\$0	SEE FISHING PIER
0990-PAINTING					\$ -
PAINT RAILINGS AT STEPS	0	XX		\$0	N/A
SEAL / STAIN BOARDWALK / FISHING PIER	0	XX		\$0	N/A
1014-SIGNAGE					\$ -
SIGNAGE	1	LS	0.00	\$0	SEE ALLOWANCES
2600-ELECTRICAL					\$ -
EMPTY ELECTRICAL CONDUIT ALLOWANCE	1	LS	0.00	\$0	SEE ALLOWANCES
3100-GRADING, UTILITIES, PAVING					\$ 455,853
SITE CONTRACTOR MOB, SUPERVISION, BOND	1	LS	58,457.00	\$58,457	ALL TERRAIN TRACTOR SERVICE *
MAINTENANCE OF TRAFFIC (MOT)	1	LS	3,500.00	\$3,500	ALL TERRAIN TRACTOR SERVICE *
EROSION CONTROL	1.27	AC	7,810.24	\$9,919	ALL TERRAIN TRACTOR SERVICE *
SWPPP PLAN & MONITORING	4.0	MO	2,250.00	\$9,000	ALL TERRAIN TRACTOR SERVICE *
CLEARING & GRUBBING	55,350	SF	0.12	\$6,680	ALL TERRAIN TRACTOR SERVICE *
GRADING	6,075	CY	21.34	\$129,613	ALL TERRAIN TRACTOR SERVICE *
STORM DRAINAGE	240	LF	312.50	\$75,000	ALL TERRAIN TRACTOR SERVICE *
BAHIA SOD	46,000	SF	0.73	\$33,580	ALL TERRAIN TRACTOR SERVICE *
GEOCELL GRID AT KAYAK LAUNCH	430	SF	20.64	\$8,875	ALL TERRAIN TRACTOR SERVICE *
CONCRETE SIDEWALKS & CONCRETE PADS	3,675	SF	5.49	\$20,166	ALL TERRAIN TRACTOR SERVICE *
STABILIZED FIRE TRUCK ACCESS ROAD	1,790	SY	56.46	\$101,063	ALL TERRAIN TRACTOR SERVICE *
IRRIGATION SLEEVES	1	LS	0.00	\$0	SEE ALLOWANCES
IRRIGATION SYSTEM	0	LS	0.00	\$0	EXCLUDED
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
UNFORESEENS / UNSUITABLE SOILS	1	LS	0.00	\$0	SEE ALLOWANCES

PHASE 1B - GUARANTEED MAXIMUM PRICE

ITEMIZED GMP - SUBCONTRACTED WORK

PROJECT: ROSENWALD 1B - PIER
 LOCATION: ALTAMONTE SPRINGS, FL
 ACRES: 1.27
 ARCHITECT: BENTLEY GROUP
 ESTIMATOR: B. RIVES
 DATE/REVISION: 3/26/2026

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	NOTES / DIV TOTAL (* Denotes Seminole County Business)
3220-SITE FURNISHINGS					\$ 4,964
TRASH RECEPTACLES - MATERIAL PURCHASE	1	EA	2,156.00	\$2,156	BEARSAVER
BENCHES - MATERIAL PURCHASE	1	EA	614.00	\$614	WABASH VALLEY
TAX	7.0	%		\$194	
TRASH RECEPTACLES & BENCHES - INSTALLATION	2	EA	1,000.00	\$2,000	AL BOSGRAAF & SONS
3238-BOARDWALK / FISHING PIER					\$ 104,125
BOARDWALK / FISHING PIER CONSTRUCTION	630	SF	165.28	\$104,125	Q-ICE BUILDERS
8000-EXTRA SERVICES					\$ 2,125
PROCORE MANAGEMENT SYSTEM	1	LS		\$2,125	
TOTAL SUBCONTRACTED WORK				\$ 576,513	

PHASE 1B - GUARANTEED MAXIMUM PRICE

ITEMIZED GMP - GENERAL CONDITIONS

PROJECT: ROSENWALD 1B - PIER
 LOCATION: ALTAMONTE SPRINGS, FL
 ACRES: 1.27
 ARCHITECT: BENTLEY GROUP
 ESTIMATOR: B. RIVES
 DATE: 3/26/2026
 VERSION: REV7
 PLANS / BASIS: DRMP UPDATED PLANS - FEB 2026

SCHEDULE	DURATION (MONTHS)
CONSTRUCTION TIME	4.0
TRAILER NEEDED	4.0
MONTHLY COST:	\$29,772

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	NOTES / DIV TOTAL
9010-SECURITY COSTS					\$ 37,768
CONSTRUCTION FENCE	1,750	LF	8.61	15,068	
PURCHASE WIND SCREEN FOR FENCE	1,750	LF	5.00	8,750	
FENCE RELOCATIONS	1	LS	1,500.00	1,500	
TEMP. FIRE EXTINGUISHERS	4	EA	150.00	600	
SECURITY TOOLS & SUPPLIES	4.0	MO	250.00	1,000	
PERSONAL PROTECTIVE EQUIPMENT (PPE)	1	LS	750.00	750	
SECURITY CAMERAS	4.0	MO	1,925.00	7,700	LVT Security Station Rental
THIRD PARTY SAFETY AUDITS	4.0	EA	350.00	1,400	
TRAFFIC CONTROL DEVICES	1	EA	1,000.00	1,000	
9020-TEMPORARY FACILITIES					\$ 22,480
SITE CONSTRUCTION OFFICE	4.0	MO	2,500.00	10,000	
SITE OFFICE FURNITURE	0	XX		0	In Phase 1A
TEMP. UTILITY CONNECTIONS	0	XX		0	In Phase 1A
TEMPORARY ELECTRIC	4.0	MO	175.00	700	
TEMPORARY WATER	4.0	MO	85.00	340	
INTERNET @ SITE OFFICE	4.0	MO	150.00	600	
CONSTRUCTION RESTROOMS	4.0	MO	609.90	2,440	Toi Toi (2 each)
HOLDING TANK @ SITE OFFICE	4.0	MO	350.00	1,400	
DRONE / AERIAL PHOTOGRAPHY	4.0	MO	250.00	1,000	
THIRD PARTY SCHEDULING SERVICE	4.0	MO	1,500.00	6,000	
9030-TRASH & DEBRIS CONTROL					\$ 15,660
DUMPSTERS	17	EA	500.00	8,500	
TEMPORARY CLEAN-UP LABOR	4.0	MO	1,165.00	4,660	
SITE CLEANING	1	LS	2,500.00	2,500	
9040-SPECIALTY EQUIPMENT RENTAL					\$ -
SPECIALTY EQUIPMENT RENTAL	0	XX		0	N/A
9050-STORAGE FEES					\$ -
STORAGE FEES	0	XX		0	N/A
9060-INSURANCE					\$ 9,948
LIABILITY INSURANCE	0.30	%		2,296	
BUILDER'S RISK INSURANCE	1.00	%		7,652	

PHASE 1B - GUARANTEED MAXIMUM PRICE

ITEMIZED GMP - GENERAL CONDITIONS

PROJECT: ROSENWALD 1B - PIER
 LOCATION: ALTAMONTE SPRINGS, FL
 ACRES: 1.27
 ARCHITECT: BENTLEY GROUP
 ESTIMATOR: B. RIVES
 DATE: 3/26/2026
 VERSION: REV7
 PLANS / BASIS: DRMP UPDATED PLANS - FEB 2026

SCHEDULE	DURATION (MONTHS)
CONSTRUCTION TIME	4.0
TRAILER NEEDED	4.0
MONTHLY COST:	\$29,772

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	NOTES / DIV TOTAL
9070-PERMITS					\$ 23,254
PERMITS	3.00	%		23,254	
9080-PAYMENT & PERFORMANCE BONDS					\$ 9,980
PAYMENT & PERFORMANCE BONDS	1.25	%		9,980	
TOTAL GENERAL CONDITIONS				\$ 119,089	

PHASE 1B - GUARANTEED MAXIMUM PRICE

ITEMIZED GMP - CM FEE

PROJECT: ROSENWALD 1B - PIER
LOCATION: ALTAMONTE SPRINGS, FL
ACRES: 1.27
ARCHITECT: BENTLEY GROUP
ESTIMATOR: B. RIVES
DATE: 3/26/2026
VERSION: REV7
PLANS / BASIS: DRMP UPDATED PLANS - FEB 2026

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	NOTES / DIV TOTAL
9090-CONSTRUCTION MANAGEMENT FEE					\$ 121,014
CONSTRUCTION MANAGEMENT FEE	14.97	%		121,014	
TOTAL CONSTRUCTION MANAGEMENT FEE				\$ 121,014	

SUBCONTRACTOR BID TABULATION

Rosenwald Community Center Phase 1B Fishing Pier

3/23/2026

Project Location: 1096 Merritt Street, Altamonte Springs, FL 32701, United States of America

	AMOUNT IN CURRENT GMP				
SCOPE OF WORK:	<i>American Layout & Land Surveying, LLC</i>	<i>On Point Surveying Inc</i>	<i>MacGillivray & Co Surveyors & Mappers, LLC</i>	<i>Surveying and Mapping Corporation</i>	<i>Allen & Company, LLC</i>
0105: Surveying					
As-Built Survey	\$2,700	\$2,350	\$2,910	\$2,986	\$4,200
Construction Layout	\$3,150	\$5,850	\$5,758	\$8,564	\$7,145
Project Control	\$2,100	\$1,950	\$1,790	In Above	\$2,950
Re-Survey / Survey Verification	\$1,496	\$1,040	\$1,232	\$1,632	In Above
TOTAL	\$9,446	\$11,190	\$11,690	\$13,182	\$14,295

SUBCONTRACTOR BID TABULATION

Rosenwald Community Center Phase 1B Fishing Pier

3/23/2026

Project Location: 1096 Merritt Street, Altamonte Springs, FL 32701, United States of America

	AMOUNT IN CURRENT GMP	
SCOPE OF WORK:		
3200: Sitework	ALL TERRAIN TRACTOR SERVICE	Cook Construction Company, Inc.
SITework PRICING		
Sitework Mobilization	\$16,250	\$35,000
Sitework Supervision	\$4,250	\$10,000
MOT	<i>Plug</i> \$3,500	\$3,500
Surveying & As-Builts	\$16,250	\$20,700
Erosion Control	\$9,919	\$29,625
SWPPP Plan & Monitoring for 4 Months	\$9,000	\$7,000
Clear, Grub, Site Demo	\$6,680	\$38,460
Grading	\$129,613	\$251,445
Storm Drainage	\$75,000	\$61,323
Bahia Sod (as shown on plans)	In Below	\$2,625
Additional Bahia Sod to stabilize pond and swales	\$33,580	\$15,375
Geocell Grid at Kayak Launch	\$8,875	\$8,900
Sidewalks & Concrete Pads	\$20,166	\$30,200
Stabilized Fire Truck Access Road	\$101,063	<i>Plug</i> \$100,000
Include Bond	\$21,707	\$18,425
TOTAL	\$455,853	\$632,578

SUBCONTRACTOR BID TABULATION

Rosenwald Community Center Phase 1B Fishing Pier

3/23/2026

Project Location: 1096 Merritt Street, Altamonte Springs, FL 32701, United States of America

	BOTH IN CURRENT GMP	BOTH IN CURRENT GMP
SCOPE OF WORK:		
3220: Site Furnishings - Material	<i>Wabash Valley (Site Bench)</i>	<i>BearSaver.com (Trash Receptacle)</i>
Site Furnishings - Material	\$614	\$2,156
OTHER COSTS		
Include Sales Tax	\$43	\$151
TOTAL	\$657	\$2,307

SUBCONTRACTOR BID TABULATION

Rosenwald Community Center Phase 1B Fishing Pier

3/23/2026

Project Location: 1096 Merritt Street, Altamonte Springs, FL 32701, United States of America

SCOPE OF WORK:	AMOUNT IN CURRENT GMP
<p style="text-align: center;">3225: Site Furnishings - Install</p>	<p style="text-align: center;"><i>Al Bosgraaf & Sons, Inc., Building Contractors</i></p>
<p>Site Furnishings - Install</p>	<p style="text-align: right;">\$2,000</p>
TOTAL	\$2,000

SUBCONTRACTOR BID TABULATION

Rosenwald Community Center Phase 1B Fishing Pier

3/23/2026

Project Location: 1096 Merritt Street, Altamonte Springs, FL 32701, United States of America

SCOPE OF WORK:	AMOUNT IN CURRENT GMP	
	Q-ICE Builders LLC	JD James Inc.
3238: Boardwalk / Fishing Pier		
Boardwalk / Fishing Pier	\$94,870	\$121,327
Include Sales Tax	\$3,795	Included
Include P&P Bond	\$2,960	\$1,820
Excavation / Backfill at Pond Slopes and Water's Edge	<i>Plug</i> \$2,500	<i>Plug</i> \$2,500
TOTAL	\$104,125	\$125,647

4

QUALIFICATIONS AND ASSUMPTIONS

PHASE 1B - GUARANTEED MAXIMUM PRICE

QUALIFICATIONS AND ASSUMPTIONS

Project:	ROSENWALD 1B - PIER	Area:	1.27 AC
Location:	ALTAMONTE SPRINGS, FL	Date:	3/26/2026
Architect:	BENTLEY GROUP	Version:	REV7
Estimator:	B. RIVES	Plan / Basis:	DRMP UPDATED PLANS - FEB 2026

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 Construction Plans from DRMP dated November 2025 and updated February 2026. We include only the Phase 1B scope.

DIVISION 1: GENERAL

- 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. Testing Services are by the Owner, but we include an allowance for additional testing / retesting services as noted in Section 2.
- e. We include permit fees.
- f. Please see the Allowances for anticipated Owner costs such as impact fees, 3rd party permit / inspection services, and utility provider fees.
- g. We exclude Davis-Bacon wage requirements (none noted).
- h. We exclude "Buy American" clauses (none noted).
- i. We exclude permanent utility charges. We include temporary power, water, etc. charges only as needed for construction.
- j. We exclude design fees.

DIVISION 2: BUILDING DEMOLITION

- a. N/A

DIVISION 3: CONCRETE

- a. We include concrete pads for the bench and trash receptacle.
- b. We include concrete sidewalks.

DIVISION 4: MASONRY

- a. N/A

DIVISION 5: METALS

- a. N/A

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. N/A

PHASE 1B - GUARANTEED MAXIMUM PRICE

QUALIFICATIONS AND ASSUMPTIONS

Project: ROSENWALD 1B - PIER	Area: 1.27 AC
Location: ALTAMONTE SPRINGS, FL	Date: 3/26/2026
Architect: BENTLEY GROUP	Version: REV7
Estimator: B. RIVES	Plan / Basis: DRMP UPDATED PLANS - FEB 2026

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

a. N/A

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 one bench and one bearsaver trash receptacle.

b. We include an allowance for unforeseen conditions / unsuitable soils.

c. We include an allowance for irrigation sleeves.

d. We include the fire truck access road as 12" stabilized subgrade and 8" lime rock or crushed concrete base. (No details shown)

e. We include the fishing pier.

f. We exclude painting, sealing, or staining of the boardwalk (None shown).

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

h. We exclude irrigation systems (None shown).

5

PROJECT SCHEDULE

CONSTRUCTION MANAGER AT RISK (CMAR) ROSENWALD COMMUNITY PROPERTY DEVELOPMENT Project Schedule - PHASE 1B

ID	Task Name	Duration (Work Days)	Start	Finish	Predecessors	Successors	March 2026							April 2026							May 2026							June 2026							July 2026							August 2026							September 2026						
							1	6	11	16	21	26	31	5	10	15	20	25	30	5	10	15	20	25	30	4	9	14	19	24	29	4	9	14	19	24	29	3	8	13	18	23	28	2	7	12	17	22	27						
1	ROSENWALD PARK - PHASE 1B	95 days	Mon 5/18/26	Fri 9/25/26			ROSENWALD PARK - PHASE 1B																																																
2	SUBMIT GMP	0 days	Fri 3/6/26	Fri 3/6/26		3	6 SUBMIT GMP																																																
3	REVIEW OF GMP BY SEMINOLE COUNTY	5 days	Fri 3/6/26	Thu 3/12/26	2	4	3/6 REVIEW OF GMP BY SEMINOLE COUNTY																																																
4	REVIEW AND PLACE ON BOARD AGENDA	6 days	Fri 3/6/26	Fri 3/13/26	3	5	3/6 REVIEW AND PLACE ON BOARD AGENDA																																																
5	BCC MEETING / AWARD CMAR CONTRACT	0 days	Tue 4/14/26	Tue 4/14/26	4	9,10,13,12	4/14																																																
6	SJWMD / Seminole County Civil Permit	43 days	Fri 3/6/26	Tue 5/5/26		14,7	3/6 SJWMD / Seminole County Civil Permit																																																
7	Seminole County - Civil Preconstruction Meeting	5 days	Fri 5/15/26	Thu 5/21/26	6		5/15																																																
8	Seminole County Building Permit	46 days	Fri 3/13/26	Fri 5/15/26		14,23	3/13																																																
9	FINALIZE CONTRACT	5 days	Tue 4/14/26	Mon 4/20/26	5	14	4/14 FINALIZE CONTRACT																																																
10	AWARD SUBCONTRACTS	25 days	Wed 4/15/26	Tue 5/19/26	5		4/15 AWARD SUBCONTRACTS																																																
11	SUBMITTALS	10 days	Mon 5/18/26	Fri 5/29/26	14	21	5/18																																																
12	SHOP DRAWINGS (FISHING PIER & STRUCTURES)	20 days	Tue 4/14/26	Fri 6/5/26	5		4/14																																																
13	FISHING PIER FABRICATION	40 days	Fri 4/24/26	Thu 6/18/26	5		4/24																																																
14	NTP ISSUED TO COLLAGE	0 days	Mon 5/18/26	Mon 5/18/26	9,8,6	16,11,15	5/18 NTP ISSUED TO COLLAGE																																																
15	START CONSTRUCTION	0 days	Mon 5/18/26	Mon 5/18/26	14	16	5/18 START CONSTRUCTION																																																
16	INSTALL SWPP / SET UP PHASE 1B	5 days	Mon 5/18/26	Fri 5/22/26	14,15	17	5/18 INSTALL SWPP / SET UP PHASE 1B																																																
17	DEMO EXISTING STRUCTURES	7 days	Mon 5/25/26	Tue 6/2/26	16	18,20,19	5/25																																																
18	POND GRADING / GRADE SITE	30 days	Wed 6/3/26	Tue 7/14/26	17	22,21SS+14 days,19	6/3 POND GRADING / GRADE SITE																																																
19	INSTALL FIRE ACCESS LANE	10 days	Wed 7/15/26	Tue 7/28/26	17,18	26	7/15																																																
20	INSTALL GEOCELL (KAYAK LAUNCH)	10 days	Wed 7/15/26	Tue 7/28/26	17,18	26,24	7/15																																																
21	INSTALL NEW STRUCTURES	10 days	Tue 6/23/26	Mon 7/6/26	11,18SS+14 days	26	6/23																																																
22	SIDEWALKS	10 days	Mon 7/20/26	Fri 7/31/26	18	24,25	7/20 SIDEWALKS																																																
23	ERECTION OF FISHING PIER	30 days	Wed 7/15/26	Tue 8/25/26	8,18	26	7/15																																																
24	LANDSCAPING (SOD)	7 days	Mon 8/3/26	Tue 8/11/26	22,20	26	8/3																																																
25	INSTALL SITE FURNISHING	3 days	Mon 8/3/26	Wed 8/5/26	22	26	8/3																																																
26	SUBSTANTIAL COMPLETION - PHASE 1B	0 days	Tue 8/25/26	Tue 8/25/26	23,25,20,24,19,21	27	8/25 SUBSTANTIAL COMPLETION - PHASE 1B																																																
27	PUNCH OUT	23 days	Wed 8/26/26	Fri 9/25/26	26	28	8/26																																																
28	FINAL COMPLETION - PHASE 1B	0 days	Fri 9/25/26	Fri 9/25/26	27		9/25 FINAL COMPLETION - PHASE 1B																																																

Project: PS-6230-24/HSM

Task		Project Summary		Inactive Milestone		Manual Summary Rollup		Progress
Split		External Tasks		Inactive Summary		Manual Summary		Deadline
Milestone		External Milestone		Manual Task		Start-only		Finish-only
Summary		Inactive Task		Duration-only		Finish-only		

6

SOLICITED SUBCONTRACTORS

Rosenwald Phase 1B
List of Solicited Subcontractors
01/14/26

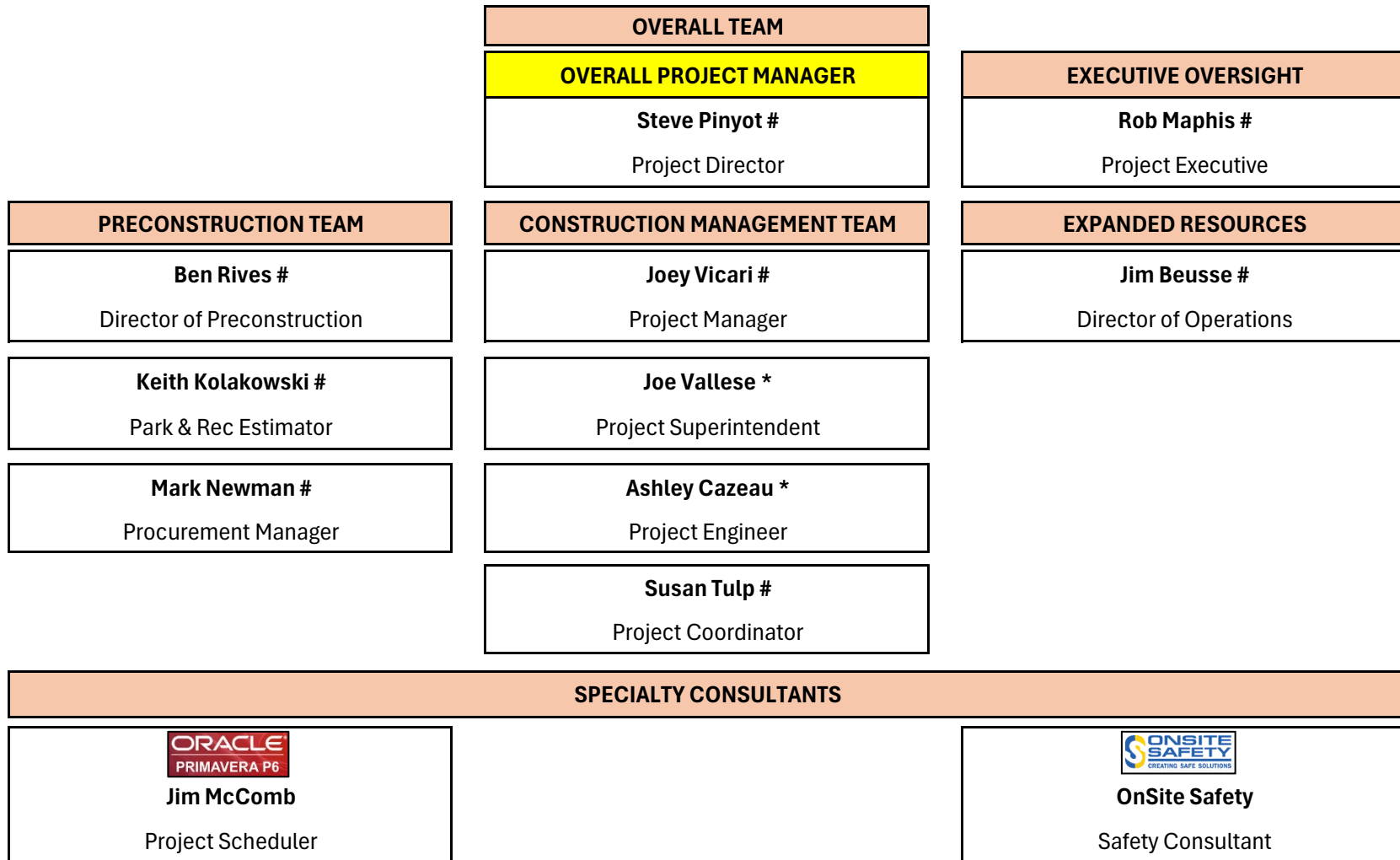
Seminole County
Metro Orlando

Number	Bid Package	Bid Status	Company	First Name	Last Name	Email	Phone	Street	City	State	Zip
0105	Surveying	Will Bid	American Layout & Land Surveying, LLC	Estimating	Department	estimating@americansurveyors.us	+1 732-807-6250	5125 Adanson Street	Orlando	FL	32804
0105	Surveying	Will Bid	MacGillivray & Co Surveyors & Mappers, LLC	Dolly	Carwile	dolly@macgillivraysurveying.com	+1 407-790-4307	925 South Denning Drive	Winter Park	FL	32789
0105	Surveying	No Bid	SurveyFy LLC	German	Villamil	info@surveyfy.net	+1 786-569-9746	9555 Southwest 175th Terrace	Palmetto Bay	FL	33157
0105	Surveying	Will Bid	Leading Edge Land Services, Inc.	Karol	Hofius	khofius@leadingedgels.com	+1 407-351-6730	8802 Exchange Drive	Orlando	FL	32809
0105	Surveying	Will Bid	Southeastern Surveying & Mapping Corp (SSMC)	William	Rowe	browe@southeasternsurveying.com	+1 407-292-8580	6500 All American Boulevard	Orlando	FL	32810
0105	Surveying	No Bid	Ireland & Associates Surveying	Brian	Johnson	brian.johnson@irelandssurveying.com	+1 407-678-3366	800 Currency Circle	Lake Mary	FL	32746
0105	Surveying	No Bid	RYANIK LLC	Amir	Moghimi	ryanikco@gmail.com	+1 352-639-4007	1625 Cumbie Street	Orlando	FL	32804
0105	Surveying	No Bid	John B. Webb & Associates, Inc.	Jacqueline E.	Webb	jackie.webb@webbengr.com	+1 407-622-9322	925 South Denning Drive	Winter Park	FL	32789
0105	Surveying	Will Bid	On Point Surveying Inc	Sashy	Faberlfe	marketing@on-pointssurveying.com	+1 407-989-8178		Winter Garden	FL	34777
0105	Surveying	Will Bid	Allen & Company, LLC	Helene	Reiver	hreiver@allen-company.com	+1 407-654-5355 ext. 190	16 East Plant Street	Winter Garden	FL	34787
0105	Surveying	Will Bid	Allen & Company, LLC	Mitchell	Cruciger	mcruciger@allen-company.com	+1 407-654-5355 ext. 203	16 East Plant Street	Winter Garden	FL	34787
0105	Surveying	Will Bid	Allen & Company, LLC	Elizabeth	Ziemak	eziemak@allen-company.com		16 East Plant Street	Winter Garden	FL	34787
0105	Surveying	No Bid	Carnahan Proctor And Cross Inc	Donna	Hagedorn	dhagedorn@cpcc-eng.com	+1 321-229-6821	604 Courtland Street	Orlando	FL	32804
0105	Surveying	No Bid	Dale Stockstill and Associates P A	Rebekah	Light	rebekah@dalestockstill.com	+1 407-913-0363		Alafaya	FL	32878
0105	Surveying	No Bid	Vigilantex	Jud	Nash	estimating@vigilantex.us	+1 480-648-3396	6115 South Kyrene Road	Tempe	AZ	85283
0105	Surveying	No Bid	Adorn Murals	Jessica	Henson	adornmurals@gmail.com	+1 813-469-3349	7853 Gunn Highway	Tampa	FL	33626
0143	Testing Services	No Bid	TQC Solutions	Travis	Kirk	travismkirk@gmail.com	+1 904-866-7639	8792 Shapley Street	Orlando	FL	32827
0143	Testing Services	No Bid	S. E. McDonough & Associates, Inc	Susan	McDonough	sema@tampabay.fl.com	+1 863-709-0590	1114 Shadowbrook Drive North	Lakeland	FL	33813
0143	Testing Services	No Bid	Facade + Envelope Engineering Consultants			jjimenez@facadenvelope.com		4700 Millenia Boulevard	Orlando	FL	32839
0143	Testing Services	No Bid	Capstone Geogroup, LLC	Lance	Croft	lcroft@capstonegeogroup.com	+1 904-556-9218	610 East Zack Street	Tampa	FL	33602
0143	Testing Services	No Bid	Seismic Surveys, LLC	Adam	Ricci	aricci@seismicsurveys.net	+1 972-777-0701	7085 University Boulevard	Winter Park	FL	32792
0143	Testing Services	Will Bid	Deatrick Engineering Associates	Kiara J	Torres Lapez	dea1@bellsouth.net	+1 407-851-9776	601 North Hart Boulevard	Orlando	FL	32818
0143	Testing Services	No Bid	Smith-Emery	Joseph	Kingston	jkingston@smithemerysf.com		international	international	FL	33805
0143	Testing Services	No Bid	RMA	Tim	Saenz	tsaenz@rmacompanies.com	+1 310-753-8300	6408 Badger Drive	Tampa	FL	33610
0143	Testing Services	No Bid	Insight Group LLC	Kevin	Jobs	kevin.jobs@insightgrp.com		166 Center Street	Cape Canaveral	FL	32920
0143	Testing Services	No Bid	Ardaman & Associates Inc.	Sharmila	Pant	spant@ardaman.com	+1 772-265-3181	460 Northwest Concourse Place	Port St. Lucie	FL	34986
0143	Testing Services	No Bid	UES	Alec	Sarcevic	asarcevic@teamues.com	+1 321-695-1458		Orlando	FL	
0143	Testing Services	No Bid	UES	Jeff	Roberts	jroberts1@teamues.com			Orlando	FL	
0143	Testing Services	No Bid	Geo-Technology Associates, Inc.	Gautham	Pillappa	gpillappa@gtaeng.com	+1 321-482-4239	4617 Parkbreeze Court	Orlando	FL	32808
0143	Testing Services	No Bid	Geo-Technology Associates, Inc.	Kara	Kemple	kkemple@gtaeng.com	+1 407-353-6292	4617 Parkbreeze Court	Orlando	FL	32808
0143	Testing Services	No Bid	Intertek ATI PSI	Jeff	Martineau	jeff.martineau@psiusa.com	+1 407-304-5560	1748 33rd Street	Orlando	FL	32839
3200	Sitework	No Bid	APL Construction Company	Leo	Antunes	leo@aplconstructioncompany.com	+1 407-462-5506	2909 East Jefferson Street	Orlando	FL	32803
3200	Sitework	No Bid	Anderson Place Construction, LLC	Jason	Beasley	jason@ap-const.com	+1 386-717-2217	2969 Howland Boulevard	Deltona	FL	32725
3200	Sitework	No Bid	Anderson Place Construction, LLC	Alec	Beasley	alec@ap-const.com	+1 386-717-6657	2969 Howland Boulevard	Deltona	FL	32725
3200	Sitework	No Bid	Anderson Place Construction, LLC	Braelyn	Beasley	braelyn@ap-const.com	+1 386-837-8600	2969 Howland Boulevard	Deltona	FL	32725
3200	Sitework	No Bid	Savage Site Development	Kenneth	Gibson	savageitedevelopment@gmail.com	+1 352-505-1847	16750 Orange Avenue	Umatilla	FL	32784
3200	Sitework	No Bid	Bid N Build Construction	Reshard	Jones	r.jones@bidnbuild.com	+1 407-714-0161	976 vineridge run	Orlando	FL	32714
3200	Sitework	No Bid	Lucas Site Development LLC	Marvin	Perez	marvinpl@gmail.com	+1 407-738-8096	7919 Lake Waunatta Drive	Winter Park	FL	32792
3200	Sitework	No Bid	Orlando R & B, LLC	Zeljko	Sarovic	orlandorb@yahoo.com	+1 407-790-5095	1132 Quintuplet Drive	Casselberry	FL	32707
3200	Sitework	No Bid	Brizo Construction, LLC	Tom	Sheppard	tom.sheppard@brizoconstruction.com	+1 409-316-4764	9100 Canniff Street	Houston	TX	77017
3200	Sitework	No Bid	Benny Construction	John	Lucas	johnlucas.bidwinners@gmail.com	+1 719-517-2296		Dallas	TX	75204
3200	Sitework	No Bid	Brock Mountain Land Company LLC	Jason	Brock	jason@brockmlc.com	+1 828-424-8304	PO Box 598	Barnardsville	NC	28709
3200	Sitework	No Bid	American Civil Construction Inc	Robert	Ackley	robert.ackley@americancivilconstruction.com	+1 386-847-3079	77 Hargrove Grade	Palm Coast	FL	32137
3200	Sitework	No Bid	Power Civil Construction Company	Stephanie	Bankhardt	stephanie@powercivics.com	+1 386-916-9570	6012 East Hillsborough Avenue	Tampa	FL	33610
3200	Sitework	No Bid	CD Slab Concrete LLC	Carlos	Delgado	carlos@cdslabconcrete.com	+1 386-308-9712	134 Stewart Avenue	DeLand	FL	32720
3200	Sitework	No Bid	Blew Bayou Services	Clint	Thurmon	cthurmon@blewbayousservices.com	+1 772-600-8173	1420 Southeast Federal Highway	Stuart	FL	34994
3200	Sitework	No Bid	Avonco Construction Group Inc	cynthia	reinefeld	creinefeld@avoncoconstruction.com		6000 Turkey Lake Road	Orlando	FL	32819
3200	Sitework	No Bid	Bissett and Son's Land Services	Jason	Bissett	bissettandsons@gmail.com	+1 321-302-1510	4360 Pine Street	Cocoa	FL	32926
3200	Sitework	No Bid	C D Land Services LLC	Chris	Pounders	chris.cdlandservices@gmail.com		12413 Draw Drive	Grand Island	FL	32735
3200	Sitework	No Bid	Devore Excavating Contractors	Christopher	Devore	chris@devorecontractors.com	+1 815-403-5893	7150 Richardson Road	Sarasota	FL	34240
3200	Sitework	No Bid	C.A.P. Contracting, Inc.	Peggy	Johnson	info@capcontracting.com	+1 904-765-1155	1115 Edgewood Avenue West	Jacksonville	FL	32208
3200	Sitework	No Bid	Marlin Construction	Sonny	Fayne	sonny@marlinconstruction.net	+1 407-863-1483	1304 Canopy Oaks Drive	Minneola	FL	34715
3200	Sitework	Will Bid	ALL TERRAIN TRACTOR SERVICE	Landon	Massa	estimating@allterraintractorservice.com	+1 386-218-6969	1980 Cameron Avenue	Sanford	FL	32771
3200	Sitework	Will Bid	ALL TERRAIN TRACTOR SERVICE	Landon	Massa	landon@allterraintractorservice.com	+1 386-218-6969 ext. 108	1980 Cameron Avenue	Sanford	FL	32771
3200	Sitework	Will Bid	Cook Construction Company, Inc.	Stephen	McLeod	stephen@cookcc.com	+1 813-719-1203	4206 National Guard Drive	Plant City	FL	33563
3200	Sitework	Will Bid	Cook Construction Company, Inc.	Adrian	Jones	ajones@stripeitrite.com	+1 863-448-7326	4206 National Guard Drive	Plant City	FL	33563
3200	Sitework	Will Bid	Cook Construction Company, Inc.	tanner	whitworth	twhitworth@marlondunn.com	+1 813-752-5622	4206 National Guard Drive	Plant City	FL	33563
3200	Sitework	Will Bid	Cook Construction Company, Inc.	steve	simple	steve.simple@accuratesurveyfl.com	+1 724-420-0999	4206 National Guard Drive	Plant City	FL	33563
3200	Sitework	No Bid	G & G of Central Florida	Ephraim	Griffin	gandgofcfl@hotmail.com	+1 321-377-0183	2656 Shad Lane	Geneva	FL	32732
3200	Sitework	No Bid	Sunshine State Civil Work LLC	Alberto	Luma	alberto@sunshinestatecivilworks.com	+1 321-225-1388	5222 Andrus Avenue	Orlando	FL	32810
3200	Sitework	No Bid	White's Site Development Inc	Hunter	Murphy	h.murphy@whitesite.com	+1 407-401-8373	1995 Kentucky Avenue	Winter Park	FL	32789

3200	Sitework	No Bid	Development of Central Florida	Jessie	Sulecki	estimating@developmentcfl.org	+1 407-949-7453	1401 Budinger Avenue	St. Cloud	FL	34769
3200	Sitework	No Bid	Red Fox Trucking, Inc	Scott	Feldman	sfeldmanredfox@aol.com	+1 407-365-1780	303 West Mitchell Hammock Road	Oviedo	FL	32765
3200	Sitework	No Bid	Unknown Company			wilsonbrothers@hotmail.com					
3220	Site Furnishings - Material	Will Bid	Wabash Valley			tess.folk@playpower.com					
3220	Site Furnishings - Material	No Bid	CTI Outdoors	Devon	Hunter	devon@coolthingsfl.com	+1 407-634-0474	6557 Hazeltine National Drive	Orlando	FL	32822
3220	Site Furnishings - Material	No Bid	Premium Outdoor Products	Jose	Camps	jose.premiumoutdoor@gmail.com	+1 407-395-9144	1265 Commons Court	Clermont	FL	34711
3220	Site Furnishings - Material	Will Bid	BearSaver, Inc.			sales@bearsaver.com					
3225	Site Furnishings - Install	Will Bid	Al Bosgraaf & Sons, Inc., Building Contractors	Gerald	Bosgraaf	albandsons@gmail.com	+1 407-402-8495	240 Rebel Run	Osteen	FL	32764
3238	Boardwalk / Fishing Pier	Will Bid	Q-ICE Builders LLC	Andrew	Wissmann	andrew@qicebuilders.com	+1 402-641-5294	100 West Plant Street	Winter Garden	FL	34787
3238	Boardwalk / Fishing Pier	No Bid	Fender Marine Construction, Inc.	Timothy	Abbott	tim@fendermarine.com	+1 407-256-7213	8010 Sunport Drive	Orlando	FL	32809
3238	Boardwalk / Fishing Pier	No Bid	Kelly Brothers Inc.	Dane	Kelly	estimating@kellybros.net	+1 239-482-7300	15775 Pine Ridge Road	Fort Myers	FL	33908
3238	Boardwalk / Fishing Pier	No Bid	Backwoods Bridges, LLC	Andrew	Kuehl	andrew@backwoodsbridges.com	+1 850-835-1304	223 Black Creek Boulevard	Freeport	FL	32439
3238	Boardwalk / Fishing Pier	No Bid	Hansen Marine Construction	Reed	Hansen	hansenmarineconstruction@gmail.com	+1 352-425-2892	15815 Tower View Drive	Clermont	FL	34711
3238	Boardwalk / Fishing Pier	Will Bid	JD James Inc.	Doug	Lewis	estimating@naturebridges.com	+1 850-491-6155	300 Industrial Park	Monticello	FL	32344
3238	Boardwalk / Fishing Pier	Will Bid	JD James Inc.	Amber	Strickland	admin2@naturebridges.com	+1 850-997-8585	300 Industrial Park	Monticello	FL	32344

7

PROJECT PERSONNEL



- Denotes Location in Lake Mary Office

* - Denotes Location on Site

8

DOCUMENT LOG

