

**EXECUTIVE SUMMARY**

**GMP Amendment 1 to the Construction Services Agreement  
The Morganti Group, Inc.  
Cypress Bay High School, Weston  
SMART Program Renovations  
Project No. P.001774**

**PROJECT OVERVIEW:**

<b>Type of Contract:</b>	<b>Construction Services Agreement-Construction Management at Risk (CMAR)</b>
<b>Contractor:</b>	<b>The Morganti Group, Inc.</b>
<b>Notice to Proceed Date:</b>	<b>Pending Board Approval</b>
<b>Budget:</b>	<b>See Below</b>

**GENERAL OVERVIEW:**

The Construction Services Agreement (Construction Manager for Construction Management at Risk Services) for Cypress Bay High School with The Morganti Group, Inc. (Morganti) was approved at the May 16, 2017, Regular School Board Meeting (Agenda Item JJ-1). The scope of work includes, but is not limited to, safety/security upgrade, HVAC improvements, classroom addition to allow for removal of portable buildings, and building envelope improvements.

Due to the time that was required for programming and designing the new classroom addition, the remaining SMART scope listed above was progressed as a separate set of Construction Documents and an associated Guaranteed Maximum Price (GMP) Amendment 1 was requested from Morganti. A future GMP Amendment 2 for the classroom addition is scheduled to be presented to the Board for approval in Q2 2019.

This GMP Amendment 1 as submitted by Morganti, in accordance with Article 6 of the CMAR Agreement, has been received and is recommended for acceptance and approval in the amount of \$1,947,000 as the GMP for the SMART Program Renovations listed above. Included in the GMP Amendment 1 is an agreed upon Construction Contingency of \$75,000 which is customary under the CMAR delivery model and allowed by the Construction Contract Agreement. Procedures and expenditures related to the use of any Contingency included in the GMP Amendment 1 shall comply with the CMAR Agreement Section 6.1.1 and Specification Section 01295 Contract Modification Procedures.

The scope for GMP Amendment 1 includes safety/security upgrade, HVAC improvements and building envelope improvements with an original Fixed Limit of Construction Cost (FLCC) established at an amount of \$900,482. GMP Amendment 1 has exceeded the FLCC by an amount of \$1,046,518. This overage has been primarily attributed to the building envelope improvements (roof replacements) and to a lesser degree attributed to the other two scopes. At this time, there are adequate project funds available to award GMP Amendment 1. When the future GMP Amendment 2 (Classroom Addition) is received and presented to the Board for approval, any additional funding required will be requested at that time. Based on the actual amount of GMP Amendment 1 and current estimates for GMP Amendment 2, Atkins has calculated that the total additional funding necessary for Cypress Bay High School could be in the range of \$22M.

The Minority/Women Business Enterprise (M/WBE) goal for this project is 25% at the Construction Management level (Pre-Construction and Construction) and 35% at the Sub-Contractor level. The Procurement & Warehousing Services Department/Supplier Diversity Outreach Program has conducted a review of the required documentation and has determined that the current Construction Management M/WBE participation commitment is 26.4% and that the current Sub-Contractor M/WBE participation commitment is 16.5%.

Documents submitted show that Morganti is working towards the M/WBE goals which are cumulative. Supplier Diversity Outreach Program (SDOP) will continue to monitor and track progress throughout all phases of the project. Morganti will work with SDOP team members to put together a strategy for meeting the M/WBE percentages and submit documentation to the SDOP team, outlining M/WBE firms to be utilized with the percentage and scope of work prior to starting the new classroom addition (future GMP Amendment 2).

This Amendment has been reviewed and approved as to form and legal content by the Office of the General Counsel.

For the latest Bond Oversight Committee Quarterly Report information regarding this project [click here](#).