

**EXHIBIT A
TO CONSTRUCTION MANAGER AT RISK AGREEMENT**

GMP #1 AMENDMENT

THIS GMP AMENDMENT, made and entered into as of this 5th day of February, 2019 (“GMP Amendment”) amends that certain Agreement between Owner (The School Board of Broward County, Florida) and Construction Manager (The Morganti Group, Inc.), made as of the 2nd day of May 2017 for the following described project: Cypress Bay High School SMART Program Renovations, (Project).

WHEREAS, the Owner and the Construction Manager have agreed to amend the Agreement in the manner set forth herein.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, in the Agreement and the other Contract Documents and for such other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Construction Manager do hereby agree as follows:

1. This GMP Amendment is executed in connection with, and is deemed to be a part of the Agreement and the Contract Documents. Wherever the terms of this GMP Amendment and the terms of the Contract Documents are in conflict, the terms of this GMP Amendment shall govern and control. The terms used herein, unless otherwise defined in this GMP Amendment, shall have the meanings ascribed to them in the Contract Documents.
2. The following are hereby incorporated into the Contract Documents and made part thereof:
 - a. The drawings listed on **Attachment I** attached hereto, which drawings are made a part of the Contract Documents by this reference (the “Drawings”); and
 - b. The specifications listed on **Attachment II** attached hereto, which specifications are made a part of the Contract Documents by this reference (the “Specifications”).
 - c. Those documents listed on **Attachment III**, Additional Contract Documents, attached hereto, are made a part of the Contract Documents by this reference.
3. The entire Scope of the Work for the Project is hereby incorporated into the work.
 - .1 The **Date of Commencement** for the construction shall be as indicated in the Notice To Proceed. The Construction Manager shall achieve Substantial Completion of the entire Work not later than 274 calendar days from the Date of Commencement (the “Contract Time”) and final completion not later than

60 calendar days from the date of Substantial Completion. Failure to meet either the Substantial Completion or Final Completion dates shall be a material breach of this Agreement.

- .1 The Owner and the Construction Manager acknowledge and agree that the Owner will suffer damages if the Construction Manager fails to achieve Substantial Completion of the entire Work, as defined in the Contract Documents, on or before the expiration of the Contract Time, which damages are difficult, if not impossible, to ascertain with any degree of certainty. Accordingly, if the Construction Manager fails to achieve Substantial Completion of the entire Work for this Project on or before the expiration of the Contract Time, liquidated damages (which are not intended as a penalty) shall be assessed against the Construction Manager in an amount of One Thousand Dollars (\$1,000.00) per calendar day.
- .2 To the extent that the Contract Documents include specific provisions for liquidated damages to be applied separately for any Phase, Building or other portion of the Work prior to the required completion date or within the Contract Time for the entire Project, such liquidated damages shall be assessed based on the required completion dates and construction time durations set forth in the approved schedule for each such separate portion of the Work.
- .3 The Guaranteed Maximum Price for the Project is hereby guaranteed by the Construction Manager not to exceed the sum of One Million Nine Hundred Forty Seven Thousand and 00/100 Dollars (\$1,947,000.00) (the "Project GMP"), based upon the entire Scope of Work as described in the Contract Documents, including, but not limited to, the Drawings and the Specifications, subject only to additions and deductions by Change Order or Construction Change Directive, as provided in the Contract Documents. The GMP is more particularly itemized in the Schedule of Values prepared in accordance with the terms of the Agreement, which Schedule of Values is attached hereto and made a part of the Contract Documents by this reference. Included in the Schedule of Values and specifically identified herein, the contingency included in this guarantee maximum price is the amount of Seventy-Five Thousand and 00/100 Dollars (\$75,000.00).
- .4 Whether or not the Construction or Contract Documents enumerated in the Attachments to this GMP Amendment have actually been completed to the level of 100% as defined by this Agreement, the Guaranteed Maximum Price includes all Work reasonably inferable from such Construction and Contract Documents, the documents referenced in section paragraph 1.4 of the Construction Manager At-Risk Agreement and all responses issued by the Design Consultant to CM's bidding inquiries and requests for information, as necessary to deliver a fully completed and finished working Project. To the

extent there exists a conflict between the Construction and Contract Documents and any of the other aforementioned reference documents, the item of higher price, quantity or quality shall be included in the Guaranteed Maximum Price, without use of any Contingency.

- .5 Procedures and expenditures related to use of any Contingency and any Allowances included in this GMP shall comply with CMAR Agreement Section 6.1.1, Specification Section 01250 respectively, and all provisions of such documents are incorporated into and made a part of this Contract.
- .6 Procedures and expenditures related to direct purchases of materials by the Owner for this Project shall comply with Specification Section 01295, and all provisions of such documents are incorporated into and made a part of this Contract.
- .7 The Construction Manager shall provide Commercial General Liability Insurance, Automobile Liability Insurance, Professional Liability Insurance and Worker's Compensation Insurance in compliance with the provisions of Article 9 of the CMAR Agreement and Article 29 of the General Conditions of the Contract for Construction, satisfactory to the Owner's Office of Risk Management.
- .8 By executing this GMP Amendment, the Construction Manager acknowledges that it has ascertained all correct locations for points of connection for all utilities, if any, required for this Project; and has identified all clarifications and qualifications for this Project, if any.
- .9 The Construction Manager's on-site management and supervisory personnel for this Project are set forth on **Attachment IV**, attached hereto and made a part hereof by this reference.
- .10 To the extent that the Owner has authorized the Construction Manager, in writing, to perform a portion of the Work for this Project; with the Construction Manager's own forces, the salary and wage schedule for the Construction Manager's personnel performing such portion of the Work, agreed upon by the Owner and the Construction Manager, shall be as set forth on **Attachment IV**, attached hereto and made a part of the Contract Documents by this reference. The Construction Manager warrants and represents that the salary and wage schedule includes the lowest comparable market rates (including any and all benefits, contributions and insurance) charged by the Construction Manager for comparable contracts to other businesses and individuals for similar services, and that such rates are not higher than the standard paid at the place of this Project.
- .11 The Construction Schedule for this Project is set forth on **Attachment V**, attached hereto and made a part hereof by this reference. The final accepted schedule for construction as required in the Construction Manager At-Risk Agreement and included in this GMP Amendment shall not be construed as the Detailed Initial or Baseline Schedule as set forth in the General Conditions of the Contract for Construction which

schedule shall be prepared by the CM and separately submitted for review and approval after approval of the GMP Amendment by the Owner, as set forth in the General Conditions of the Contract for Construction.

- .12 Except as expressly provided herein above, all of the terms, conditions, covenants, agreements and understandings contained in the Contract Documents shall remain unchanged and in full force and effect, and the same are hereby expressly ratified and confirmed by the Owner and the Construction Manager.
- .13 This Amendment may be executed in several counterparts, each of which shall be deemed an original but not all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have affixed their signatures, effective on the date first written above.

(Corporate Seal)

THE SCHOOL BOARD OF BROWARD
COUNTY, FLORIDA

ATTEST:

By _____
Heather P. Brinkworth, Chair

Robert W. Runcie, Superintendent of Schools

Approved as to Form and Legal Content:



Office of the General Counsel

FOR [The Morganti Group]

(Corporate Seal)

ATTEST:



Jon Lowke, Director of Preconstruction

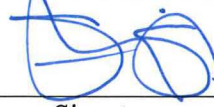
-or-

Witness

Witness

[The Morganti Group, Inc.]

By _____



Signature

Printed Name: Stephen Sines

Title: Vice President of Operations



ATTACHMENTS

ATTACHMENT I - CONTRACT DOCUMENTS - THE DRAWINGS

ATTACHMENT II - CONTRACT DOCUMENTS - THE SPECIFICATIONS

ATTACHMENT III - CONTRACT DOCUMENTS - ADDITIONAL CONTRACT DOCUMENTS

ATTACHMENT IV - CONTRACT DOCUMENTS - SALARY AND WAGE SCHEDULE

ATTACHMENT V - CONTRACT DOCUMENTS – THE CONSTRUCTION SCHEDULE

END OF EXHIBIT “A”

Cypress Bay High School SMART Project
P.001774

Guaranteed Maximum Price Amendment No. 1

Attachment I – Contract Documents – The Drawings

Construction Management • General Contracting • Design Build • Project Management

SCHEDULE OF DRAWINGS

PERMIT SUBMISSION 06-01-2018	ISSUE DATE	REV. No. 1 07-06-2018	REV. No. 2 07-31-2018	REV. No. -	REV. No. -
●		●			
●		●	●		
●	09-26-17				
●	09-26-17				
●	09-26-17				
●	09-26-17				
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GENERAL

- GN-000 COVER SHEET
- GN-001 ABBREVIATIONS, SYMBOLS, INDEX & GENERAL NOTES
- 1 SPECIFIC PURPOSE SURVEY
- 2 SPECIFIC PURPOSE SURVEY
- 3 SPECIFIC PURPOSE SURVEY
- 4 SPECIFIC PURPOSE SURVEY
- 5 SPECIFIC PURPOSE SURVEY
- 6 SPECIFIC PURPOSE SURVEY
- 7 SPECIFIC PURPOSE SURVEY

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ARCHITECTURE

- A-100 OVERALL SITE PLAN - GENERAL SCOPE OF WORK
- A-400 BUILDING 8 DEMOLITION ROOF PLAN
- A-401 BUILDING 8 PROPOSED ROOF PLAN
- A-402 BUILDING 8 WIND UPLIFT PRESSURE PLAN
- A-450 BUILDING 8 ROOF DETAILS
- A-451 BUILDING 8 ROOF DETAILS
- A-451.1 BUILDING 8 ROOF DETAILS
- A-452 BUILDING 8 ROOF DETAILS
- A-453 BUILDING 8 ROOF DETAILS
- A-454 BUILDING 8 ROOF DETAILS
- A-455 BUILDINGS 1 & 3 ROOF UPLIFT- (REFERENCE ONLY)
- A-456 BUILDINGS 1 & 3 JOIST UPLIFT- (REFERENCE ONLY)
- A-457 BUILDINGS 1 & 3 STRUCTURAL NOTES- (REFERENCE ONLY)
- A-460 BUILDING 8 - EXISTING PHOTOGRAPHS
- A-660 FIRESTOP PENETRATION/JOINT SCHEDULE

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MECHANICAL

- M-001 MECHANICAL GENERAL NOTES & SYMBOLS LEGEND
- MD-211 MECHANICAL DEMO 1ST FLOOR, BLDG 1
- MD-212 MECHANICAL DEMO 1ST FLOOR, BLDG 3
- MD-221 MECHANICAL DEMO 2ND FLOOR, BLDG 1
- MD-222 MECHANICAL DEMO 2ND FLOOR, BLDG 3
- MD-231 MECHANICAL DEMO ROOF, BLDG 1
- MD-232 MECHANICAL DEMO ROOF, BLDG 3

SCHEDULE OF DRAWINGS

PERMIT SUBMISSION 06-01-2018	ISSUE DATE	REV. No. 1 07-06-2018	REV. No. 2 07-31-2018	REV. No. -	REV. No. -
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ELECTRICAL

- E-001 ELECTRICAL SYMBOLS AND LEGEND
- ED-201 ELECTRICAL DEMO 1ST FLOOR, BLDG 1
- ED-202 ELECTRICAL DEMO 1ST FLOOR, BLDG 3
- ED-221 ELECTRICAL DEMO 2ND FLOOR, BLDG 1
- ED-222 ELECTRICAL DEMO 2ND FLOOR, BLDG 3
- ED-231 ELECTRICAL DEMO ROOF, BLDG 1
- ED-232 ELECTRICAL DEMO ROOF, BLDG 3
- E-201 ELECTRICAL RENO 1ST FLOOR, BLDG 1
- E-202 ELECTRICAL RENO 1ST FLOOR, BLDG 3
- E-221 ELECTRICAL RENO 2ND FLOOR, BLDG 1
- E-222 ELECTRICAL RENO 2ND FLOOR, BLDG 3
- E-231 ELECTRICAL RENO ROOF, BLDG 1
- E-232 ELECTRICAL RENO ROOF, BLDG 3
- E-301 ELECTRICAL PORTABLES (BLDG 99) EXIT LIGHTING PLAN
- E-601 DETAILS
- E-701 SCHEDULES
- E-702 SCHEDULES

Cypress Bay High School SMART Project
P.001774

Guaranteed Maximum Price Amendment No. 1

Attachment II – Contract Documents – The Specifications

SECTION 00 0001
TABLE OF CONTENTS

PERMIT SUBMISSION
 June 1, 2018 (Revised 12-19-18)

CYPRESS BAY HIGH SCHOOL
SMART Program Renovations
BROWARD COUNTY PUBLIC SCHOOLS

List of Specifications	Description	Permit Sub. 6-1-2018
 VOLUME 1 - Divisions 00-01		
INTRODUCTORY INFORMATION		
DIVISION 00	PROCUREMENT AND CONTRACTING REQUIREMENTS	
00000	Professional Seals Page	X
00001	Table of Contents	X
00009	Background Screening of Contractual Personnel	X
00200	Instructions to Bidders (See attachment BD 400)	X
00200F	BD-400 Attachment Shop Drawings and Product Approval	X
00220	Bidder's Request for Information	X
00225	Bidder's Substitution Request	X
00300	Information Available to Bidders	X
00425	Certificate of Intent	X
00433	Subcontractor's List	X
00435	Schedule of Values	X
00450	W-9 Request for Tax ID Number & Certification	X
00455	Background Screening of Contractual Personnel	X
00457	Drug-Free Workplace Certification	X
00460	Trench Act Compliance Statement	X
00467	Supplier Diversity & Outreach Program (MWBE) Requirements	X
00470	M/WE Subcontractor Participation: Letter of Intent	X
00475	M/WBE Subcontractor Participating Summary	X
00480	M/WBE Subcontractor Participation: Unavailability Certification	X
00485	M/WBE Subcontractor Monthly Utilization Report	X
00510	Notice of Award	X
00550	Notice to Proceed (Construction)	X

List of Specifications	Description	Permit Sub. 6-1-2018
00550	Notice to Proceed (Permitting)	X
00600	Performance Bond Form	X
00610	Payment Bond Form	X
00620	Subcontractor's Performance Bond	X
00625	Subcontractor's Payment Bond	X
00630	Bond Rider	X
00635	Pay-Bond Rider	X
00640	General Release and Full Release of Lien	X
00700	General Conditions of the Contract	X

SPECIFICATIONS

DIVISION 01

GENERAL REQUIREMENTS

01110 (01 01 00)	Summary of Work	X
01250 (01 26 00)	Contract Modification Procedures	X
01250a (00 63 53)	Proposal Request	X
01250b (00 63 57)	Change Order Request (Proposal)	X
01250c (00 63 55)	Proposal Worksheet Detail	X
01250d (00 63 54)	Proposal Worksheet Summary	X
01250e (00 63 46)	Construction Change Directive	X
01250f (00 63 33)	Project Consultant's Supplemental Instructions	X
01250g (00 63 63)	Construction Change Order Form	X
01250h (00 63 66)	Contingency Use Directives Form	X
01290 (01 29 00)	Payment Procedures	X
01290a (00 62 76)	Application for Payment	X
01295 (01 29 50)	Direct Owner Purchasing Program	X
01295a (01 29 50a)	Order Form - Direct Owner Purchasing Program	X
01295b (01 29 50b)	Vendor Request Form - Direct Owner Purchasing Program	X
01295c (01 29 50c)	Invoice Summary Form - Direct Owner Purchasing Program	X
01310 (01 31 00)	Project Management and Coordination	X
01310a (00 63 13)	Contractor's Request for Information (RFI)	X
01310b (00 62 11)	Transmittal	X
01320 (01 32 00)	Construction Progress Documentation	X
01320a (01 32 26)	Weekly Progress Report	X
01320b (01 32 29)	Periodic Observation Report	X
01320c (01 32 46)	Non-Conforming Work Notice	X
01321 (01 32 16)	Construction Schedule Critical Path Method-CPM	X

List of Specifications	Description	Permit Sub. 6-1-2018
01330 (01 33 00)	Submittal Procedures	X
01330a (00 62 11)	Submittal Form	X
01340 (01 33 23)	Shop Drawings, Product Data and Samples	X
01350 (01 35 00)	Special Procedures	X
01410 (01 41 00)	Regulatory Requirements	X
01420 (01 42 00)	References	X
01430 (01 43 00)	Quality Assurance	X
01450 (01 45 00)	Quality Control	X
01510 (01 51 00)	Temporary Utilities	X
01520 (01 52 00)	Construction Facilities	X
01540 (01 54 00)	Construction Aids	X
01550 (01 55 00)	Vehicular Access and Parking	X
01560 (01 56 00)	Temporary Barriers and Enclosures	X
01570 (01 57 00)	Temporary Controls	X
01572 (02 42 00)	Construction Waste Management	X
01580 (01 58 00)	Project Identification	X
01610 (01 60 00)	Basic Product Requirements	X
01620 (01 62 00)	Product Options	X
01630 (01 66 00)	Product Substitution Procedures	X
01630a (00 63 25)	Contractor's Substitution Request	X
01663 (01 66 00)	Product Delivery, Storage, and Handling Requirements	X
01700 (01 70 00)	Contract Closeout	X
01710 (01 71 00)	Examination	X
01720 (01 71 10)	Preparation	X
01730 (01 73 00)	Execution	X
01735 (01 78 23)	Operation and Maintenance Data	X
01740 (01 74 00)	Cleaning	X
01745 (01 78 36)	Warranties	X
01750 (01 75 00)	Starting and Adjusting	X
01760 (01 76 00)	Protection of Installed Construction	X
01770 (01 77 00)	Closeout Procedures	X
01770a (01 65 16.10)	Contractor's Request for Substantial Completion Inspection	X
01770b (01 65 16.20)	Proj. Consult's. Notification of Readiness for Sub. Comp. Insp.	X
01770c (01 65 16.30)	SF 727 Substantial Completion Inspection	X
01770d (01 65 16.31)	SF 728 Substantial Completion Inspection	X
01770e (01 65 16.40)	Proj. Consult's Letter of Establishing Sub. Comp. Date	X

List of Specifications	Description	Permit Sub. 6-1-2018
01770f (01 65 19.10)	Contractor's Request for Final Completion Inspection	X
01770g (01 65 19.20)	Proj. Consult's. Notification of Readiness for Final Comp. Inspect.	X
01770h (01 65 19.30)	Project Consultant's Letter of Establishing Final Completion Date	X
01780 (01 78 00)	Closeout Submittals	X
01810 (01 91 00)	Commissioning	X
01820 (01 79 00)	Demonstration and Training	X
01820a (01 79 10)	Contractor's Demonstration and Training Attendance Log	X

VOLUME 2 - Divisions 02-16

DIVISION 02

SITE WORK

02070 (02 41 14)	Minor Demolition for Remodeling	X
02280 (31 31 00)	Soil Treatment	X
02551 (34 41 05)	Maintenance of Traffic	X

DIVISION 03

CONCRETE

Not Used

DIVISION 04

MASONRY

Not Used

DIVISION 05

METALS

05400 (05 44 10)	Cold-Formed Metal Framing	X
05500 (05 50 00)	Metal Fabrications	X

DIVISION 06

WOOD, PLASTICS, AND COMPOSITES

06100 (06 10 00)	Carpentry	X
06300 (06 05 73)	Wood Treatment	X

DIVISION 07

THERMAL AND MOISTURE PROTECTION

07220 (07 23 00)	Roof Insulation	X
07551 (07 55 55)	Modified Bitumen Roofing	X
07600 (07 62 00)	Flashing and Sheet Metal	X
07631 (07 62 10)	Gutters and Downspouts	X
07722 (07 72 34)	Roof Scuttles and Automatic Fire Vents	X
07724 (07 7213)	Prefabricated Curbs	X

List of Specifications	Description	Permit Sub. 6-1-2018
07920 (07 9200)	Joint Sealants	X
DIVISION 08	OPENINGS	
08305 (08 31 00)	Access Doors and Panels	X
DIVISION 09	FINISHES	
	Not Used	
DIVISION 10	SPECIALTIES	
10200 (08 91 00)	Louvers & Vents	X
DIVISION 11	EQUIPMENT	
	Not Used	
DIVISION 12	FURNISHINGS	
	Not Used	

List of Specifications	Description	Permit Sub. 6-1-2018
DIVISION 13		
SPECIAL CONSTRUCTION		
13100 (26 41 00)	Lightning Protection	X
DIVISION 14		
CONVEYING SYSTEMS		
Not Used		
DIVISION 15		
MECHANICAL		
15050 (22 05 00)	Basic Materials and Methods	X
15060 (21 05 29)	Hangers and Supports	X
15075 (21 05 53)	Mechanical Identification	X
15078 (21 05 56)	Field Painting of Mechanical Systems	X
15083 (21 07 13)	Duct Insulation	X
15089 (21 07 19)	Piping Insulation	X
15184 (21 10 00)	Refrigeration Dx Piping and Specialties	X
15724 (23 77 01)	DX Air Handling Unit	X
15736 (23 81 26)	Ductless Air Conditioner	X
15810 (23 31 13)	Metal Ducts	X
15816 (23 31 16)	Non-Metal Ducts	X
15900 (23 09 01)	HVAC Instrumentation & Controls	X
15995 (23 05 93)	Startup & Certification of Air, Water, and Control Systems	X
15996 (23 31 16)	Certification Of Air Systems	X
DIVISION 16		
ELECTRICAL		
16010 (26 02 00)	General Provisions	X
16020 (26 03 00)	Completion Of Work	X
16050 (26 05 00)	Basic Materials & Methods	X
16053 (26 05 10)	Provisions For Interior Finishing	X
16060 (26 05 26)	Grounding	X
16072 (26 05 29)	Electrical Supporting Devices	X
16080 (26 08 10)	Electrical Inspection and Testing	X
16085 (26 08 20)	Cables, Splices & Terminations Testing	X
16088 (26 08 30)	Acceptance Tests & Performance Verification	X
16090 (26 04 00)	Alterations & Additions to Existing Work	X
16120 (26 05 20)	Wire & Cables	X
16129 (26 05 34)	Terminal Lugs	X
16130 (26 05 33)	Raceways and Boxes	X

List of Specifications	Description	Permit Sub. 6-1-2018
16132 (26 05 20)	Conduit, Fittings & Supports	X
16138 (26 05 37)	Outlet Boxes	X
16140 (26 27 26)	Wiring Devices	X
16410 (26 28 16)	Circuit Breakers	X
16413 (26 28 16)	Safety Switches	X
16490 (26 28 13)	Fuses	X

END OF SECTION

Additional Contract Documents

Addendum 1 dated 02/27/2018
Addendum 2 dated 10/03/2018
Responses to RFI 09, 10, 11 & 12 dated 12/18/2018

Cypress Bay High School SMART Project
P.001774

Guaranteed Maximum Price Amendment No. 1

Attachment III – Contract Documents – Additional Contract Documents

Construction Management • General Contracting • Design Build • Project Management

Cypress Bay High School, Phase 1, SMART Project

Attachment III - Contract Documents - Additional Contract Documents

Date: December 13, 2018
 Owner: School Board of Broward County
 CM: The Morganti Group, Inc.
 Architect: Zyscovich Architects, Inc.



GMP Summary & Schedule of Values

Division	Description	Estimated Quantity	Unit	Guaranteed Max Price
01000	General Construction	1	ls	\$ 185,000
02000	Existing Conditions	1	ls	\$ 191,029
07000	Thermal and Moisture Protection	1	ls	\$ 420,550
09000	Finishes	1	ls	\$ 12,322
15000	Mechanical	1	ls	\$ 275,000
16000	Electrical	1	ls	\$ 213,457
	Subtotal			\$ 1,297,358
	Overhead and Profit	4.85%	%	\$ 62,922
	General Conditions	1	ls	\$ 465,510
	Construction Contingency		ls	\$ 75,000
	Subtotal			\$ 1,900,790
	Payment and Performance Bonds	1	ls	\$ 26,740
	General Liability Insurance	0.0100	ls	\$ 19,471
TOTAL GMP				\$ 1,947,000

21.20% M/WBE Participation

Subcontractor Summary

Bid Package	DESCRIPTION	BIDDER	M/WBE Value	AMOUNT OF PROPOSAL	COMMENTS	ADDENDUM RECEIVED	Amount Utilized in GMP
DIVISION 01000 General Requirements							
1	General Construction - carpentry, barricades, weather protection, fall protection, safety, wood barrier protection, general construction	D & D Construction		\$185,000		1.2	\$185,000
DIVISION 02000 Existing Conditions							
2A	Temporary Fencing	Anything In Fence		\$5,937		1.2	\$5,937
2B	Site Work - site improvements, erosion control, trailer compound and trailer hook up	Pipe Con		\$185,092		1.2	\$185,092
DIVISION 07000 Thermal and Moisture Protection							
7	Roofing - roofing and sheet metal, roof insulation, sheet metals, flashing, manufactured roof specialties	Crowther Roofing		\$420,550		1.2	\$420,550
DIVISION 09000 Finishes							
9A	Acoustical Ceiling Grid and Tile	Acousti		\$7,322		1.2	\$12,322
DIVISION 15000 Mechanical							
15	Mechanical	FXP Corporation	\$275,000	\$239,000		1.2	\$275,000
DIVISION 16000 Electrical							
16	Electrical	South Atlantic Electric		\$208,457		1.2	\$213,457

Subtotal:		\$	1,297,358
CM Fee		\$	62,922
Construction Contingency		\$	75,000
Allowances		\$	-
General Conditions		\$	465,510
Payment and Performance Bond First \$7.5M		\$	26,740
Builders Risk		\$	-
GL Insurance		\$	19,471
Total Guaranteed Maximum Price		\$	1,947,000

M/WBE Total \$275,000
M/WBE Percentage of GMP 21.20%

ATTACHMENT III - CONTRACT DOCUMENTS - ADDITIONAL CONTRACT DOCUMENTS

CYPRESS BAY HIGH SCHOOL SMART PROGRAM RENOVATIONS
 BROWARD COUNTY PUBLIC SCHOOLS
 THE MORGANTI GROUP INC.
 GENERAL CONDITIONS

11/30/2018

ITEM DESCRIPTION	Utilization Rate	QTY.	Unit	Unit Cost	Cost	Remarks
TEMPORARY FACILITIES						
Field Office - Contractor	1	9	mo.	1,300	\$ 11,700	monthly rental
Set-up & Removal	1	1	ea.	8,026	\$ 8,026	set up and removal
Field Office Entry Platforms	1	9	mo.	155	\$ 1,395	monthly rental
Field Office Furniture - Contractor	1	1	ls.	2,000	\$ 2,000	
Conference Table w/ 8 Chairs	1	1	ls.	3,000	\$ 3,000	
Drafting Table	1	1	ea.	550	\$ 550	
Field Office Janitor Service - Trailer	1	9	mo.	150	\$ 1,350	monthly service
Chemical Toilets - Contractor	3	9	mo	95	\$ 2,565	monthly rental - field use
Septic Holding Tanks - Contractor	1	9	mo	285	\$ 2,565	monthly rental - trailer use
TEMPORARY CONSTRUCTION						
Job Signs	1	1	ls.	500	\$ 500	
CLEAN UP						
General Cleaning & Misc. Labor			hrs		\$ -	in general construction
Final Cleaning			sf.		\$ -	in general construction
20 YD - Dumpster	3	9	mo	535	\$ 14,445	waste management rate
PERMITS						
			ls.		\$ -	excluded
SUPPLIES						
Office Supplies	1	9	mo.	325	\$ 2,925	
Project Management Bluebeam Software Licenses	4	-	ea.	499	\$ -	owner waived
Viewpoint Construction Management Program	3	9	mo.	100	\$ 2,700	owner waived
Staff Computers	1	-	ea.	1,850	\$ -	owner waived
Refrigerator	1	1	ea.	500	\$ 500	
Postage & Overnight Mail	1	9	mo.	100	\$ 900	
Jessica Lunsford Act	1	6	ea.	125	\$ 750	for school projects
Progress Photos	1	9	mo.	25	\$ 225	required by specifications
Progress Photos - Aerials	1	-	mo.	1,100	\$ -	owner waived
Progress Photos - Professional Photographer	1	-	mo.	450	\$ -	owner waived
Copier	1	9	mo.	575	\$ 5,175	required by specifications
First Aid / Safety Supplies	1	9	mo.	65	\$ 585	required by specifications
Eye Wash Station	1	1	ea.	550	\$ 550	required by specifications
Safety Shower	1	1	ea.	1,500	\$ 1,500	required by specifications
Designated Safety Area	1	-	ea.	1,000	\$ -	owner waived
Hard Hats - Staff	1	15	ea.	45	\$ 675	required by specifications
Hard Hats - Guests	1	15	ea.	45	\$ 675	required by specifications
Water Cooler	1	9	mo.	65	\$ 585	required by specifications
Bottled Water	1	9	mo.	100	\$ 900	required by specifications
Weather Thermometer (Weather Station)	1	1	ea.	550	\$ 550	required by specifications
Reproduction Expenses	1	4	set	425	\$ 1,700	
UTILITIES						
Construction Power - Meter and Pole for Trailer	1	1	ls.	4,500	\$ 4,500	temp. power installation
Construction Power - Site Lighting for Trailer	1	1	ls.	5,500	\$ 5,500	temp. lighting installation
Water Consumption - Water Line for Trailer	1	1	ls.	1,500	\$ 1,500	temp. water installation
Internal Networking Hub/Intranet	4	6	ls.	65	\$ 1,560	temp. network set up
Construction Power - Monthly	1	9	mo.	350	\$ 3,150	on site temp. monthly utilities
Water Consumption - Monthly	1	9	mo.	225	\$ 2,025	on site temp. monthly utilities
Internet - Monthly	4	9	mo.	125	\$ 4,500	monthly internet
Field Office Security System	1	9	mo.	120	\$ 1,080	monthly security system
HOISTING						
			ls.		\$ -	by trades
EQUIPMENT						
Utility Cart - Used	1	-	ls.	8,000	\$ -	see below
SCHEDULING						
Scheduling Set-Up	1	-	ea.	3,000	\$ -	owner waived
Scheduling Updates	1	9	mo.	500	\$ 4,500	
Scheduling Supplies			ls.		\$ -	

CYPRESS BAY HIGH SCHOOL SMART PROGRAM RENOVATIONS
 BROWARD COUNTY PUBLIC SCHOOLS
 THE MORGANTI GROUP INC.
 GENERAL CONDITIONS

11/30/2018

ITEM DESCRIPTION	Utilization Rate	QTY.	Unit	Unit Cost	Cost	Remarks
MISC. REQUIREMENTS						see below
Project Closeout	1	1	ls.	2,000	\$ 2,000	required by specifications
SUBTOTAL GENERAL CONDITIONS					\$ 99,306	
STAFFING	1	1	ls.		\$ 366,204	see attached breakdown
TOTAL GENERAL CONDITIONS					\$ 465,510	

Assumptions and Clarifications

1. The Guaranteed Maximum Price includes all items shown in the permitted set of Construction Documents which are dated June 1, 2018, as detailed in Attachment I (Schedule of Drawings) and Attachment II (List of Specifications) of this GMP.
2. All general references to the School Board of Broward County standardized specifications are excluded should they differ from the specifications listed as part of the GMP.
3. The construction trailer as indicated in the general conditions will be used during the classroom addition, phase (2) of the project.
4. The only fire alarm related work noted is replacement of an existing smoke detector at unit FCU-9. Additionally, a fire alarm system survey will be conducted by a certified fire alarm technician to generate a report of the fire alarm system to be forwarded to the owner for repair of any problems prior to work.

Cypress Bay High School SMART Project
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Guaranteed Maximum Price Amendment No. 1

Attachment IV – Contract Documents – Salary and Wage Schedule

ATTACHMENT III - CONTRACT DOCUMENTS - SALARY AND WAGES
 CYPRESS BAY HIGH SCHOOL SMART PROGRAM RENOVATIONS
 BROWARD COUNTY PUBLIC SCHOOLS
 THE MORGANTI GROUP INC.

12/13/2018

ITEM #	POSITION OR TITLE OF STAFF	UTILIZATION RATE	QTY IN MONTHS	UNIT PRICE	TOTAL LABOR	TOTAL
1	Morganti Project Manager / TBD	1.00	9.00	\$ 10,800	\$97,200	\$133,730
2	Morganti Assistant Project Manager / TBD	0.75	7.00	\$ 7,600	\$39,900	\$54,918
3	Morganti Superintendent # 1 / R.J Madzi	1.00	9.00	\$ 10,800	\$97,200	\$133,786
4	Cooper Project Administrator / TBD	1.00	6.00	\$ 5,300	\$31,800	\$43,770
	SUBTOTAL					\$366,204
TOTAL STAFF COSTS						\$366,204

Cypress Bay High School SMART Project
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Guaranteed Maximum Price Amendment No. 1

Attachment V – Contract Documents – The Construction Schedule

