

EXECUTIVE SUMMARY
GMP Amendment 1 to the Construction Services Agreement
The Morganti Group, Inc.
J.P. Taravella High School, Coral Springs
SMART Program Renovations
Project No. P.001942

PROJECT OVERVIEW:

Type of Contract:	Construction Services Agreement-Construction Management at Risk (CMAR)
Architect:	Song & Associates, Inc.
Contractor:	The Morganti Group, Inc.
Notice to Proceed Date:	Pending Board Approval
Original Funding Allocation:	See Below

GENERAL OVERVIEW:

The Construction Services Agreement (Construction Manager for Construction Management at Risk Services) for J.P. Taravella High School with The Morganti Group, Inc. was approved by the Board at the September 26, 2017 Special Meeting (Agenda Item JJ-8).

The purpose of the Guaranteed Maximum Price (GMP) Amendment 1 is to establish \$12,185,000 as the GMP for the SMART Program Renovations. The scope of work associated with this GMP Amendment 1 is for fire sprinklers, safety/security upgrade, building envelope improvements, HVAC improvements, media center improvements, and STEM lab improvements.

Fire sprinkler scope in Buildings 1, 2, 3, 4, 6, 7, 8, 9, and 10 was reviewed by the Task Assigned District’s Chief Fire Official who determined these buildings did not require fire sprinklers, therefore, this scope of work was removed from the construction documents prior to bidding.

Pursuant to the process for securing bids and in order to determine the GMP Amendment 1 amount, bids were received on May 18, 2020. This GMP Amendment 1 as submitted by The Morganti Group, Inc., in accordance with Article 6 of the CMAR Agreement, has been received and is recommended for acceptance and approval in the amount of \$12,185,000. Included in the GMP Amendment 1 is a Construction Contingency of \$464,963 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 GMP Amendment 1 shall comply with the CMAR Agreement Section 6.1.1 and Specification Section 01250h Contract Modification Procedures.

This GMP Amendment 1 exceeds the available funds and requires additional funding in the amount of \$4,709,000 to proceed with the SMART Program Renovations. The following summarizes the previous and revised funding allocations:

Allocations of Original Project Funds	Previous Amount	Revised Amount	Net Change
Planning Design and Management	\$2,706,000	\$2,706,000	\$0
Construction Contract (FLCC)	\$7,700,000	\$12,185,000	\$4,485,000
Construction Contingency (5%)*	\$385,000	\$609,000	\$224,000
Construction Misc.**	\$199,000	\$199,000	\$0
Furnishings	\$0	\$0	\$0
Total	\$10,990,000	\$15,699,000	\$4,709,000

*Reserved for future use if required

**Includes the following items where applicable: Off-site Improvements; Misc. Construction; Hazardous Materials Abatement; Technology Infrastructures; Utility Connection Charges; PPO Work Orders; and Portables.

Note: Bid is 1.4% over the Atkins estimate. Net Change is 43% over the Previous Amount.

Soft Costs include: Planning, Design, Management, Contingencies, and Furnishings.

Analysis of the budget overage for J.P. Taravella High School has been conducted by Atkins and CBRE | Heery, Inc. The most significant budget overage is associated with the HVAC improvements that will require approximately \$4.6M of additional funds and building envelope improvements that will require approximately \$1.6M of additional funds. The fire sprinkler scope will have a positive financial impact in the amount of \$1.5M, reducing the budget overage from \$6.2M to \$4.7M.

The Morganti Group, Inc. is not a certified Minority/Women Business Enterprise (M/WBE). However, The Morganti Group, Inc. has committed to Minority Business Enterprise/African American (MBE/AA) Participation of 25.01% for this project through the use of a certified MBE/AA subcontractor for the Pre-Construction Phase, and 48.92% M/WBE Participation through the use of certified subcontractors for the Construction Phase.

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](#).