



July 28, 2020

Mr. Santiago Di Carlo, Project Manager
School Board of Broward County
Heery Program Management Team
2301 N.W. 26th Street
Oakland Park, FL 33311

JP Taravella High School

GOB Renovations

SBBC Project No: P.001942

S+A Project File No: 17057

RE: Song and Associate's Review and Acceptance of GMP Documents

Dear Santiago,

We have reviewed the GMP documents submitted by Morganti Group Inc. received by our firm and last revised by Morganti on 6/10/2020 under Revision No.10 with a Guaranteed Maximum Price (GMP) for the Renovation to JP Taravella High School in the amount of \$12,160,000.00. Concurrently, Atkins on behalf of HEERY performed an independent estimate which indicates that the project would cost approximately \$12,014,012.00. The difference between the actual GMP and the estimate by Atkins is \$145,988.00.

We therefor believe that based on the above figures, that the scope of work appears to be understood by the Morganti Group. As such, their proposed GMP falls within the customary Industry Standard spread of less than 10% between GMP and the estimated cost of construction. The actual percentage spread between the two estimates is 1.2%.

It is our understanding that the documents used to establish the GMP and the Atkins estimate include the following:

Contract Documents:

- 1) **Exhibit A, Attachment I**, Contract Documents Drawings & Specifications.
- 2) **Exhibit B, Attachment II Construction Manager at Risk Agreement** – GMP, include pages 1 through 7.
- 3) **Exhibit C, Attachment III**, Contract Documents & Additional Contract Documents, page 8 through page 65, including the following documents.
 1. Contract Documents, The Drawings, page 8 through page 18
 2. Contract Documents, The Specifications, page 19 through page 29
 3. GMP Summary, page 31
 4. Subcontractor Summary, Page 32
 5. Assumptions and Clarifications, pages 33
 6. GMP General Conditions, page 34 through page 35
 7. Contract Documents, Salary and Wage Schedule, page 36 through page 37
 8. Contract Documents, Construction Schedule, page 36 through page 45
 9. Subcontractor Base bid Comparison Sheet, page 46 through page 65

Song + Associates, Inc.

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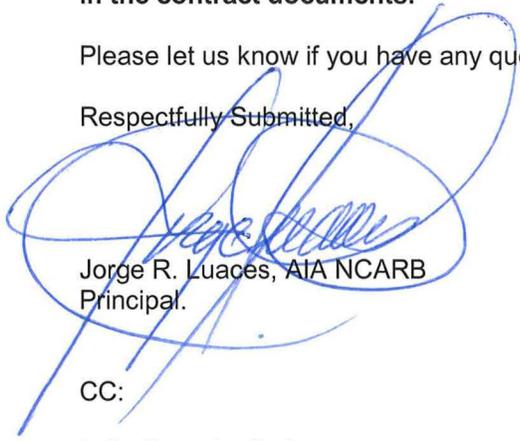
American Institute of Architects / NCARB

It is our understanding that the GMP was developed with the above listed 100% contract drawings and specifications including and up to Revision 3, dated 01/10/2020, and Addendums No.1, 2, 3, and 4.

After reviewing the above listed documents, we understand that the negotiated GMP between the owner's negotiation team and Morganti Group Inc. falls in line with the complexities associated with the successful execution related to this type of work and the scope identified in the contract documents.

Please let us know if you have any questions or concerns pertaining to this letter.

Respectfully Submitted,



Jorge R. Luaces, AIA NCARB
Principal.

CC:

Leila Rouady, S+A
Anmarie Lonergan, S+A
Sebastian Velazquez, S+A