


AIA® Document A133® – 2019 Exhibit A
Guaranteed Maximum Price Amendment

This Amendment dated the 29th day of March in the year 2023, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 17th day of August in the year 2022 (the "Agreement")

(In words, indicate day, month, and year.)

for the following PROJECT:

(Name and address or location)

Lake Park Kitchen AKA Oceana Coffee
1301 10th Street
Lake Park, FL 33403

THE OWNER:

(Name, legal status, and address)

CIDC Lake Park, LLC
15375 Blue Fish Circle
Lakewood Ranch, FL 34202

Kiss Kitchen, LLC
1301 10th Street
Lake Park, FL 33403

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

The Morganti Group, Inc.
1662 North U.S. Highway 1
Suite C
Jupiter, FL 33469

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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User Notes:

(724924016)

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager’s Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Seven Million, Five Hundred and Twenty-Four Thousand, Nine Hundred and Thirty (\$ 7,524,930.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 **Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager’s contingency; alternates; the Construction Manager’s Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

(Provide itemized statement below or reference an attachment.)

Refer to Attachment A

§ A.1.1.3 The Construction Manager’s Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager’s Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
N/A	N/A

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.

(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
N/A	N/A	N/A

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
N/A		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

[3/29/23] The date of execution of this Amendment.

[TBD] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

Based Upon Receipt of Permit Approval

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

[TBD] Not later than TBD (360 subject to material and equipment availability) calendar days from the date of commencement of the Work.

[TBD] By the following date: TBD

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
N/A	N/A

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
TBD			

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Refer to Attachment A

Section	Title	Date	Pages
Refer to Attachment A			

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Refer to Attachment A

Number	Title	Date

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner’s Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner’s and Construction Manager’s roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing

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or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
Refer to Attachment A	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

Refer to Attachment A

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

Attachment A

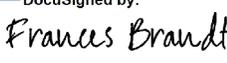
ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:

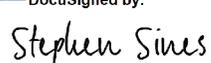
(List name, discipline, address, and other information.)

TBD

This Amendment to the Agreement entered into as of the day and year first written above.

DocuSigned by:


 OWNER CIDC 86421DB4E1FD475...)
 Frances Brandt
 Director of Operations
 (Printed name and title)

DocuSigned by:


 CONSTRUCTION C68C977860B042E...
 Stephen Sines
 Vice President of Operations
 (Printed name and title)



New Construction
Oceana Coffee

GMP: VE- Column Line H, No Roof-top
3/9/2023
FINAL



MORGANTI
A SOLID FOUNDATION

New Construction
Oceana Coffee
3/9/2023

Oceana Coffee
New Construction
Project No. 20051

Date: March 9, 2023
 Owner: Oceana Coffee
 CM: The Morganti Group, Inc.
 Architect: One A Architect
 Bldg SF: 17,235



Column H
17,235

FINAL

GMP: VE- Column Line H, No Roof-top

Division	Description	Estimated Quantity	Unit	VE Column Line H	\$/SF
010000	General Requirements	1.00	ls	\$ 18,150	\$ 1.05
020000	Existing Conditions	1.00	ls	\$ 64,416	\$ 3.74
030000	Concrete	1.00	ls	\$ 952,623	\$ 55.27
040000	Masonry	1.00	ls	\$ -	\$ -
050000	Metals	1.00	ls	\$ 698,594	\$ 40.53
060000	Wood, Plastics & Composites	1.00	ls	\$ 5,000	\$ 0.29
070000	Thermal & Moisture Protection	1.00	ls	\$ 151,607	\$ 8.80
080000	Openings	1.00	ls	\$ 332,497	\$ 19.29
090000	Finishes	1.00	ls	\$ 491,807	\$ 28.54
100000	Specialties	1.00	ls	\$ 86,029	\$ 4.99
110000	Equipment	1.00	ls	\$ -	\$ -
120000	Furnishings	1.00	ls	\$ -	\$ -
130000	Special Construction	1.00	ls	\$ -	\$ -
140000	Conveying Equipment	1.00	ls	\$ 102,000	\$ 5.92
210000	Fire Suppression	1.00	ls	\$ 80,620	\$ 4.68
220000	Plumbing	1.00	ls	\$ 593,512	\$ 34.44
230000	HVAC Systems	1.00	ls	\$ 550,226	\$ 31.92
260000	Electrical Systems	1.00	ls	\$ 1,056,640	\$ 61.31
310000	Earthwork/Paving/Utilities	1.00	ls	\$ 720,227	\$ 41.79
320000	Exterior Improvements	1.00	ls	\$ 117,179	\$ 6.80
330000	Fueling	1.00	ls	\$ -	\$ -
Subtotal: Division 1-33				\$ 6,021,127	\$ 349.35

EXTERIOR DECK & STAIRS

A1	Stairs: Exterior of building (either from bldg or deck)	1.00	ls	\$ 45,000	\$ 2.61
A2	Stairs: Cage	1.00	ls	\$ 45,000	\$ 2.61
A3	Exterior Deck: Hollow Core Precast Concrete (1,600 SF) ~ 30'x53'	1.00	ls	\$ 73,125	\$ 4.24
A4	Exterior Deck: Railing. Qnty- 115'	1.00	ls	\$ 34,500	\$ 2.00
A5	Landscape screen wall	1.00	ls	\$ 20,000	\$ 1.16
Subtotal w/Allowances:				\$ 6,238,752	\$ 361.98
VE	Value EGINEERING: Approved by Owner	1.00	ls	Included in Div 1-33	\$ -
Subtotal w/Allowances & VEs:				\$ 6,238,752	\$ 361.98
	General Conditions	1.00	ls	\$ 90,970	\$ 5.28
	Construction Phase Fee (Staff Fee)	1.00	ls	\$ 386,276	\$ 22.41
	Escalation Contingency	1.500%	%	\$ 112,874	\$ 6.55
	Construction Contingency	2.000%	%	\$ 150,499	\$ 8.73
Subtotal: OH&P, GC, Contingency, Allowances:				\$ 6,979,371	\$ 404.95
	General Liability Insurance	1.150%	%	\$ 86,537	\$ 5.02
	Builder's Risk Insurance (By owner)	By Owner	ls	\$ -	\$ -
	Payment and Performance Bonds	1.100%	%	\$ 82,775	\$ 4.80
Subtotal: OH&P, GC, Contingency, Allowances, Bonds, Insurances:				\$ 7,148,683	\$ 414.78
	Overhead and Profit	5.00%	%	\$ 376,247	\$ 21.83
TOTAL GMP				\$ 7,524,930	\$ 436.61

Oceana Coffee
New Construction
THE MORGANTI GROUP INC.

SECTION - 3
3/9/2023
FINAL

SUBCONTRACTOR SUMMARY

Work Scope	Description	Bidder	Amount of Proposal	Amount Utilized in GMP
DIVISION 010000: General Requirements			\$ 18,150	\$ 18,150
1A	Testing	Universal	\$ 10,500	\$ 10,500
1C	Cleaning: Progress & Final	Magic Touch	\$ 7,650	\$ 7,650
DIVISION 020000: Existing Conditions			\$ 64,416	\$ 64,416
2A	Surveying	American	\$ 13,200	\$ 13,200
2B	Demolition: Building	Rapid	\$ 51,216	\$ 51,216
2C	Demolition: Site		Div 2B	Div 2B
2D	Asbestos: Removal & Testing		By Owner	By Owner
DIVISION 030000: Concrete			\$ 952,623	\$ 952,623
3A	Concrete: Building	Benchmark III	\$ 952,623	\$ 952,623
3B	Concrete: Site- Sidewalk & Curbs		Div 31A	Div 31A
3C	Concrete: Site- Equipment Pads		Not Included- Roof Top Units	Not included- Roof Top Units
DIVISION 040000: Masonry			\$ -	\$ -
4A	CMU: Building		Div 3A	Div 3A
4E	CMU: Site- Dumpser		Div 3A	Div 3A
DIVISION 050000: Metals			\$ 698,594	\$ 698,594
5A	Structural Steel & Decking	East Coast	\$ 698,594	\$ 698,594
5B	Railing- SST Cable on Roof		\$ -	\$ -
DIVISION 060000: Wood, Plastics & Composites			\$ 5,000	\$ 5,000
6A	Rough Carpentry	Budget	\$ 5,000	\$ 5,000
6B	Millwork & Trim		Deleted by VE	Deleted by VE
6D	Wood: Cladding on exterior walls		Not Included. Storefront Windows are Aluminum	Not Included
DIVISION 070000: Thermal & Moisture Protection			\$ 151,607	\$ 151,607
7A	Caulking & Sealants	Metro	\$ 11,347	\$ 11,347
7B	Roofing: Built Up	Wolverine Roofing	\$ 140,260	\$ 140,260
7J	Insulation- Light Weight Concrete		Div 7B	Div 7B
7N	Insulation- Interior: Rigid & Batt		Div 9A	Div 9A
DIVISION 080000: Openings			\$ 332,497	\$ 332,497
8A	Doors & Frames: Hollow Metal, Wood	Key Mart	\$ 30,132	\$ 30,132
8B - A10	Hardware	Allowance	\$ 15,975	\$ 15,975
8C	Doors: Roll-Up	Acousti	\$ 48,140	\$ 48,140
8E	Windows / Storefronts	No Limit	\$ 141,500	\$ 141,500
8F	Glazing		Not included. Interior doors as solid	Not Included
8H - A6	Glass Cladding: Coffee Bean Shapes	Allowance	\$ 96,750	\$ 96,750
DIVISION 090000: Finishes			\$ 491,807	\$ 491,807
9A1	Drywall, Framing, Insulation, Stucco	Atlantic Interior	\$ 184,900	\$ 184,900
9A2	Stucco	Atlantic Interior	\$ 151,400	\$ 151,400
9A3	FRP		Deleted by VE	Deleted by VE
9B	Flooring: Resilient, Carpet, Tile	Capital	\$ 27,370	\$ 27,370
9D	Tile: Roof Patio		Deleted by VE	Deleted by VE
9F - A9	Flooring: Sealed Concrete	Allowance	\$ 32,390	\$ 32,390
9J	Acoustical: Ceilings	Acousti	\$ 3,600	\$ 3,600
9L	Painting	IQ Painters	\$ 92,147	\$ 92,147

Work Scope	Description	Bidder	Amount of Proposal	Amount Utilized in GMP
DIVISION 100000: Specialties			\$ 86,029	\$ 86,029
10B	Toilet Partitions and Accessories	SDI Mardale	\$ 15,214	\$ 15,214
10C	Signage: Room, Marque, Site Directional	Budget	\$ 6,240	\$ 6,240
10D	Lockers and Benches		By Owner	By Owner
10E - A8	Walkway Covers & Suspended Canopies	Allowance	\$ 58,575	\$ 58,575
10F	Corner Guards		Deleted by VE	Deleted by VE
10i	Fire Extinguishers	Budget	\$ 4,500	\$ 4,500
10L	Knox Box	Budget	\$ 1,500	\$ 1,500
10M	Mail Boxes		By Owner	By Owner
10N	Projection Screens		By Owner	By Owner
10O	Marker & Tack Boards		By Owner	By Owner
DIVISION 110000: Equipment			\$ -	\$ -
11A	Food Services & Equipment		By Owner	By Owner
11B	Hoods: Furnish, Install, Ansul		By Owner	By Owner
11C	Appliances		By Owner	By Owner
DIVISION 120000: Furnishings			\$ -	\$ -
12A	Window Treatments		By Owner	By Owner
12B	Casework & Countertops		By Owner	By Owner
12C	Furniture		By Owner	By Owner
12D	Bike Racks		By Owner	By Owner
12I	Shelving		By Owner	By Owner
DIVISION 130000: Special Construction			\$ -	\$ -
13A	Metal Building		None per Base Proposal	None per Base Proposal
DIVISION 140000: Conveying Equipment			\$ 102,000	\$ 102,000
14A	Elevators	Schindler Elevator	\$ 102,000	\$ 102,000
DIVISION 210000: Fire Suppression			\$ 80,620	\$ 80,620
21A	Fire Suppression	American Eagle	\$ 80,620	\$ 80,620
				\$ -
DIVISION 220000: Plumbing			\$ 593,512	\$ 593,512
22A	Plumbing	Echols	\$ 593,512	\$ 593,512
22C	Grease Trap		Div 31A	Div 31A
22E	Gas Piping		Div 22A	Div 22A
22F	Gas Meter & Supply		By Owner	By Owner
DIVISION 230000: HVAC Systems			\$ 550,226	\$ 550,226
23A	HVAC	CFM	\$ 550,226	\$ 550,226
23D	HVAC: Hoods- Ductwork & Exhaust Fans		By Owner	By Owner
23F	HVAC: Test & Balance		By Owner	By Owner
DIVISION 260000: Electrical Systems			\$ 1,056,640	\$ 1,056,640
26A	Electrical & Fire Alarm	Stryker	\$ 1,056,640	\$ 1,056,640
26B	Generator		Div 26A	Div 26A
26C	Lightning Protection		Not Included	Not Included
				\$ -
DIVISION 270000: Low Voltage			\$ -	\$ -
27A	Voice & Data		By Owner	By Owner
27B	Fire Alarm		Div 26A	Div 26A
27C	Access Control & Security		By Owner	By Owner
27I	TVs & Monitors		By Owner	By Owner
				\$ -

Work Scope	Description	Bidder	Amount of Proposal	Amount Utilized in GMP
DIVISION 310000: Earthwork/Paving/Utilites			\$ 720,227	\$ 720,227
31A	Sitework, Paving, Utilities: Storm,Water,Sewer,Fire	Precision Site	\$ 690,227	\$ 690,227
31C - A7	Pavers	Allowance	\$ 30,000	\$ 30,000
DIVISION 320000: Exterior Improvements			\$ 117,179	\$ 117,179
32A	Temporary Fencing	Daniels	\$ 10,379	\$ 10,379
32D	Irrigation & Landscaping	Country West	\$ 106,800	\$ 106,800
DIVISION 330000: Fueling			\$ -	\$ -
Allowances:			\$ 217,625	\$ 217,625
A1	Stairs: Exterior of building (either from bldg or deck)		\$ 45,000	\$ 45,000
A2	Stairs: Cage		\$ 45,000	\$ 45,000
A3	Exterior Deck: Hollow Core Precast Concrete (1,600 SF) ~ 30'x53'		\$ 73,125	\$ 73,125
A4	Exterior Deck: Railing. Qnty- 115'		\$ 34,500	\$ 34,500
A5	Landscape screen wall		\$ 20,000	\$ 20,000
Value Engineering:			\$ -	\$ -
	Value EGINEERING: Approved by Owner (Refer to VE Summary)		Included in Div 1-33	Included in Div 1-33
Subtotal:			\$ 6,238,752	\$ 6,238,752

General Conditions:	\$ 90,970
Construction Phase Fee:	\$ 386,276
Material Escalation:	\$ 112,874
Construction Contingency:	\$ 150,499
GL Insurance:	\$ 86,537
Builders Risk (By Owner):	By Owner
Payment & Performance Bond:	\$ 82,775
CM OH&P:	\$ 376,247
Total GMP:	\$ 7,524,930

Oceana Coffee
New Construction
THE MORGANTI GROUP INC.

SECTION- 4
3/9/2023
FINAL

GENERAL CONDITIONS

ITEM DESCRIPTION	Utilization Rate	QTY.	Unit	Unit Cost	Cost	Remarks
LAYOUT			ls.		\$ -	<i>see below</i>
Layout Partitions			sf.		\$ -	<i>by trades</i>
Independent Surveyor	1	-	ls.	-	\$ -	<i>Div 02</i>
Ground penetrating radar	1	-	ls.	5,000.00	\$ -	
As-Built Survey	-	1	ls.	25,000.00	\$ -	<i>by trades</i>
TESTING AND COMMISSIONING						<i>see below</i>
Third Party Testing & Inspections	1	1	ls.	-	\$ -	<i>by owner</i>
Fundamental Commissioning & LEED for schools	1	1	ls.	-	\$ -	<i>not required</i>
Theshold Inspector	1	1	ls.	-	\$ -	<i>by owner</i>
TEMPORARY FACILITIES						<i>see below</i>
Field Office - Contractor	1	12	mo.	1,600.00	\$ 19,200	
Field Meeting Trailer			mo.	400.00	\$ -	
Set-up & Removal	1	1	ea.	3,000.00	\$ 3,000	
Field Office Entry Platforms	1	-	mo.	145.00	\$ -	
Field Office Furniture - Contractor			ls.		\$ -	
Conference Table w/ 8 Chairs	-	1	ls.	500.00	\$ -	
Field Office Janitor Service - Trailer	1	12	mo.	150.00	\$ 1,800	
Chemical Toilets - Contractor	3	12	mo.	125.00	\$ 4,500	
Septic Holding Tanks - Contractor	1	12	mo.	275.00	\$ 3,300	
FO Computer Network Conn./Cable Access	1	12	mo.	175.00	\$ 2,100	
TEMPORARY CONSTRUCTION						<i>see below</i>
Temporary Fence / 6' Windscreen - Rent	1	-	lf.	13.00	\$ -	<i>Included in Div 32</i>
Temporary Job Fence Repair / Relocation	1	-	lf.	3.00	\$ -	<i>Included in Div 32</i>
Job Signs	1	1	ls.	1,500.00	\$ 1,500	
Field Office Security System	-	6	mo.	120.00	\$ -	
SITE SECURITY						
Security Guard	1	-	mo.	6,000.00	\$ -	
CLEAN UP						<i>see below</i>
Final Cleaning	1	-	ls.	-	\$ -	<i>included in Div 01</i>
20 YD - Dumpster	1	30	ld.	535.00	\$ 16,050	
TEMPORARY LABOR (Non Cleaning)	-	-		-	\$ -	<i>see below</i>
Temporary Construction Labor (Non Cleaning)	1.00	0.25	ls	10,000.00	\$ 2,500	
PERMIT & IMPACT FEES	-	-		-	\$ -	<i>excluded</i>
SUPPLIES						<i>see below</i>
Office Supplies	1	12	mo.	300.00	\$ 3,600	
Project Management Bluebeam Software Licenses	1	1	ea.	500.00	\$ 500	<i>per license, one time</i>
Viewpoint Construction Management Program	2	12	mo.	100.00	\$ 2,400	<i>per license, per month</i>
E-Builder Construction Management Program		18	ea.	1,600.00	\$ -	<i>per license, per year</i>
Cell Phones	3	12	mo.	60.00	\$ 2,160	
Hardline Telephone / Fax	1	-	ea.	175.00	\$ -	
Staff Computers	1	-	ea.	2,200.00	\$ -	
Refrigerator	1	1	ea.	500.00	\$ 500	
Postage & Overnight Mail	1	12	mo.	50.00	\$ 600	
Safety Supplies	1	12	mo.	50.00	\$ 600	
Drug Test Program	1	-	ea.	75.00	\$ -	
Jessica Lunsford Act	1	-	ea.	125.00	\$ -	
Progress Photos	1	-	mo.	25.00	\$ -	

Oceana Coffee
New Construction
THE MORGANTI GROUP INC.

SECTION- 4
3/9/2023
FINAL

GENERAL CONDITIONS

ITEM DESCRIPTION	Utilization Rate	QTY.	Unit	Unit Cost	Cost	Remarks
Progress Photos - Aerials by Drone	1	-	mo.	150.00	\$ -	
Progress Photos - Professional Photographer	1	-	mo.	450.00	\$ -	
Copier	1	12	mo.	150.00	\$ 1,800	
First Aid / Safety Supplies	-	6	mo.	50.00	\$ -	
Eye Wash Station	1	1	ea.	550.00	\$ 550	
Safety Shower	-	1	ea.	1,500.00	\$ -	
Designated Safety/Point Gathering Area	1	-	ea.	1,000.00	\$ -	
Hard Hats - Staff	1	-	ea.	25.00	\$ -	
Hard Hats - Guests	1	-	ea.	25.00	\$ -	
Ice	1	12	mo.	55.00	\$ 660	
Bottled Water	1	12	mo.	75.00	\$ 900	
Weather Thermometer (Weather Station)	1	1	ea.	100.00	\$ 100	
Reproduction Expenses	1	10	set	200.00	\$ 2,000	
COVID 19						<i>see below</i>
Hand Wash Stations	1	1	ea.	550.00	\$ 550	
Signage	2	-	ls.	1,000.00	\$ -	
Temperature Readers	1	-	ea.	125.00	\$ -	
Soap Dispensers	3	12	mo.	25.00	\$ 900	
Job Office- PPE: Mask, sanitizer, gloves	1	-	mo.	50.00	\$ -	
UTILITIES						<i>see below</i>
Construction Power - Meter and Pole Install for Trailer	1	1	ea.	4,500.00	\$ 4,500	
Construction Power - Site Lighting Install for Trailer	1	-	ea.	1,200.00	\$ -	Included Div 26
Water Consumption - Water Line Installation for Trailer	1	-	ls.	1,500.00	\$ -	Included Div 22
Internal Networking Hub - Intranet Installation	1	-	ls.	800.00	\$ -	
Construction Electric Power - Monthly	1	12	mo.	350.00	\$ 4,200	Monthly electric
Water Consumption - Monthly	1	12	mo.	225.00	\$ 2,700	Monthly water
Internet - Monthly	1	12	mo.	150.00	\$ 1,800	Monthly internet
Field Office Security System - Monthly	1	-	mo.	120.00	\$ -	Monthly security system
HOISTING						<i>see below</i>
Stair Scaffolding	1	3	mo.	2,000.00	\$ 6,000	
					\$ -	
EQUIPMENT			ls.		\$ -	
Utility Cart - Used	1	-	ea.	5,000.00	\$ -	
Mechanical Lull / Lift / Hoisting	1	-	mo.	4,500.00	\$ -	
Mechanical Lull & Cart Fuel and Maintenance	1	-	mo.	500.00	\$ -	
SCHEDULING						<i>see below</i>
Scheduling Set-Up	-	1	ea.	3,742.00	\$ -	
Scheduling Updates	-	6	mo.	450.00	\$ -	
MISC. REQUIREMENTS						<i>see below</i>
Ribbon Ceremony	-	1	ls.	-	\$ -	
Project Closeout	-	1	ls.	1,850.00	\$ -	
TOTAL GENERAL CONDITIONS					\$ 90,970	

Oceana Coffee
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THE MORGANTI GROUP INC.

SECTION- 7
3/9/2023
FINAL

ALLOWANCES

Allowance Number	Description		Amount of Allowance	Amount Utilized in GMP
1	Exterior Stairs	Exterior of building (either from bldg or deck)	\$ 45,000	\$ 45,000.00
2	Exterior Stairs	Cage or enclosure	\$ 45,000	\$ 45,000.00
3	Exterior Deck	Hollow Core Precast Concrete (1,600 SF) ~ 30'x53'	\$ 73,125	\$ 73,125.00
4	Exterior Deck	Railing. Qnty- 115'	\$ 34,500	\$ 34,500.00
5	Screen Wall	Exterior landscaped screen wall	\$ 20,000	\$ 20,000.00
6	Glass Cladding	Exterior coffee bean graphics. Additional details and specifications need to be provided.	\$ 96,750.00	\$ 96,750.00
7	Pavers	Additional details, color selection, shape selection, and specifications need to be provided.	\$ 30,000.00	\$ 30,000.00
8	Walkway Covers	Walkway cover or awning for the west side of the building at the 1st floor.	\$ 58,575.00	\$ 58,575.00
9	Sealed Concrete	Sealed concrete in lieu of polished concrete. Additional details and specifications need to be provided.	\$ 32,390.00	\$ 32,390.00
10	Hardware	Allowance of \$500 per door. Specifications were not provided.	\$ 15,975.00	\$ 15,975.00
11				\$ -
12				\$ -
13				\$ -
14				\$ -
15				\$ -
16				\$ -
17				\$ -
18				\$ -
TOTAL Allowances included in GMP:				\$ 451,315.00

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SECTION- 8
3/9/2023
FINAL

Value Engineering

Value Engineering Num	Scope	Description
1	ACT Ceiling	Deleted ACT Ceilings from project. Only rooms to received ACT are: 101C, 101B,103A.
2	Concrete	Delete detail 12/S3.0. Install CMU in lieu of Cast in Place Over-hang.
3	Concrete	Delete detail 11/S3.1. Install CMU in lieu of Cast in Place.
4	Corner Guards	Delete- Corner Guards
5	Electrical	Delete- Generator.
6	Electrical	MC Cable in lieu of EMT for branch power to lighting and devices.
7	Electrical	MC Cable in lieu of EMT for Power Feeder Cables.
8	Electrical	Change the compression fittings to set screw fittings.
9	Elevator	Include a 3500 lb. capacity elevator.
10	Flooring	Sealed concrete in lieu of polished concrete.
11	General	Delete - Roof Top features. Including: outdoor seating- 300, Stairs- S301/S302, Lobby 302, Corridor/Gazebo- 301, and Restrooms 302/303.
12	General	Delete- Building structure back to column line H. Building will be constructed from column line
13	HVAC	Fiberglass ductwork in lieu sheet metal ductwork.
14	Plumbing	Pex piping in lieu of copper piping.
15	Plumbing	PVC piping in lieu of cast iron piping.
16	Railing	Delete- Railing from roof top.
17	RFP	Delete- FRP from the project.
18	Tile	Tile only included in restrooms. Only tile flooring and cove base. No tile wainscot.
19	Walls	2nd Floor: walls will only be finished to 8' AFF.
20	Walls	1st Floor: no framing, finish, drywall, or insulation on exterior walls.
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22		
23		

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SECTION- 9
3/9/2023
FINAL

BASIS OF COST, ASSUMPTIONS and CLARIFICATIONS

Item	Div	Scope	Description
1	00	Asbestos	Any asbestos, lead or hazardous material abatement, removal or survey shall be provided by the
2	00	As-Builts	AutoCAD and CADD as built drawings are excluded. Red line drawings will be turned over to the designer of record at project completion.
3	00	Builder's Risk	The cost of Builder's Risk insurance premiums and deductibles are not included in the GMP and shall be provided by the Owner.
4	00	County Fees	County impact fees are excluded.
5	00	Material Test & Inspections	GMP includes testing for compaction and concrete cylinders.
6	00	Permit Fees	All permit fees, inspection fees and utility connection fees are excluded.
7	00	Threshold	The cost for a threshold and/or resident inspector is not included.
8	00	Power & Utilities	Permanent power during construction shall be paid for by the Owner directly to the utility provider. The GMP is based on utilizing existing utility services available at the site for temporary construction utilities.
9	00	Staff Billing	Staff costs shall be paid in 12 equal and consecutive payments starting with the first pay application.
10	00	Escalation Contingency	The GMP includes an Escalation Contingency as a result of the current market conditions experiencing significant inflation. Should actual cost escalations exceed the contingency amount, they shall be funded by construction contingency, other available GMP budget if any, and/or by Owner change order.
11	00	Allowances	Allowances have been included in the GMP for certain elements where a complete design has not been provided. Should actual costs of the allowance items exceed the allowance amount, then either the design will be modified to meet the allowance amount, or the additional costs will be funded by construction contingency, other available GMP budget if any, and/or by Owner change order. Refer to Allowance Log for details of allowances.
12	00	Material Storage	As a result of worldwide supply chain disruptions as a result of the pandemic and current market demand, the Owner shall fund any deposits required by material suppliers if encountered. Additionally, offsite stored materials shall be allowed and paid for by the Owner as if the materials were stored onsite if necessary to ensure materials are available in order to meet the construction schedule.
13	00	Kitchens	GMP only includes (11) kitchens. Kitchens included are: 205, 206, 211, 212, 215, 216, 217, 218, 219, 220, 221.
14	00	Substantial Completion	Substantial completion shall be achieved within (12) months from receiving all permits. Additionally, substantial completion is subject to equipment and material availability.
15	08	Doors	GMP includes doors sizes as 3'x7'. Hollow metal, 1-3/4 impact flush, 18GA. Frames: Hollow metal drywall knock-down.
16	08	Hardware	GMP includes \$500 for each set of hardware per door. Q-30.
17	08	Roll-up Doors	GMP includes all roll-up doors as manual operated. Color- Gray
18	08	Windows	GMP includes budget of \$1,500 for the drive-thru window. Additional details and specifications need to be provided.
19	10	Signage- Rooms	Budget amount of \$6,240 was provided in the proposal. Additional details and specifications need to be provided.
20	10	Signage- Marque	GMP does not include any marque or site signage.
21	10	Fire Extinguisher	Budget amount of \$4,500 was provided for a quantity of (9) fire extinguishers in the proposal. Final count to be determined by local inspector.
22	11	Appliances	All appliances shall be furnished by the Owner.
23	11	Food Service	GMP does not include any food service equipment. Including but not limited to: food service equipment, stainless steel counters and shelving, hoods, exhaust fans for hoods, ansul systems for hoods or equipment, ductwork for hoods, sinks in food service area, sinks in the kitchens, fire extinguisher in kitchen area, freezers/coolers.
24	12	Planters	The GMP does not include any planters.
25	12	Site Furnishings	All site furnishings shall be furnished and installed by the Owner.
26	12	Clocks	All clocks shall be furnished and installed by the Owner.
27	14	Elevator	GMP includes a 3500 lb. capacity elevator.
28	21	Fire Pumps	GMP does not include any fire pumps as none are shown on the drawings.
29	22	Gas	Owner is responsible for contracting directly with gas supplier. Gas supplier will need to cap the existing service and provide new service to the new building.
30	27	Low Voltage	GMP does not include any low voltage systems. Including but not limited to: data, phone, security, access control, audio, or TV.
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SECTION- 13
3/9/2023
FINAL

STAFFING

ITEM #	POSITION OR TITLE OF STAFF	UTILIZATION RATE	QTY IN MONTHS	UNIT PRICE	TOTAL LABOR	BURDEN RATE	TOTAL RATE
Contruction							
1	Morganti- Executive	0.05	12.00	\$ 16,500	\$ 9,900	1.4200	\$ 14,058.00
2	Morganti- Sr. Project Manager	0.00	12.00	\$ 11,700	\$ -	1.4200	\$ -
3	Morganti- Project Manager	0.50	12.00	\$ 11,700	\$ 70,200	1.4200	\$ 99,684.00
4	Morganti- Asst. Project Manager	0.00	12.00	\$ 7,500	\$ -	1.4200	\$ -
5	Morganti- Lead Superintendent	1.00	12.00	\$ 11,700	\$ 140,400	1.4200	\$ 199,368.00
6	Morganti- Superintendent #2	0.00	12.00	\$ 11,700	\$ -	1.4200	\$ -
8	Morganti- Project Administrator	0.50	12.00	\$ 6,000	\$ 36,000	1.4200	\$ 51,120.00
SUBTOTAL:							\$ 364,230.00
Close Out							
1	Morganti- Executive	0.05	1.00	\$ 16,500	\$ 825	1.4200	\$ 1,171.50
2	Morganti- Project Manager	0.50	1.00	\$ 11,700	\$ 5,850	1.4200	\$ 8,307.00
3	Morganti- Superintendent #1	0.50	1.00	\$ 11,700	\$ 5,850	1.4200	\$ 8,307.00
4	Morganti- Project Administrator	0.50	1.00	\$ 6,000	\$ 3,000	1.4200	\$ 4,260.00
SUBTOTAL:							\$ 22,045.50
TOTAL STAFF COST:							\$ 386,275.50

One A Architecture
Lake Park Kitchens AKA Oceana Coffee

List of Drawings
March 2023

Permit - DRAWING LOG

10/5/2021					<u>SUBSOIL INVESTIGATION REPORT</u>	<u>TITLE</u>
X					Federal Engineering & Testing, Inc.	Subsoil Investigation Report. Project: Proposed 2-Story Building. Address: 131 10 th Street, Lake Park, FL 33403

Permit Set Drawings: 09/20/22	Addendum 08: 11/21/22				<u>GENERAL</u>	<u>TITLE</u>
X					T-001	COVER SHEET
X					T-002	INDEX OF DRAWINGS

Permit Set Drawings: 09/20/22	Addendum 08: 11/21/22				<u>BOUNDARY & TOPOGRAPHIC SURVEY</u>	<u>TITLE</u>
X					SHEET 1 OF 1	LOTS 19-30, BLOCK 79

Permit Set Drawings: 09/20/22	Addendum 08: 11/21/22				<u>PAVING, GRADING & DRAINAGE PLANS</u>	<u>TITLE</u>
X					PCS-1	COVER SHEET
X					PD-1	PAVING, GRADING & DRAINAGE SITE PLAN
X					PD-2	PAVING, GRADING & DRAINAGE DETAILS
X					PD-3	PAVING, GRADING & DRAINAGE DETAILS
X					SM-1	SIGNING & MARKING PLAN

One A Architecture
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List of Drawings
March 2023

X					SWPP-1	STORMWATER POLLUTION PREVENTION
X					SWPP-2	N.P.D.E.S. NOTES
X					SWPP-3	EROSION CONTROL DETAILS

Permit Set Drawings: 09/20/22	Addendum 08: 11/21/22				<u>WATER & SEWER PLANS</u>	<u>TITLE</u>
X					WCS-1	COVER SHEET
X					WS-1	SITE PLAN
X					WS-2	DETAILS
X					WS-3	DETAILS

Permit Set Drawings: 09/20/22	Addendum 08: 11/21/22				<u>LANDSCAPE</u>	<u>TITLE</u>
X					L-200	TREE DISPOSITION PLAN AND TABLE
X					L-210	LANDSCAPE PLAN
X					L-210A	ROOF DECK LANDSCAPE PLAN
X					L-211	LANDSCAPE PLAN AND DETAILS
X					L-300	IRRIGATION PLAN
X					L-300A	ROOF DECK IRRIGATION PLAN
X					L-301	IRRIGATION DETAILS
X					L-302	IRRIGATION NOTES

Permit Set Drawings: 09/20/22	Addendum 08: 11/21/22	VE Option: Email from One A 02/15/23			<u>ARCHITECTURE</u>	<u>TITLE</u>
X	X				AS-001	DEMO PLAN
X					AS-100	SITE PLAN
X	X				LS-101	FIRST FLOOR LIFE SAFETY PLAN
	X				LS-102	SECOND FLOOR LIFE SAFETY PLAN
	X				LS-103	ROOF LIFE SAFETY PLAN
X	X	X			A-101	FIRST FLOOR
X	X	X			A-102	SECOND FLOOR

One A Architecture
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List of Drawings
March 2023

X	X	X		A-103	ROOF
X	X			A-201	EXTERIOR ELEVATIONS
X	X			A-301	ENLARGED RESTROOM PLAN AND INT. ELEVATIONS
X				A-401	FIRST FLOOR REFLECTED CEILING PLAN
X	X			A-402	SECOND FLOOR REFLECTED CEILING PLAN
X	X			A-501	ENLARGED STAIR #1 AND #2
X				A-502	HANDRAIL, GUARDRAIL DET.
X	X			A-503	ENLARGED ELEVATOR PLANS & SECTION
X	X			A-601	BUILDING SECTIONS
X	X			A-602	BUILDING WALL SECTIONS
X				A-701	WALL TYPES
X				A-702	ROOFING DETAILS
X	X			A-801	DOOR AND FINISH SCHEDULES
X				A-802	DOOR JAMB DETAILS
X				A-803	STOREFRONT AND WINDOW ELEV. AND SCHEDULE

Permit Set Drawings: 09/20/22	Addendum 08: 11/21/22	VE Option: Email from One A 02/15/23		<u>STRUCTURAL</u>	<u>TITLE</u>
	X			S0.0	GENERAL NOTES
X	X			S0.1	GENERAL NOTES & WIND PRESSURES
X	X			S1.0	FOUNDATION PLAN
X	X			S1.1	SECOND FLOOR PLAN
X	X			S1.2	ROOF & HIGH ROOF PLAN
X	X			S2.0	SECTIONS & DETAILS
X	X			S3.0	SECTIONS & DETAILS
X	X			S3.1	SECTIONS & DETAILS
X	X			S4.0	SCHEDULES & GENERAL NOTES

Permit Set Drawings: 09/20/22	Addendum 08: 11/21/22	VE Option: Email from One A 02/15/23		<u>MECHANICAL</u>	<u>TITLE</u>
X				M-1	GENERAL NOTES AND LEGEND
X				M-2	SCHEDULES
X	X			M-3	SCHEDULES

One A Architecture
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List of Drawings
March 2023

X				M-4	FIRST FLOOR PLAN
X				M-5	SECOND FLOOR PLAN
X	X			M-6	ROOF PLAN
X				M-7	DETAILS
X				M-8	DETAILS
X				M-9	DETAILS
X				M-10	SPECIFICATIONS
X				M-11	SPECIFICATIONS

Permit Set Drawings: 09/20/22	Addendum 08: 11/21/22				HOOD	TITLES
X					AFS-1	GREASE HOOD ITEM 50
X					AFS-2	GREASE HOOD ITEM 100
X					AFS-3	GREASE HOOD ITEM 200
X					AFS-4	GREASE EXHAUST FAN DETAILS
X					AFS-5	TEMPERED MUA DETAILS KSF-50-100
X					AFS-6	TEMPERED MUA DETAILS KSF-200
X					AFS-7	VARIABLE VOLUME CONTROLS ITEM 50 &100
X					AFS-8	VARIABLE VOLUME CONTROLS ITEM 200

Permit Set Drawings: 09/20/22	Addendum 08: 11/21/22	VE Option: Email from One A 02/15/23			ELECTRICAL	TITLES
X					E-1	NOTES, INDEX, AND LEGEND
X					E-2	ELECTRICAL SCHEDULES
X					E-3	ELECTRICAL SITE PLAN
X					E-4	FIRST FLOOR LIGHTING PLAN
X					E-5	SECOND FLOR LIGHTING PLAN
X					E-6	FIRST FLOOR POWER PLAN
X	X				E-7	SECOND FLOOR POWER PLAN
X					E-8	FIRST FLOOR SYSTEMS PLAN
X					E-9	SECOND FLOOR SYSTEMS PLAN
X					E-10	ENLARGED SMALL KITCHEN PLAN
X					E-11	ENLARGED LARGE KITCHEN PLAN
X					E-12	ENLARGED RETAIL KTICHEN PLAN

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List of Drawings
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X	X			E-13	ELECTRICAL ROOF PLAN
X				E-14	ON-LINE DIAGRAM
X				E-15	LIGHTING CONTROL RISER DIAGRAM
X				E-16	FIRE ALARM RISER DIAGRAM
X				E-17	COMMUNICATIONS RISER DIAGRAM
X	X	X		E-18	PANEL BOARD SCHEDULES
X				E-19	PANEL BOARD SCHEDULES
X				E-20	DETAILS
X				E-21	DETAILS
X				E-22	SPECS.
X				E-23	SPECS.
X				E-24	SPECS.

Permit Set Drawings: 09/20/22	Addendum 08: 11/21/22	VE Option: Email from One A 02/15/23			PLUMBING	TITLE
X					P-1	LEGEND & GENERAL NOTES
X	X				P-2	SCHEDULE
X	X				P-3	FIRST FLOOR PLAN
X	X				P-4	SECOND FLOOR PLAN
X	X	X			P-5	ROOF PLAN
X		X			P-6	ENLARGED PLAN
X					P-7	ENLARGES PLAN
X					P-8	RISER
X					P-9	RISER
X					P-10	DETAILS
X	X				P-11	DETAILS
X					P-12	SPECS.
X					P-13	SPECS.
X					P-14	SPECS.

Permit Set Drawings: 09/20/22	Addendum 08: 11/21/22	VE Option: 02/16/23				FIRE PROTECTION	TITLE
X						FP-1	LEGEND & GENERAL NOTES
X						FP-2	FIRST FLOOR
X						FP-3	SECOND FLOOR

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List of Drawings
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X					FP-4	ROOF PLAN
X					FP-5	DETAILS
X					FP-6	DETAILS
X					FP-7	SPECS.

Permit Set Drawings: 09/20/22						
					<u>KITCHEN DRAWINGS</u>	<u>TITLE</u>
	X				COV.	COVER SHEET
	X				K1-1.0	OVERALL EQUIPMENT PLAN
	X				K1-1.1	1 ST FLOOR EQUIPMENT PLAN & SCHEDULE
	X				K1-1.2	2 ND FLOOR EQUIPMENT PLAN
	X				K1-1.3	2 ND FLOOR EQUIPMENT SCHEDULE
	X				K1-2.0	ELECTRICAL PLAN
	X				K1-3.0	PLUMBING PLAN
	X				K1-4.0	SPECIAL CONDITIONS PLAN
	X				K1-5.0	ELEVATIONS
X				K1-5.1	ELEVATIONS	