



# AIA® Document A133® – 2019 Exhibit A

## Guaranteed Maximum Price Amendment

This Amendment dated the 29<sup>th</sup> 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 17<sup>th</sup> 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 10<sup>th</sup> 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 10<sup>th</sup> 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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Init.

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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



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:

Frances Brandt

OWNER CIDC86421DB4E1FD475...

Frances Brandt  
Director of Operations  
(Printed name and title)

DocuSigned by:

Stephen Sines

CONSTRUCTIONC68C977860B042E...

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       |
|-----------------------------------------------------------|--------------------------------------|-------------------|-----------------------------------------------|------------------------------|
| <b>DIVISION 010000: General Requirements</b>              |                                      |                   | <b>\$ 18,150</b>                              | <b>\$ 18,150</b>             |
| 1A                                                        | Testing                              | Universal         | \$ 10,500                                     | \$ 10,500                    |
| 1C                                                        | Cleaning: Progress & Final           | Magic Touch       | \$ 7,650                                      | \$ 7,650                     |
|                                                           |                                      |                   |                                               |                              |
| <b>DIVISION 020000: Existing Conditions</b>               |                                      |                   | <b>\$ 64,416</b>                              | <b>\$ 64,416</b>             |
| 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                     |
|                                                           |                                      |                   |                                               |                              |
| <b>DIVISION 030000: Concrete</b>                          |                                      |                   | <b>\$ 952,623</b>                             | <b>\$ 952,623</b>            |
| 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 |
|                                                           |                                      |                   |                                               |                              |
| <b>DIVISION 040000: Masonry</b>                           |                                      |                   | <b>\$ -</b>                                   | <b>\$ -</b>                  |
| 4A                                                        | CMU: Building                        |                   | Div 3A                                        | Div 3A                       |
| 4E                                                        | CMU: Site- Dumpser                   |                   | Div 3A                                        | Div 3A                       |
|                                                           |                                      |                   |                                               |                              |
| <b>DIVISION 050000: Metals</b>                            |                                      |                   | <b>\$ 698,594</b>                             | <b>\$ 698,594</b>            |
| 5A                                                        | Structural Steel & Decking           | East Coast        | \$ 698,594                                    | \$ 698,594                   |
| 5B                                                        | Railing- SST Cable on Roof           |                   | \$ -                                          | \$ -                         |
|                                                           |                                      |                   |                                               | \$ -                         |
| <b>DIVISION 060000: Wood, Plastics &amp; Composites</b>   |                                      |                   | <b>\$ 5,000</b>                               | <b>\$ 5,000</b>              |
| 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                 |
|                                                           |                                      |                   |                                               |                              |
| <b>DIVISION 070000: Thermal &amp; Moisture Protection</b> |                                      |                   | <b>\$ 151,607</b>                             | <b>\$ 151,607</b>            |
| 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                       |
|                                                           |                                      |                   |                                               |                              |
| <b>DIVISION 080000: Openings</b>                          |                                      |                   | <b>\$ 332,497</b>                             | <b>\$ 332,497</b>            |
| 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                    |
|                                                           |                                      |                   |                                               |                              |
| <b>DIVISION 090000: Finishes</b>                          |                                      |                   | <b>\$ 491,807</b>                             | <b>\$ 491,807</b>            |
| 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 |
|----------------------------------------------|-----------------------------------------|--------------------|------------------------|------------------------|
| <b>DIVISION 100000: Specialties</b>          |                                         |                    | <b>\$ 86,029</b>       | <b>\$ 86,029</b>       |
| 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               |
|                                              |                                         |                    |                        |                        |
| <b>DIVISION 110000: Equipment</b>            |                                         |                    | <b>\$ -</b>            | <b>\$ -</b>            |
| 11A                                          | Food Services & Equipment               |                    | By Owner               | By Owner               |
| 11B                                          | Hoods: Furnish, Install, Ansul          |                    | By Owner               | By Owner               |
| 11C                                          | Appliances                              |                    | By Owner               | By Owner               |
|                                              |                                         |                    |                        |                        |
| <b>DIVISION 120000: Furnishings</b>          |                                         |                    | <b>\$ -</b>            | <b>\$ -</b>            |
| 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               |
|                                              |                                         |                    |                        |                        |
| <b>DIVISION 130000: Special Construction</b> |                                         |                    | <b>\$ -</b>            | <b>\$ -</b>            |
| 13A                                          | Metal Building                          |                    | None per Base Proposal | None per Base Proposal |
|                                              |                                         |                    |                        |                        |
| <b>DIVISION 140000: Conveying Equipment</b>  |                                         |                    | <b>\$ 102,000</b>      | <b>\$ 102,000</b>      |
| 14A                                          | Elevators                               | Schindler Elevator | \$ 102,000             | \$ 102,000             |
|                                              |                                         |                    |                        |                        |
| <b>DIVISION 210000: Fire Suppression</b>     |                                         |                    | <b>\$ 80,620</b>       | <b>\$ 80,620</b>       |
| 21A                                          | Fire Suppression                        | American Eagle     | \$ 80,620              | \$ 80,620              |
|                                              |                                         |                    |                        | \$ -                   |
| <b>DIVISION 220000: Plumbing</b>             |                                         |                    | <b>\$ 593,512</b>      | <b>\$ 593,512</b>      |
| 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               |
|                                              |                                         |                    |                        |                        |
| <b>DIVISION 230000: HVAC Systems</b>         |                                         |                    | <b>\$ 550,226</b>      | <b>\$ 550,226</b>      |
| 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               |
|                                              |                                         |                    |                        |                        |
| <b>DIVISION 260000: Electrical Systems</b>   |                                         |                    | <b>\$ 1,056,640</b>    | <b>\$ 1,056,640</b>    |
| 26A                                          | Electrical & Fire Alarm                 | Stryker            | \$ 1,056,640           | \$ 1,056,640           |
| 26B                                          | Generator                               |                    | Div 26A                | Div 26A                |
| 26C                                          | Lightning Protection                    |                    | Not Included           | Not Included           |
|                                              |                                         |                    |                        | \$ -                   |
| <b>DIVISION 270000: Low Voltage</b>          |                                         |                    | <b>\$ -</b>            | <b>\$ -</b>            |
| 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  
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THE MORGANTI GROUP INC.

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## GENERAL CONDITIONS

| ITEM DESCRIPTION                              | Utilization Rate | QTY. | Unit | Unit Cost | Cost      | Remarks                |
|-----------------------------------------------|------------------|------|------|-----------|-----------|------------------------|
| <b>LAYOUT</b>                                 |                  |      | ls.  |           | \$ -      | see below              |
| Layout Partitions                             |                  |      | sf.  |           | \$ -      | by trades              |
| Independent Surveyor                          | 1                | -    | ls.  | -         | \$ -      | Div 02                 |
| Ground penetrating radar                      | 1                | -    | ls.  | 5,000.00  | \$ -      |                        |
| As-Built Survey                               | -                | 1    | ls.  | 25,000.00 | \$ -      | by trades              |
| <b>TESTING AND COMMISSIONING</b>              |                  |      |      |           |           | see below              |
| Third Party Testing & Inspections             | 1                | 1    | ls.  | -         | \$ -      | by owner               |
| Fundamental Commissioning & LEED for schools  | 1                | 1    | ls.  | -         | \$ -      | not required           |
| Theshold Inspector                            | 1                | 1    | ls.  | -         | \$ -      | by owner               |
| <b>TEMPORARY FACILITIES</b>                   |                  |      |      |           |           | see below              |
| 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  |                        |
| <b>TEMPORARY CONSTRUCTION</b>                 |                  |      |      |           |           | see below              |
| Temporary Fence / 6' Windscreen - Rent        | 1                | -    | lf.  | 13.00     | \$ -      | Included in Div 32     |
| Temporary Job Fence Repair / Relocation       | 1                | -    | lf.  | 3.00      | \$ -      | Included in Div 32     |
| Job Signs                                     | 1                | 1    | ls.  | 1,500.00  | \$ 1,500  |                        |
| Field Office Security System                  | -                | 6    | mo.  | 120.00    | \$ -      |                        |
| <b>SITE SECURITY</b>                          |                  |      |      |           |           |                        |
| Security Guard                                | 1                | -    | mo.  | 6,000.00  | \$ -      |                        |
| <b>CLEAN UP</b>                               |                  |      |      |           |           | see below              |
| Final Cleaning                                | 1                | -    | ls.  | -         | \$ -      | included in Div 01     |
| 20 YD - Dumpster                              | 1                | 30   | ld.  | 535.00    | \$ 16,050 |                        |
| <b>TEMPORARY LABOR (Non Cleaning)</b>         | -                | -    |      | -         | \$ -      | see below              |
| Temporary Construction Labor (Non Cleaning)   | 1.00             | 0.25 | ls   | 10,000.00 | \$ 2,500  |                        |
| <b>PERMIT &amp; IMPACT FEES</b>               | -                | -    |      | -         | \$ -      | excluded               |
| <b>SUPPLIES</b>                               |                  |      |      |           |           | see below              |
| Office Supplies                               | 1                | 12   | mo.  | 300.00    | \$ 3,600  |                        |
| Project Management Bluebeam Software Licenses | 1                | 1    | ea.  | 500.00    | \$ 500    | per license, one time  |
| Viewpoint Construction Management Program     | 2                | 12   | mo.  | 100.00    | \$ 2,400  | per license, per month |
| E-Builder Construction Management Program     |                  | 18   | ea.  | 1,600.00  | \$ -      | per license, per year  |
| 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     | \$ -      |                        |



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## 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  |                         |
| <b>COVID 19</b>                                         |                  |      |      |           |           | <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     | \$ -      |                         |
| <b>UTILITIES</b>                                        |                  |      |      |           |           | <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 |
| <b>HOISTING</b>                                         |                  |      |      |           |           | <i>see below</i>        |
| Stair Scaffolding                                       | 1                | 3    | mo.  | 2,000.00  | \$ 6,000  |                         |
|                                                         |                  |      |      |           | \$ -      |                         |
| <b>EQUIPMENT</b>                                        |                  |      | 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    | \$ -      |                         |
| <b>SCHEDULING</b>                                       |                  |      |      |           |           | <i>see below</i>        |
| Scheduling Set-Up                                       | -                | 1    | ea.  | 3,742.00  | \$ -      |                         |
| Scheduling Updates                                      | -                | 6    | mo.  | 450.00    | \$ -      |                         |
| <b>MISC. REQUIREMENTS</b>                               |                  |      |      |           |           | <i>see below</i>        |
| Ribbon Ceremony                                         | -                | 1    | ls.  | -         | \$ -      |                         |
| Project Closeout                                        | -                | 1    | ls.  | 1,850.00  | \$ -      |                         |
| <b>TOTAL GENERAL CONDITIONS</b>                         |                  |      |      |           | \$ 90,970 |                         |



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## 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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## 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.                                                                |
| 21                    |               |                                                                                                                                         |
| 22                    |               |                                                                                                                                         |
| 23                    |               |                                                                                                                                         |



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## **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.                                                                                                                                                                                                                                                                                                                  |
| 31   |     |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 32   |     |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 33   |     |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 34   |     |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 35   |     |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 36   |     |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 37   |     |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |



| ITEM #             | POSITION OR TITLE OF STAFF      | UTILIZATION RATE | QTY IN MONTHS | UNIT PRICE | TOTAL LABOR | BURDEN RATE | TOTAL RATE    |
|--------------------|---------------------------------|------------------|---------------|------------|-------------|-------------|---------------|
| <b>Contruccion</b> |                                 |                  |               |            |             |             |               |
| 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 |
| <b>Close Out</b>   |                                 |                  |               |            |             |             |               |
| 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 |  |  |  |  | <b><u>SUBSOIL<br/>INVESTIGATION<br/>REPORT</u></b> | <b><u>TITLE</u></b>                                                                                                         |
| <b>X</b>  |  |  |  |  | Federal Engineering & Testing, Inc.                | Subsoil Investigation Report. Project: Proposed 2-Story Building. Address: 131 10 <sup>th</sup> Street, Lake Park, FL 33403 |
|           |  |  |  |  |                                                    |                                                                                                                             |

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

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

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



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

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

|                                  |                          |  |  |  |                         |                                 |
|----------------------------------|--------------------------|--|--|--|-------------------------|---------------------------------|
| Permit Set<br>Drawings: 09/20/22 | Addendum 08:<br>11/21/22 |  |  |  | <b><u>LANDSCAPE</u></b> | <b><u>TITLE</u></b>             |
| 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<br>Drawings: 09/20/22 | Addendum 08:<br>11/21/22 | VE Option: Email<br>from One A<br>02/15/23 |  |  | <b><u>ARCHITECHTURE</u></b> | <b><u>TITLE</u></b>           |
| 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                  |



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



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|---|---|--|--|------|-------------------|
| 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<br>Drawings: 09/20/22 | Addendum 08:<br>11/21/22 |  |  |  | <b>HOOD</b> | <b>TITLES</b>                            |
| 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<br>&100 |
| X                                |                          |  |  |  | AFS-8       | VARIABLE VOLUME CONTROLS ITEM 200        |

|                                  |                          |                                            |  |  |                   |                              |
|----------------------------------|--------------------------|--------------------------------------------|--|--|-------------------|------------------------------|
| Permit Set<br>Drawings: 09/20/22 | Addendum 08:<br>11/21/22 | VE Option: Email<br>from One A<br>02/15/23 |  |  | <b>ELECTRICAL</b> | <b>TITLES</b>                |
| 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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|---|---|---|--|------|--------------------------------|
| 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<br>Drawings: 09/20/22 | Addendum 08:<br>11/21/22 | VE Option: Email<br>from One A<br>02/15/23 |  | <b><u>PLUMBING</u></b> | <b><u>TITLE</u></b>    |
|----------------------------------|--------------------------|--------------------------------------------|--|------------------------|------------------------|
| 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<br>Drawings: 09/20/22 | Addendum 08:<br>11/21/22 | VE Option:<br>02/16/23 |  |  | <b><u>FIRE PROTECTION</u></b> | <b><u>TITLE</u></b>    |
|----------------------------------|--------------------------|------------------------|--|--|-------------------------------|------------------------|
| X                                |                          |                        |  |  | FP-1                          | LEGEND & GENERAL NOTES |
| X                                |                          |                        |  |  | FP-2                          | FIRST FLOOR            |
| X                                |                          |                        |  |  | FP-3                          | SECOND FLOOR           |



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| X |  |  |  |  | FP-4 | ROOF PLAN |
| X |  |  |  |  | FP-5 | DETAILS   |
| X |  |  |  |  | FP-6 | DETAILS   |
| X |  |  |  |  | FP-7 | SPECS.    |

|                                  |  |  |  |  |                         |                                                 |
|----------------------------------|--|--|--|--|-------------------------|-------------------------------------------------|
| Permit Set<br>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 <sup>ST</sup> FLOOR EQUIPMENT PLAN & SCHEDULE |
| X                                |  |  |  |  | K1-1.2                  | 2 <sup>ND</sup> FLOOR EQUIPMENT PLAN            |
| X                                |  |  |  |  | K1-1.3                  | 2 <sup>ND</sup> 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                                      |