



March 24, 2023

Mr. Dave Martin, Project Manager  
Brevard Public Schools  
1254 S. Florida Ave.  
Rockledge, FL 32955

Subject: Cocoa Beach Jr. / Sr. High School  
Roof Replacement GMP Opinion  
1500 Minutemen Causeway  
Cocoa Beach, FL 32931

Via Email

Dear Mr. Martin:

The purpose of this letter is to address the difference between PBA Design Group's latest rough order of magnitude (ROM) cost submitted to Brevard Public Schools on July 19, 2022 (attached) and the Guaranteed Maximum Price (GMP) submitted by Wharton-Smith, Inc.

After coordinating with Johnathan Wilkes of Wharton-Smith we have determined that the following items were the main contributors to the cost differences:

- Supplemental structural steel for guardrails
- Mechanical – relocation / replacement of chilled water lines.
- Electrical – relocation / replacement of electrical conduit.
- Clerestory windows
- Our ROM did not include construction manager fees, etc.
- The latest ROM was from July 19, 2022, and material prices could have increased.

Johnathan indicated that he will provide more detailed information. Please do not hesitate to contact me with questions or comments.

Cocoa Beach Jr. / Sr. High School Roof Replacement GMP Opinion  
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Thank you,

PBA Design Group, Inc.



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C: Jonathan Wilkes, Howard Piper, File

PBA Design Group, Inc.\Projects\2021\Cocoa Jr.Sr.High \Bidding\GMP\Cocoa Beach Jr. Sr. High



**RECOMMENDED IMPROVEMENTS**

ROOF REPLACEMENTS	Unit	Quantity	Cost	Total
Main Building Low-Slope Roof Replacement	SF	157,400	\$13.94	\$2,194,156
Building 14 Low-Slope Roof Replacement	SF	16,900	\$20.85	\$352,365
Subtotal Roof Replacements (Architectural and Limited Structural)				\$2,546,521

**LOW-SLOPE ROOF COATING & REPAIR**

Building 16 - Auditorium - Coat Low-Slope Roof	SF	18,200	\$4.00	\$72,800
Building 15 - Coat Low-Slope Roof	SF	13,800	\$4.00	\$55,200

**AUDITORIUM ROOF REPAIR**

Building 16 - Auditorium Roof Repair	LS	1	\$10,000.00	\$10,000
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**MISCELLANEOUS OPTIONS**

Replace All Skylights				
60' x 4'	EA	4	\$46,500.00	\$186,000
9' x 4'	EA	8	\$7,000.00	\$56,000
Structural for Infills at 60' Skylights.	EA	1	\$31,000.00	\$31,000
Replace Clerestories at Gym with Partially Glazed Walls	SF	1,600	\$60.00	\$96,000
Insulated Wall at Gym Fascia	SF	1,600	\$15.00	\$24,000
Guardrails Around Openings	LF	200	\$225.00	\$45,000
Mechanical, Electrical, Plumbing	LS	1	\$395,000	\$395,000
Structural (Clerestories)	LS	1	\$26,000	\$26,000

Subtotal				\$3,543,521
Contingency (10%)				\$354,352

<b>Total Recommended Construction:</b>	<b>All Costs Include Material &amp; Labor</b>			<b>\$3,897,873</b>
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**Wharton-Smith Supplemental Information:**

Adjustment to final bid proposals for Mechanical, Electrical, Plumbing	\$629,297
Adjustment to final bid proposal for Structural Steel (Infills, Clerestories & Guardrails)	\$423,943
Subtotal Construction Cost with Adjustments	\$4,951,113
Inflation from July 2022 to April 2023 (3.5%)	\$173,289
Adjusted Recommended Construction Costs (Directs Only)	\$5,124,402
GMP Proposal (Direct Costs)	\$5,128,674
Delta Between adjusted PBA Rough Order Magnitude of Cost to GMP Proposal	\$4,272
\$4,272 of \$5,124,402 direct costs is less than a 1% variance	