

Herman Fung, Project Manager
Attn: CAPITAL IMPROVEMENT PROJECTS OFFICE
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139
305-673-7000 ext. 22577

Re: City of Miami Beach Fire Station #1
Architect's Project No. 1929
Re: Review of Kaufman Lynn's GMP

Dear Mr. Fung:

Wannemacher Jensen Architects, Inc. has reviewed Kaufman Lynn's Guaranteed Maximum Price (GMP dated 08/15/2023) for the above referenced project. We have reviewed it based on the information provided to us. They are in line with the market trend we are experiencing post Covid-19 which has created a condition in the industry where sub-contractors have generally fallen behind schedule due to long lead items, lack of availability on certain materials resulting in not being able to work as fast as they used to pre-pandemic. The construction schedule in the GMP may have been extended from 14 months to 17 months because of labor shortages and saturation of work in the industry making it challenging for general contractors to secure sub-contractors. The cost of some materials has also escalated and are now double and even triple the cost compared to two or three years ago. There is however, a value engineering opportunity in the GMP that should be expected with the relocation of the trees.

In addition to the conditions stated previously, the project cost also increased as a result of the following requirements by the authorities having jurisdiction:

- The vacation of the alley and the relocation of the FPL transformer which required additional Right of Way coordination.
- The project requires to relocate utilities, this will require additional trenching, patching and re-milling of all 3 frontages and 25' beyond streets on both intersections.
- The Historical Preservation Board's request to preserve existing building planters and other existing building features which required additional coordination of the sidewalk along 6th Street to make it code compliant.
- Berms and retaining walls had to be added along the west, south and east property lines in response to Public Work's requirement to retain all stormwater on site.

In conclusion, after considering the current active state of construction overall in South Florida, we feel that the numbers are in line with current pricing structures we are experiencing in other municipal projects. If you have any questions regarding our review of and comments on Kaufman Lynn's GMP, please feel free to call our office.

Sincerely,
Wannemacher Jensen Architects, Inc.

Jason Jensen, AIA, LEED AP

