

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: October 21, 2008

Consent Regular
 Workshop Public Hearing

Department:

Submitted By: Department of Airports

Submitted For:

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve:

- (A) A Construction Manager Authorization for Task No. M-2 under the Construction Manager (CM) at Risk Contract with The Morganti Group, Inc. in the amount of \$2,058,000 for Construction Phase Services to Re-construct the Fixed Base Operator (FBO) Terminal and Maintenance Hangar Building at Palm Beach County Glades Airport (PHK); and
- (B) A Budget Amendment of \$774,553 in the Airports Improvement and Development Fund to establish budget for Florida Department of Transportation (FDOT) Grant Funding and to establish the project expenditure budget of \$2,058,000; including a transfer from Reserves in the amount of \$1,283,447.

Summary: The Department of Airports requested proposals for CM at Risk Services for Miscellaneous Repair, Replacement and Improvement Projects to be completed at Palm Beach International Airport (PBI), Lantana Airport (LNA), North County General Aviation Airport (F45) and Pahokee Airport (PHK). Based on this request, eight (8) proposals were received on October 2, 2007 and two (2) firms were selected. On May 20, 2008 the Board approved contracts with the firms of The Morganti Group, Inc. (R-2008-0850) and David Brooks Enterprises, Inc. (R-2008-0848) to provide these services. Task No. M-1 for The Morganti Group, Inc. was approved by the Board on May 20, 2008 (R-2008-0850.1) in the amount of \$1,089,000. The services provided in this Construction Manager Authorization constitute the second task to be assigned to The Morganti Group, Inc. Task No. M-2 is in the amount of \$2,058,000 and establishes a construction time of 270 Calendar Days. Reserves used for this project were funded by insurance proceeds received for damages incurred by 2004-2005 hurricanes. The Small Business Enterprise (SBE) participation for this Task is .09%. The total SBE contract ^{participation} including Task M-2 is .43%.

Countywide (JCM)

Background and Justification: Approval of this Construction Manager Authorization will provide funds to Re-construct the FBO Terminal and Maintenance Hangar at Palm Beach County Glades Airport that was destroyed during the 2004 and 2005 Hurricanes. Builders Risk Insurance for this project shall be provided under the County's Master Builders Risk Program.

Attachments:

- 1. Three (3) Original CM Authorizations for Task No. M-2 with Contract History
- 2. Budget Amendment

Recommended By: *[Signature]* Department Director 9/25/08 Date

Approved By: *[Signature]* County Administrator 10/14/08 Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2009	2010	2011	2012	2013
Capital Expenditures	\$2,058,000	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues (Grants)	\$(774,553)	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	\$1,283,447	=====	=====	=====	=====
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget? Yes _____ No **X**

Budget Account No: Fund _____ Department _____ Unit _____ Object _____
Reporting Category _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

Approval of this item will result in the receipt of \$774,553 in state grant funding, and the expenditure of \$2,058,000 in the Airports Improvement and Development Fund. Included in this amendment is a transfer from Reserves in the amount of \$1,283,447; which is funded by insurance proceeds.

C. Departmental Fiscal Review: Michael Sumner

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:

Michael White 10-7-08
OFMB 10/30/08

Ar J. Jacob 10/8/08
Contract Dev. and Control

B. Legal Sufficiency:

James C. [Signature] 10/10/08
Assistant County Attorney

This item complies with current County policies.

C. Other Department Review:

Department Director

REVISED 9/03
ADM FORM 01

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT)

CONSTRUCTION MANAGER AUTHORIZATION

PROJECT NAME: Request for Proposals for Construction Manager (CM) at Risk Services for Miscellaneous Repair, Replacement and Improvement Projects for Palm Beach County Department of Airports – Task - No. M-2 FBO/Maintenance Hangar at Glades Airport

PROJECT NUMBER: PB 07-3

**PALM BEACH COUNTY
BOARD OF COMMISSIONERS**

THIS AUTHORIZATION Task No. M-2 to the Agreement dated May 20, 2008 between the COUNTY and the CONSTRUCTION MANAGER, Palm Beach County Project Number PB 07-3 (District 2) identified herein as for the Services described in Item 4 of this Authorization:

- 1. **CONSTRUCTION MANAGER:** The Morganti Group, Inc.
- 2. **ADDRESS:** 1450 Centrepark Blvd., Suite 260
West Palm Beach, FL 33401
- 3. **CONSTRUCTION MANAGER** began developing the Guaranteed Maximum Price (GMP) for the FBO/Maintenance Hangar as directed by the DOA on June 11, 2008. Construction services shall begin work promptly after receipt of an executed copy of this authorization on the requested Services and upon receipt of a Notice-to-Proceed (NTP). Work shall continue with due diligence and shall be substantially completed within 270 Cal Days from the NTP. Failure to complete the work by the timeframes specified, the Owner will suffer damages and will be entitled to LIQUIDATED DAMAGES in the amount of \$1,000/per calendar day past the contract completion date.
- 4. Description of Services to be provided by **CONSTRUCTION MANAGER: Task No. M-2 - Construction Phase Services to Re-build FBO/Maintenance Hangar Building at Palm Beach County Glades Airport (PHK)**. The scope of the work for the project includes Construction of a 8,086sf FBO Terminal and Maintenance hangar as detailed in the construction documents prepared by The LPA Group and referenced in the attached proposal dated August 8, 2008.
- 5. The compensation to be paid **CONSTRUCTION MANAGER** for providing the requested services shall be:
 - A. Lump Sum Fee Not to Exceed \$2,058,000.00.
 - B. Time and Materials fee of a Not-to-Exceed amount of \$_____.
 - C. Reimbursable Expenses capped at \$_____.
 - D. Lump Sum Expenses of \$_____.

This project will be assigned Task No. M-2 with a total cost not to exceed \$2,058,000.00.

All terms of original agreement shall apply to this authorization.

Attachments:

- 1. Cost proposal dated August 8, 2008.
- 2. Schedules 1 & 2 (SBE)

Continued on page 2

CONSTRUCTION MANAGER AUTHORIZATION

Task M2 – page 2

IN WITNESS WHEREOF, this Authorization is accepted this _____ day of _____, 2008, subject to the terms and conditions of the aforementioned Agreement.

CONSTRUCTION MANAGER:
SIGNED: [Signature]
TYPED NAME: GERRY KELLY
TITLE: VICE PRESIDENT
DATE: 9/16/08

COUNTY: _____
SIGNED: _____
TYPED NAME: _____
TITLE: _____
DATE: _____

ATTEST:
SHARON R. BOCK
CLERK AND COMPTROLLER

PALM BEACH COUNTY, FLORIDA, a
Political Subdivision of the State of Florida
BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Addie L. Greene, Chairperson

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY

APPROVED AS TO TERMS AND
CONDITIONS

By: _____
Assistant County Attorney

By: [Signature]
Director, Department of Airports

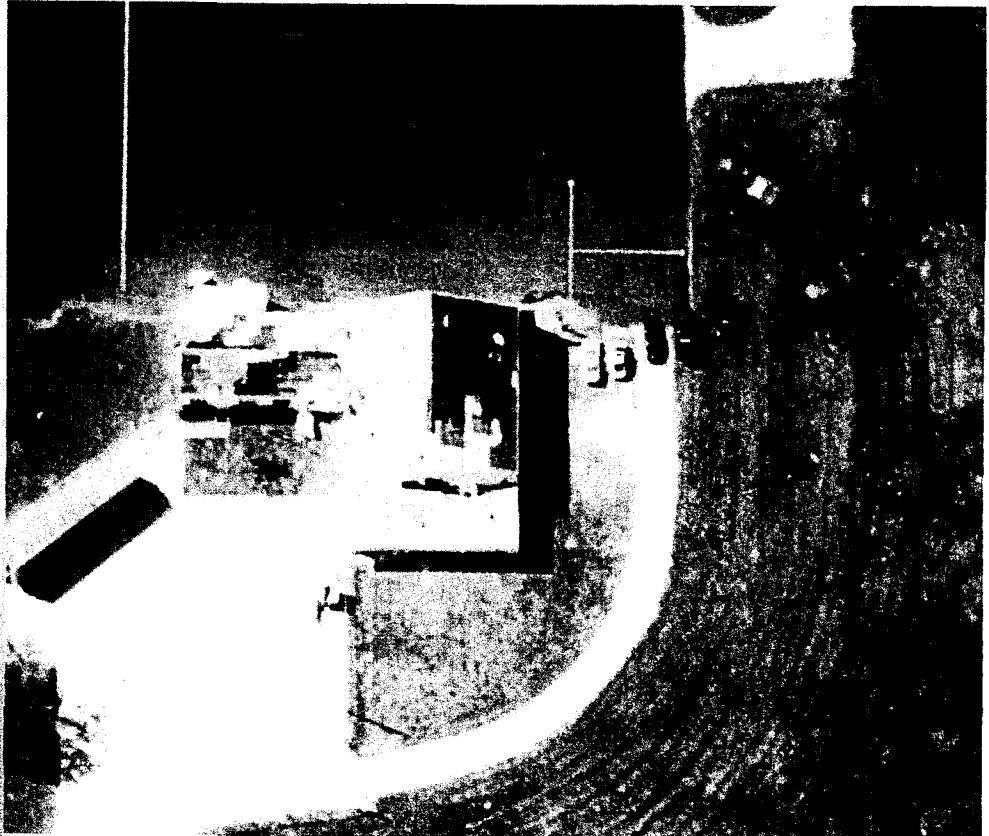


SEPTEMBER 15, 2008

GUARANTEED MAXIMUM PRICE

Rebuild FBO Offices/Maintenance Hanger

PALM BEACH COUNTY DEPARTMENT OF AIRPORTS



THE MORGANTI GROUP, INC.

1450 Centrepark Blvd., Suite 260
West Palm Beach, FL 33401
(561) 689-0200



THE LPA GROUP INC.

2000 Palm Beach Lakes Blvd., Suite 600
West Palm Beach, FL 33409
(561) 686-5130



REBUILD FBO OFFICES/MAINTENANCE HANGER

Table of Contents

Executive Summary	Section 1
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**Palm Beach County Glades Airport
Rebuild FBO Offices/Maintenance Hanger**

Executive Summary

Morganti will provide the Construction Management at Risk services for the Rebuild FBO Offices/Maintenance Hanger located in Pahokee, Florida. Services include preconstruction, assembly of bid packages, subcontractor bidding, site demolition work, new building construction and turnover of the new offices/maintenance hanger.

Site-work includes new landscaping, irrigation, septic tank & leaching fields, fire detention pond, islands, sidewalks, striping and signage. Work includes demolition of existing concrete grade beam, cutting of existing piles and disposal. New piles will be installed along with grade beam walls, exterior ADA ramp to building and fencing with automatic gates.

The new offices/maintenance exterior will be masonry construction with stucco finish, wood trusses with metal roof to match the new hanger building, aluminum storefront and hollow metal doors. The exterior will have a covered porch surrounding three sides of the building. There will be steel metal columns covered with concrete/stucco finish. Aluminum handrails will be used along the covered porch area.

Hanger building exterior will consist of metal panels on CMU wall, Hydro-Swing Hanger Door, attached office lean-to area constructed of metal exterior panels with metal roofing system to match the main hanger metal roofing system. The hanger building also has a pump room lean-to section comprised of the same materials as the office lean-to.

Offices/maintenance interiors will include FBO lobby area, work area space, manager's office, flight plan room, janitor room and bathrooms. Spaces will contain casework, a coffee nook with casework, and maintenance work area with shelving and tool storage boxes.

The main hanger building will have attached office spaces, storage room and a foam pump room with associated foam pumping systems. A main drainage grate will be in the hanger floor center to capture the contents of a foam-water release to be run in an underground line to the detention pond for containment.

The containment system will be controlled with control valves that will isolate and direct foam-water flow upon activation of the system. An oil separator will be installed to control any weep-age on the hanger floor before existing into the sanitary system.

Rebuild FBO/Maintenance Hanger Building

PBCC Department of Airports

Date: August 8, 2008
 Owner: Palm Beach County Commissioners, Department of Airports
 CM: The Morganti Group, Inc.
 Architect: The LPA Group

GMP Summary - Rebuild FBO/Maintenance Hanger Building

Section	Description	Estimated Quantity	Unit	Guaranteed Max Price
02000	Demolition and Site Work	1	ls	\$289,455
03000	Concrete	1	ls	\$251,272
04000	Masonry	1	ls	\$25,120
05000	Structural Metals	1	ls	\$31,050
06000	Carpentry (Included in other Divisions)	1	ls	\$0
07000	Thermal Moisture/Damproofing	1	ls	\$5,000
08000	Doors and Windows	1	ls	\$71,170
09000	Finishes	1	ls	\$79,388
10000	Specialties	1	ls	\$24,026
11000	Equipment	1	ls	\$1,000
12000	Furnishings	1	ls	\$14,507
13000	Special Construction	1	ls	\$277,576
14000	Conveying Systems (Not required.)	1	ls	\$0
15000	Mechanical	1	ls	\$219,696
16000	Electrical Systems	1	ls	\$148,250
	Subtotal - Division 2 - 16			\$1,437,510
	Value Engineering and/or Scope Reduction			\$0
	Subtotal with Value Engineering			\$1,437,510
	General Conditions	1	ls	\$75,000
	Construction Staff	1	ls	\$333,708
	Subtotal			\$1,846,218
	General Liability Insurance and OCP	1	ls	\$31,693
	Builder's Risk (Provided by Owner)	1	ls	\$0
	Performance and Payment Bonds	1	ls	\$21,609
	Subtotal			\$1,899,520
	Owner Contingency			\$35,000
	Overhead and Profit	1	ls	\$123,480
	Total-Lump Sum Amount			\$2,058,000

Rebuild FBO Offices/Maintenance Hanger - Pahokee
 DEPARTMENT OF AIRPORTS PALM BEACH COUNTY
 THE MORGANTI GROUP INC.
 GENERAL CONDITIONS
 100% CONSTRUCTION DOCUMENT PHASE - LPA GROUP DOCUMENTS DATED 1/31/07

8-Aug-08

ITEM DESCRIPTION	Utl'n. Rate	QTY.	Unit	Unit Cost	Subtotal	Total Cost
DIVISION 19 - GENERAL CONDITIONS						
LAYOUT						
Layout Partitions			ls.		\$ -	
Independent Surveyor			sf.	by trades	\$ -	
As-Built Survey			ls.	in 02100	\$ -	
			ls.	in 02100	\$ -	
TEMPORARY FACILITIES						
Field Meeting Trailer			mo.	400.00	\$ -	
Set-up & Removal			ea.	1800.00	\$ -	
Field Office Trailer CM	1	9	mo.	450.00	\$ 4,050	
Set-up & Removal			mo.	1800.00	\$ -	
Field Office Entry Platforms			mo.	40.00	\$ -	
Field Office Entry Platforms	2	9	mo.	40.00	\$ 720	
Field Office Set-Up & Removal	1	1	ls.	1800.00	\$ 1,800	
Septic Holding Tanks - Contractor	1	9	mo.	250.00	\$ 2,250	
Field Office Furniture	1	1	ls.	2500.00	\$ 2,500	
Field Office Janitor Service			mo.	70.00	\$ -	
Job Toolhouse			mo.	n/a	\$ -	
Chemical Toilets - Contractor	2	9	mo	100.00	\$ 1,800	
Septic Holding Tanks - Contractor			mo	n/a	\$ -	
Computer Service Set Up	1	1	ls.	1200.00	\$ 1,200	
FO Computer Network Conn./Cable Access	1	9	mo.	150.00	\$ 1,350	
Internet Access Connection (Provider)	1	9	mo.	100.00	\$ 900	
Field Office Computer Stations - Contractor	1	0	ea.	1250.00	\$ -	
Network Maintenance	1	9	mo.	500.00	\$ 4,500	
TEMPORARY CONSTRUCTION						
Temporary Job Fence / Rent			lf.	in div. 2	\$ -	
Temporary Job Fence Repair / Relocation			lf.	in div. 2	\$ -	
Job Signs	1	1	ls.	1000.00	\$ 1,000	
Temporary Stairs			ls.	1500.00	\$ -	
OSHA Perimeter Protection/Safety			ls.	1250.00	\$ -	
Barricades	1	1	ls.	500.00	\$ 500	
Scaffolding			sf.	by trades	\$ -	
Temporary Partitions			sf.	by trades	\$ -	
Temporary Fire Protection	1	1	ls.	300.00	\$ 300	
Weather Protection			mo.	400.00	\$ -	
Field Office Security System			mo.	120.00	\$ -	
CLEAN UP						
General Cleaning & Misc. Labor			sf	by trades	\$ -	
Final Cleaning			sf	in div. 10	\$ -	
Trash Chutes			fl.	1000.00	\$ -	
20 YD - Dumpster	5	9	mo	425.00	\$ 19,125	
					\$ -	
MISC. PERMITS (allowance)	1	1	ls.	1000.00	\$ 1,000	
Building & Trade Per Permits	1	1		by owner		
TESTING						
	1	1	ls.	by owner		
SUPPLIES						
Office Supplies	1	9	mo.	375.00	\$ 3,375	
Copier Maintenance	1	1	ea.	400.00	\$ 400	
Postage & Overnight Mail	1	9	mo.	275.00	\$ 2,475	
Overnight Mail			mo.	incl.	\$ -	
Safety Supplies	1	9	mo.	50.00	\$ 450	
Drug Test Program	2	1	ea.	75.00	\$ 150	

Rebuild FBO Offices/Maintenance Hanger - Pahokee
 DEPARTMENT OF AIRPORTS PALM BEACH COUNTY
 THE MORGANTI GROUP INC.
 GENERAL CONDITIONS
 100% CONSTRUCTION DOCUMENT PHASE - LPA GROUP DOCUMENTS DATED 1/31/07

8-Aug-08

ITEM DESCRIPTION	Utln. Rate	QTY.	Unit	Unit Cost	Subtotal	Total Cost
Jessica Lunsford Act			ea.	65.00	\$ -	
Uniform SVC - Exposed Personnel			wks.	n/a	\$ -	
Progress Photos	1	9	mo.	120.00	\$ 1,080	
Digital Camera	1	1	ea.	450.00	\$ 450	
Water, Ice & Cups	1	9	mo.	75.00	\$ 675	
First Aid Supplies	1	1	ls.	200.00	\$ 200	
Reproduction Expenses	1	35	set	150.00	\$ 5,250	
As-Built Drawings	1	1	set	500.00	\$ 500	
Final As-Built Survey			ls.	in site survey	\$ -	
Microfilm Construction Documents			ls.	n/a	\$ -	
UTILITIES						
Temporary Wiring			ls.	by trades	\$ -	
Electric Service to Site	1	6	mo	400.00	\$ 2,400	
Electric Service @ Offices	1	9	mo	150.00	\$ 1,350	
Telephone Hookup			ea.	n/a	\$ -	
Job Phone - Contractor w/d			mo.	n/a	\$ -	
Cellular Phones	3	9	mo.	150.00	\$ 4,050	
Job Phone - O/A	1	4	mo.	n/a	\$ -	
Construction Power - Initial	1	1	mo.	by owner		
Construction Power - w/ AC	1	3	mo.	500.00	\$ 1,500	
Checkout Power Consumption			mo.	incl.	\$ -	
Water Consumption	1	9	mo.	90.00	\$ 810	
Water Consumption for all Trailers	1	9	mo.	50.00	\$ 450	
HOISTING						
			ls.	by trades	\$ -	
					\$ -	
EQUIPMENT						
Field Office Equip. - Contractor			ls.		\$ -	
copier large			ea.	n/a	\$ -	
copier small	1	1	ea.	850.00	\$ 850	
printer			ea.	n/a	\$ -	
fax machine	1	1	ea.	500.00	\$ 500	
electric power strips	1	3	ea.	30.00	\$ 90	
Small Tools	1	1	ls.	850.00	\$ 850	
Generator			mo.	1800.00	\$ -	
Job Site Radios			ea.	n/a	\$ -	
SCHEDULING						
			mo.	250.00	\$ -	
MISC. REQUIREMENTS						
Advertising Fees	1	1	ls.	850.00	\$ 850	
Project Closeout	1	1	ls.	3300.00	\$ 3,300	
					\$ -	
SUB TOTAL REIMBURSABLE GENERAL CONDITIONS					\$ 75,000	

Rebuild FBO Offices/Maintenance Hanger Building
 DEPARTMENT OF AIRPORTS PALM BEACH COUNTY
 THE MORGANTI GROUP INC.
 CONSTRUCTION PHASE FEE
 100% CONSTRUCTION DOCUMENT PHASE - LPA GROUP DOCUMENTS DATED 1/31/07

August 8,2008

ITEM #	POSITION OR TITLE OF STAFF	UTILIZATION RATE	QTY IN MONTHS	UNIT PRICE	TOTAL LABOR	LABOR BURDEN RATE	TOTAL BURDEN	TOTAL RATE	
Group 1									
2	Senior Project Manager	0.10	9	\$ 8,000	\$7,200	0.6219	\$4,478	\$11,678	
Group 2									
3	Project Manager	1.00	9	\$ 7,000	\$63,000	0.6219	\$39,180	\$102,180	
4	Superintendent # 1	1.00	9	\$ 8,000	\$72,000	0.6219	\$44,777	\$116,777	
Group 3									
6	Project Coordinator	0.50	9	\$5,610	\$25,245	0.5219	\$13,175	\$38,420	
7	Project Accountant	0.10	9	\$5,500	\$4,950	0.5219	\$2,583	\$7,533	
8	Field Office Secretary	0.50	9	\$4,500	\$20,250	0.5219	\$10,568	\$30,818	
	Office Supplies/Misc Nonreimbursable Expenses	1.00	9	\$700	\$6,300			\$6,300	
	Preconstruction Staff Services	0.01		\$2,000,000				\$20,000	
SUBTOTAL					\$210,947		\$134,227	\$333,708	
							TOTAL STAFF COSTS		\$333,708



MORGANTI

Construction Managers and Design Builders

1450 Centrepark Blvd, Suite 260, West Palm Beach, FL 33401 Phone: 561-689-0200 Fax: 561-202-2249

Rebuild FBO Offices/Maintenance Hanger

Assumptions and Clarifications

1. The GMP does not include permit fees. It is our understanding that any and all required permits will be applied and paid for by the Owner or by other parties.
2. The GMP does not include any costs associated with inspections and/or code, threshold or specialty inspectors of any kind. The Owner will provide all required threshold inspections as well as any inspections and certified inspectors required in association with permits provided by SFWMD, DEP, DERM, DERC, NPDES and all other governing agencies that may be applicable to this project.
3. The GMP does not include any utility fees for the FBO Offices/Maintenance Hanger including but not limited to tap fees or impact fees, or utility services such as underground/overhead power or water. The Owner shall pay for all meters and services.
4. All underground fire lines including fire hydrants, backflow preventors, post indicator valves, fire department connections, double check valves, any other requirements shall be furnished and installed by others including restoration of existing grades, landscaping, any replacement of asphalt or concrete. It is the Construction Manager's understanding this work will be installed as part of the "T" Hanger Contract. The GMP is based on connecting the interior fire protection system to a 6" gate valve installed by others within 5'-0" of the fire pump building. The fire-main installed by others shall be capable of providing 1200 GPM at 45 PSI for the interior fire protection system. The fire pump and well indicated on the drawings is not included in the GMP as a result of the fire main provided by others.
5. Piling pricing was based upon the information supplied with contract documents and soils report. It calls for a Load Test to be done on the existing piles. The load test is priced as a per test cost. Morganti has included one test in the GMP. Any piles that fail to conform to the engineer's design criteria and requirements will be an additional cost to the owner. Owner requirement for third party Certification Company to witness pile installation is not included in the GMP cost and shall be owner provided. Pile Integrity Testing (PIT) is not included in the GMP cost.
6. The GMP does not include costs for under-wing sprinkler fire protection system.
7. All material and assembly testing shall be paid for and provided by the Owner. The Construction Manager will coordinate the work with the Owner's testing contractor.
8. The Owner shall perform any and all removal or abatement services of any environmentally hazardous material existing at the site prior to the start of construction and encountered or discovered during the course of the work.
9. The GMP does not include any cost associated with the removal and/or replacement of any unsuitable subsurface materials.
10. On-site utilities shall be available to and utilized by the Construction Manager. Any costs associated with the consumption of these utilities for construction shall be paid for directly by the Owner. The Construction Manager shall use existing services already on-site.

The Morganti Group, Inc.

1450 Centrepark Blvd., Suite 260, West Palm Beach, FL 33411 Phone: (561) 689-0200 Fax: (561) 689-4774

www.Morganti.com

Connecticut ■ Florida ■ Texas

11. The anticipated construction start date and contract completion date will be determined from the date all necessary permits and the Notice to Proceed have been issued. Once all documents are obtained a mutually agreed upon schedule will be determined for the scope of work.
12. As of the date of the GMP the Owner has not required the Construction Manager to participate in an Owner Provided Insurance Program, therefore it is not included.
13. Builders Risk insurance is not included in the GMP, therefore Owner must provide appropriate property insurance.
14. Landscape and irrigation pricing in the GMP is based upon drawings LP-1 & LP-2 both dated September 28, 2007, and the irrigation water supply is based upon using domestic water service and not a well .
15. It is the Construction Manager's understanding the Federal Aviation Administration (FAA) is not an Authority Having Jurisdiction in this project; therefore, requirements of the FAA are not included in the GMP or any subcontract agreement.
16. The GMP does not include any costs associated with revisions to the contract documents already made or yet to be made by permitting agencies.
17. The LPA Group, Incorporated advised the Construction Manager that the T-Buildings shown on the contract documents are not part of this work scope, and this work is not included in the GMP as a result.
18. Wherever the term "at its expense" appears in the agreement between the Owner and Construction Manager it shall only apply to these items specifically included in the GMP.
19. A new septic system has been priced and included in the GMP. The sizing was based upon the document drawing notes indicating septic system sizing, and the GMP is based on the septic field being within seventy five feet (75'-0) of the building since the location is not indicated on the contract documents.
20. The GMP does not include any window treatment, blinds or shades as these were not shown on the contract documents or specifications.
21. The high-hat channel located on the masonry wall of the metal building and anchor bolt length and engagement shall be designed by the Structural Engineer of Record.
22. The GMP does not include lightning protection for the hanger or office building. As this work is not indicated on the contract documents.
23. Impact glass was included in the GMP in lieu of hurricane shutters for economical purposes.
24. Cabinetry casework included in GMP shall be 26" in depth with melamine laminate construction. The hardwood veneer for the work area desk shall be maple.

1450 Centrepark Blvd. Suite 260 West Palm Beach, FL 33401 Phone: (561) 689-0200 Fax: (561) 689-4774
www.Morganti.com

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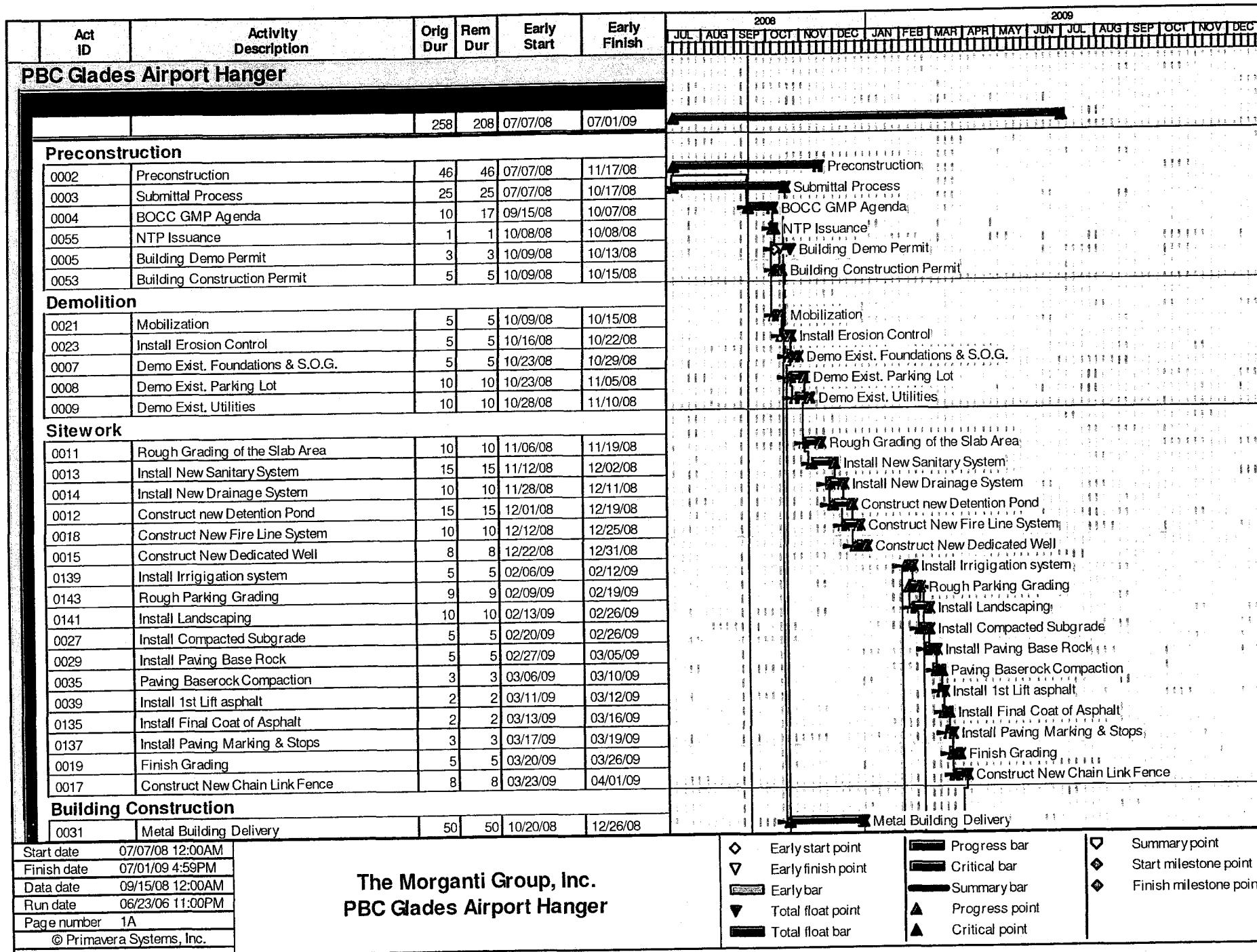


EXHIBIT A
CONTRACT DOCUMENTS

DATED: June 2008

BID PACKAGE 1

MORGANTI BID PACKAGE (NUMBER-1) DATED JUNE 2008

OWNER-CONSTRUCTION MANAGER AGREEMENT

ARCHITECT'S AND ENGINEERS PLANS

<u>Drawing No.</u>	<u>Description</u>	<u>Date</u>
	COVER SHEET AND SHEET INDEX	
C-1	FBO/HANGER SITE PLAN	4-4-08
C-2	T-HANGER SITE PLAN	3-01-07
C-3	FENCE DETAILS	
SP1.0	SITE PLAN	3-24-08
AG1.0	LIFE SAFETY PLAN	3-24-08
A1.0	OVERALL FLOOR PLAN	3-24-08
A1.1	ROOF PLAN & DETAILS	3-24-08
A1.2	OVERALL REFLECTED CEILING PLAN	05-1-07
A2.0	BUILDING ELEVATIONS	3-24-08
A3.0	BUILDING SECTIONS	3-24-08
A3.1	WALL SECTIONS	3-24-08
A3.2	WALL SECTIONS	3-24-08
A3.3	WALL SECTIONS	3-24-08
A3.4	WALL SECTIONS	3-24-08
A3.5	WALL SECTIONS	3-24-08
A4.0	ENLARGED FLOOR PLAN @ FBO	3-24-08
A4.1	ENLARGED REFLECTED CEILING PLAN @ FBO	4-9-07
A5.0	DOOR WINDOW SCHEDULE DETAILS	3-24-08
A6.0	FINISH SCHEDULE/INTERIOR ELEVATIONS	5-1-07
A6.1	MILLWORK SECTIONS	1-31-07
A6.2	PARTITION TYPES	10-8-07
S-1	PILE & GRADE BEAM LAYOUT	5-14-07
S-2	ROOFING FRAMING PLAN	5-14-07
S-3	SECTIONS	5-14-07
S-4	SECTIONS	5-14-07
S-5	SECTIONS	5-14-07
S-6	SECTIONS	5-14-07
S-7	SECTIONS	5-14-07
HVAC-1	AIR CONDITIONING PLAN	4-10-07
HVAC-2	HANGER HVAC	4-10-07
HVAC-3	HVAC SCHEDULES AND DETAILS	1-31-07
M-1	MECHANICAL SPECIFICATIONS	1-31-07
P-1	PLUMBING PLAN	4-10-07
P-2	HANGER PLUMBING AND RISERS	12-06-07

July 2008

00500-9

P-3	FIXTURE SCHEDULE AND DETAILS	4-10-07
E-1	LIGHTING FLOOR PLAN	2-23-08
E-2	POWER FLOOR PLAN	10-8-07
E-3	HANGER POWER 7 LIGHTING PLAN	2-23-07
E-4	POWER RISER DIAGRAM & GENERAL NOTES	10-8-07
E-5	PANEL BOARD SCHEDULES	2-23-08
E-6	ELECTRICAL SPECIFICATIONS	1-31-07
E-7	ELECTRICAL SPECIFICATIONS	1-31-07

ARCHITECT'S SPECIFICATIONS

Division 0 – Bidding and Contract Documents

<u>Number</u>	<u>Description</u>	<u>Date</u>
	General Conditions & Technical Specifications	May 1,2007

Division 1 – General Requirements

<u>Number</u>	<u>Description</u>	<u>Date</u>
01140	WORK RESTRICTIONS	5-1-07
01143	AIRPORT PROJECT PROCEDURES	5-1-07
01290	PAYMENT PROCEDURES	5-1-07
01320	CONSTRUCTION PROGRESS	5-1-07
01330	SUBMITTAL PROCEDURES	5-1-07
01400	QUALITY REQUIREMENTS	5-1-07
01500	TEMPORARY FACILITIES & CONTROL	5-1-07
01530	AIRFIELD MARKINGS & BARRICADES	5-1-07
01600	PRODUCT REQUIREMENTS	5-1-07
01700	EXECUTION REQUIREMENTS	5-1-07
01731	CUTTING AND PATCHING	5-1-07
02361	TERMITE CONTROL	5-1-07
04810	MASONRY ASSEMBLY	5-1-07
05521	PIPE & TUBING RAILINGS	5-1-07
06100	ROUGH CARPENTRY	5-1-07
06402	INT. ARCH. WOODWORK	5-1-07
07180	TRAFFIC MARKINGS	5-1-07
07210	BUILDING INSULATION	5-1-07
07416	METAL CEILING & SOFFIT PANELS	5-1-07
07841	THROUGH PENETRATION FIRESTOP SYSTEMS	5-1-07
07920	JOINT SEALANTS	5-1-07
08110	STEEL DOORS AND FRAMES	5-1-07
08210	WOOD DOORS	5-1-07
08342	MOTOR OPERATED HANGAR DOOR	5-1-07
08411	ALUMINUM FRAME	5-1-07
08711	DOOR HARDWARE	5-1-07
08800	GLAZING	5-1-07
09220	PORTLAND CEMENT	5-1-07
09260	GWB ASSEMBLIES	5-1-07
09310	CERAMIC TILES	5-1-07
09511	ACOUSTICAL PANEL CEILINGS	5-1-07
09680	CARPET	5-1-07
09912	PAINTING	5-1-07
10200	LOUVERS AND VENTS	5-1-07
10520	FIRE PROTECTION SPECIALTIES	5-1-07

13125

METAL BUILDING SYSTEMS

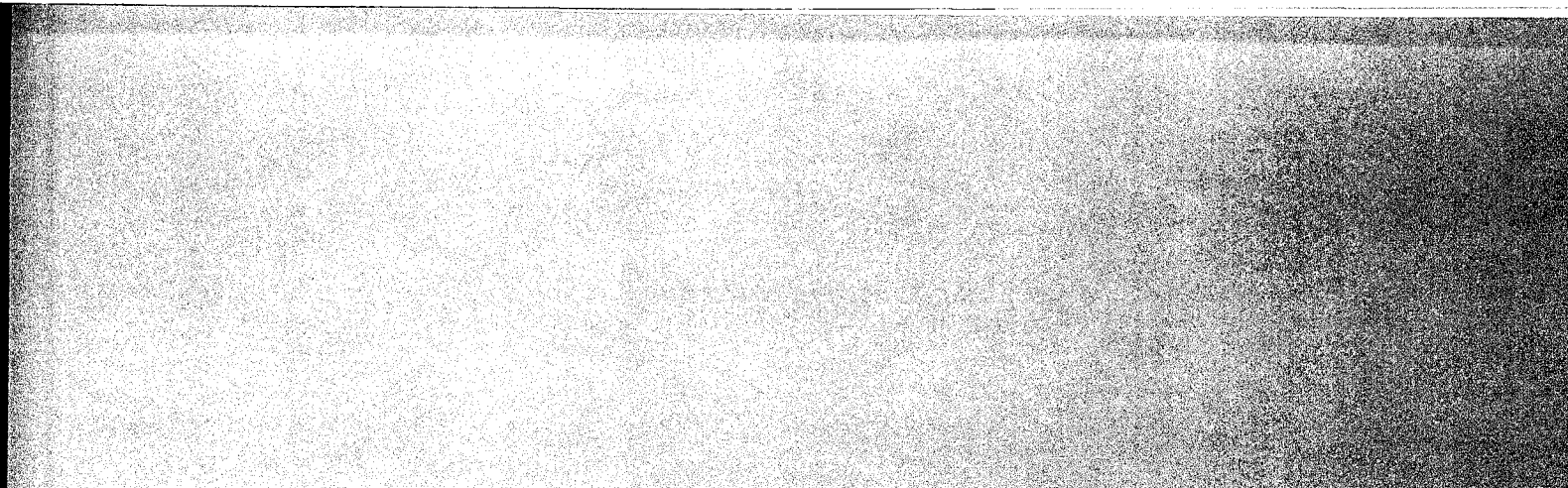
5-1-07

*Report of Preliminary Subsurface Exploration and Geotechnical
Evaluation*

*June
1,2006*

July 2008

00500-12



**SCHEDULE 1
LIST OF PROPOSED SBE-M/WBE SUBCONTRACTORS**

PROJECT NAME: Rebuild FBO Offices/Maintenance Hanger

NAME OF PRIME BIDDER: The Morganti Group, Inc.
 CONTACT PERSON: Robert Pimenta
 BID DATE: July 29, 2008

PROJECT NO: 28SE14
 PHONE NO.: 561.689.0200
 FAX NO: 561.689.4774
 DEPARTMENT: _____

PLEASE IDENTIFY ALL APPLICABLE CATEGORIES OF SUBCONTRACTORS

Name, Address and Phone Number	(Check one or both Categories)		Subcontractor Amount				
	Minority Business	Small Business	Black	Hispanic	Women	Caucasian	Other (Please Specify)
Goldcoast Sign Designs 1750 Donna Rd. #9, WPB, Fl 33409	<input type="checkbox"/>	<input type="checkbox"/>	\$	\$	\$1,855.00	\$	\$
	<input type="checkbox"/>	<input type="checkbox"/>	\$	\$	\$	\$	\$
	<input type="checkbox"/>	<input type="checkbox"/>	\$	\$	\$	\$	\$
	<input type="checkbox"/>	<input type="checkbox"/>	\$	\$	\$	\$	\$
	<input type="checkbox"/>	<input type="checkbox"/>	\$	\$	\$	\$	\$
	<input type="checkbox"/>	<input type="checkbox"/>	\$	\$	\$	\$	\$
	<input type="checkbox"/>	<input type="checkbox"/>	\$	\$	\$	\$	\$
Total			\$	\$	\$	\$	\$

Total Bid Price: \$ 1,855.00 Total Value of SBE-M/WBE Participation: \$ 1,855.00

NOTE: 1. The amounts listed on this form must be supported by the Subcontractors prices included on Schedule 2 in order to be counted toward goal attainment.
 2. Firms may be certified by Palm Beach County as an SBE and/or an M/WBE. If firms are certified as both an SBE and M/WBE, please indicate the dollar amount under the appropriate category.
 3. M/WBE information is being collected for tracking purposes only.

SCHEDULE 2
LETTER OF INTENT TO PERFORM AS AN SBE-M/WBE SUBCONTRACTOR

PROJECT NAME: GLADES AIRPORT PROJECT NO: _____

TO: MORBANTI GROUP
(Name of Prime Bidder)

The undersigned is certified by Palm Beach County as a(n) (check one or more as applicable):

Small Business Enterprise Minority Business Enterprise

Black Hispanic Women Caucasian Other (Please Specify)

Date of Palm Beach County Certification: NOV 20, 2007

The undersigned is prepared to perform the following described work in connection with the above project (specify in detail particular work items or parts thereof to be performed):

Line Item No.	Item Description	Qty/Units	Unit Price	Total Price
1	SIGNAGE, INTERIOR			\$1855.00

at the following price: \$1855.00
(Subcontractor's quote)

and will enter into a formal agreement for work with you conditioned upon your execution of a contract with Palm Beach County.

If undersigned intends to sub-subcontract any portion of this subcontract to a non-SBE-M/WBE subcontractor or supplier, the amount of any such subcontract must be stated: \$ N/A

The undersigned subcontractor understands that the provision of this form to prime bidder does not prevent subcontractor from providing quotations to other bidders.

GOLD COAST SIGN & DESIGN, INC.
(Print name of SBE-M/WBE Subcontractor)

By: HEATHER H. C. NASE
(Signature)

HEATHER H. C. NASE
(Print name/title of person executing on behalf of SBE-M/WBE Subcontractor)

Date: Sept 16, 2008

PALM BEACH COUNTY
OFFICE OF SMALL BUSINESS ASSISTANCE
CERTIFIES THAT

GOLD COAST SIGNS & DESIGNS, INC.
VENDOR # GOLD0135

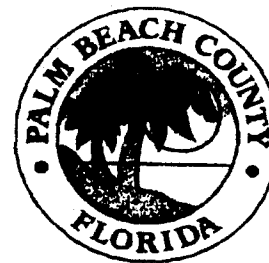
is a Small/Women Business Enterprise as prescribed by section 2-80.21 – 2-80.35 of the Palm Beach County Code for a three year period from November 20, 2007 to November 19, 2010.

The following Services and/or Products are covered under this certification:

Sign Making Services

Palm Beach County Board of County Commissioners

Addie L. Greene, Chairperson
Jeff Koons, Vice Chair
Karen T. Marcus
Mary McCarty
Burt Aaronson
Jess R. Santamaria
Robert J. Kanjian
County Administrator
Robert Weisman
Deputy County Administrator
Verdenia C. Baker






Hazel Oxendine
Hazel Oxendine, Director

PALM BEACH COUNTY INTERNATIONAL AIRPORT
DOA CM @ Risk Contract

MORGANTI
PB NO: PB 07-3
CONTRACT HISTORY

CONTRACT APPROVED ON: 5/20/2008
RESOLUTION NO R20080850

Task No	DATE	DESCRIPTION	TASK ORDER TIME	TASK ORDER AMOUNT	CHANGE ORDER	LEAD DEPT APPROVAL	CRC APPROVAL	BCC APPROVAL	STATUS
M1	5/20/2008	Maintenance Compound	120	\$1,089,000.00				\$1,089,000.00	Approved by Board #R20080850.1
M2	10/21/2008	FBO/Terminal Maintenance Hangar @ PHK	270	\$2,058,000.00					
				\$ 3,147,000.00	\$ -			\$ -	

 To be approved by the Dept
 To be approved by the CRC
 To be approved by the Board

Notes:

Approval Authority for Task Authorizations (CM @ Risk)

<u>TA Value</u>	<u>Authority</u>
\$0-100,000	Lead Dept
\$100,001-199,999	CRC
>\$200,000	BCC

Approval Authority for Change Orders

<u>CO Value</u>	<u>Authority</u>
\$0-50,000	Lead Dept
\$50,001-100,000	CRC
>\$100,001	BCC

<u>Cummulative Value</u>	<u>Authority</u>
\$0-100,000	Lead Dept
\$100,101 - 200,000	CRC

DEPT. OF AIRPORTS
BLDG. 846. PBIA

PUBLIC CONSTRUCTION BOND

BOND NUMBER: 955908
BOND AMOUNT: \$2,058,000.00
CONTRACT AMOUNT: \$2,058,000.00
CONTRACTOR'S NAME: The Morganti Group, Inc.
CONTRACTOR'S ADDRESS: 1450 Centrepark Blvd., Suite 260
West Palm Beach, FL 33401
561-202-2019
CONTRACTOR'S PHONE: 561-202-2019
SURETY COMPANY: The Insurance Company of the State of Pennsylvania
SURETY'S ADDRESS: 175 Water Street
New York, NY 10038
301 N. Olive Avenue
West Palm Beach, FL 33401
OWNER'S NAME: PALM BEACH COUNTY
OWNER'S ADDRESS: Board of County Commissioners
301 N. Olive Avenue
West Palm Beach, FL 33401
OWNER'S PHONE: _____
DESCRIPTION OF WORK: Construction Manager at Risk Services.
PROJECT LOCATION: Palm Beach County Department of Airports, Palm Beach County, Florida
LEGAL DESCRIPTION: Rebuild FBO Offices/Maintenance Hanger Project
Palm Beach County Glades Airport
Project Number: 28SE14

This Bond is issued in favor of the County conditioned on the full and faithful performance of the Contract

KNOW ALL MEN BY THESE PRESENTS: that Contractor and Surety, are held and firmly bound unto

Palm Beach County Board of County Commissioners
301 N. Olive Avenue
West Palm Beach, Florida 33401

as Oblige, herein called County, for the use and benefit of claimant as herein below defined, in the amount of Two Million Fifty-Eight Thousand and 00/100 Dollars

Dollars (\$2,058,000.00)
(Here insert a sum equal to the Contract Price)

for the payment whereof Principal and Surety bind themselves, their heirs, personal representatives, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS,

Principal has by written agreement dated October 1, 2008, entered into a contract with the County for

Project Name:	Construction Manager at Risk Services
Project No.:	PB 07-3
Project Description:	Miscellaneous Repair, Replacement and Improvement Projects
Project Location:	Palm Beach County Department of Airports

in accordance with Design Criteria Drawings and Specifications prepared by

Various projects to be determined

which contract is by reference made a part hereof in its entirety, and is hereinafter referred to as the Contract.

THE CONDITION OF THIS BOND is that if Principal:

1. Performs the contract dated October 1, 2008 between Principal and County for the design and construction of 28SE14, the contract being made a part of this bond by reference, at the times and in the manner prescribed in the contract; and
2. Promptly makes payments to all claimants, as defined in Section 255.05, Florida Statutes, supplying Principal with labor, materials, or supplies, used directly or indirectly by Principal in the prosecution of the work provided for in the contract; and
3. Pays County all losses, damages (including liquidated damages), expenses, costs, and attorneys' fees, including appellate proceedings, that County sustains because of a default by Principal under the contract; and
4. Performs the guarantee of all work and materials furnished under the contract for the time specified in the contract, then this bond is void; otherwise it remains in full force.
5. Any changes in or under the contract documents and compliance or noncompliance with any formalities connected with the contract or the changes does not affect Surety's obligation under this bond and Surety waives notice of such changes.
6. The amount of this bond shall be reduced by and to the extent of any payment or payments made in good faith hereunder, inclusive of the payment by Surety of construction liens which may be filed of record against said improvement, whether or not claim for the amount of such lien be presented under and against the bond.
7. Principal and Surety expressly acknowledge that any and all provisions relating to consequential, delay and liquidated damages contained in the contract are expressly covered by and made a part of this Performance, Labor and Material Payment Bond. Principal and Surety acknowledge that any such provisions lie within their obligations and within the policy coverages and limitations of this instrument.

8. Section 255.05, Florida Statutes, as amended, together with all notice and time provisions contained therein, is incorporated herein, by reference, in its entirety. Any action instituted by a claimant under this bond for payment must be in accordance with the notice and time limitation provisions in Section 255.05(2), Florida Statutes. This instrument regardless of its form, shall be construed and deemed a statutory bond issued in accordance with Section 255.05, Florida Statutes.

9. Any action brought under this instrument shall be brought in the state court of competent jurisdiction in Palm Beach County and not elsewhere.

Kimberly Morris
Witness

The Morganti Group, Inc.
Principal (Seal)

Joseph E. Andrews
Witness

Nabil M. Takla
Title Nabil M. Takla, President

COUNTERSIGNATURE

The Insurance Company of the State of Pennsylvania
Surety (Seal)

By: Joseph Pietrangelo
Joseph Michael Pietrangelo
Licensed Resident Agent, FL
A207358

Jean Brooker
Title Jean Brooker, Attorney-in-Fact

POWER OF ATTORNEY

The Insurance Company of the State of Pennsylvania

Principal Bond Office: 175 Water Street, New York, NY 10038

Power No. 29736

No. 04-B-07407

KNOW ALL MEN BY THESE PRESENTS:

That The Insurance company of the State of Pennsylvania, a Pennsylvania corporation, does hereby appoint

~~Kevin A. White, Susan M. Kedian, Mark P. Herendeen, Jean M. Feeney, Michael J. Cusack, Jean Brooker, John J. Gambino, Nicole Roy, Natalie Coney~~ of Boston, Massachusetts

its true and lawful Attorney(s)-in-Fact, with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business; and to bind the respective company thereby.

IN WITNESS WHEREOF, The Insurance Company of the State of Pennsylvania has executed these presents

this 17th day of January, 2008



Vincent P. Forte

Vincent P. Forte, Vice President

STATE OF NEW YORK)

COUNTY OF NEW YORK) ss:

On this 17th day of January, 2008, before me came the above named officer of The Insurance Company of the State of Pennsylvania, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seals of said corporation thereto by authority of his office.

Juliana E. Hallenbeck

JULIANA E. HALLENBECK
NOTARY PUBLIC, STATE OF NEW YORK
No. 01HA6125671
QUALIFIED IN BRONX COUNTY
MY COMMISSION EXPIRES APRIL 18, 2009

CERTIFICATE

Excerpts of Resolutions adopted by the Boards of Directors of The Insurance Company of the State of Pennsylvania, on May 18, 1976:

"RESOLVED, that the Chairman of the Board, the President, or any Vice President be, and hereby is, authorized to appoint Attorneys-in-Fact to represent and act for and on behalf of the Company to execute bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, and to attach thereto the corporate seal of the Company, in the transaction of its surety business;

"RESOLVED, that the signatures and attestations of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company when so affixed with respect to any bond, undertaking, recognizance and other contract of indemnity and writing obligatory in the nature thereof;

"RESOLVED, that any such Attorney-in-Fact delivering a secretarial certification that the foregoing resolutions still be in effect may insert in such certification the date thereof, said date to be not later than the date of delivery thereof by such Attorney-in-Fact."

I, Elizabeth M. Tuck, Secretary of The Insurance Company of the State of Pennsylvania, do hereby certify that the foregoing excerpts of Resolutions adopted by the Boards of Directors of this corporation, and the Power of Attorney issued pursuant thereto, are true and correct, and that both the Resolutions and the Powers of Attorney are in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the facsimile seal of the corporation

this 1st day of October, 2008



Elizabeth M. Tuck

Elizabeth M. Tuck, Secretary

09 - 0028

BUDGET AMENDMENT
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

Fund 4111 Airport Improvement & Development Fund

Advantage Document Numbers:
 BGEX121092408/3483
 BGRV120092408/716

Use this form to provide budget for items not anticipated in the budget.

ACCT.NUMBER	ACCOUNT NAME	ADOPTED BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED AS OF 08/25/08	REMAINING BALANCE
Revenues								
121-A256-3404	Pahokee T-Hangers	0	0	774,553	0	774,553	0	774,553
Total Receipts and Balances		<u>80,526,348</u>	<u>80,526,348</u>	<u>774,553</u>	<u>0</u>	<u>81,300,901</u>		<u>0</u>
Expenditures								
121-A256-6502	Pahokee T-Hangers	25,000	25,000	2,058,000	0	2,083,000	0	2,083,000
121-A900-9909	Reserves Imp Program	10,534,915	9,984,915	0	1,283,447	8,701,468		
Total Appropriations & Expenditures		<u>80,526,348</u>	<u>80,526,348</u>	<u>2,058,000</u>	<u>1,283,447</u>	<u>81,300,901</u>		

9/25/08
10/19/08

OFMB

INITIATING DEPARTMENT/DIVISION

Administration/Budget Department Approval

OFMB Department - Posted

Signatures

Date

By Board of County Commissioners

At Meeting of

Deputy Clerk to the Board of County Commissioners

Michael Sumin *9/25/08*
Atwillite *10-7-08*