

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

Meeting Date: January 13, 2009

Consent Regular
 Workshop Public Hearing

Department:

Submitted By: Department of Airports

Submitted For:

I. EXECUTIVE BRIEF


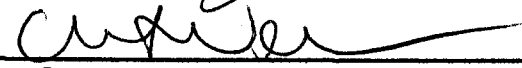
Motion and Title: Staff recommends motion to approve: A Construction Manager Authorization for Task No. D-8 under the Construction Manager (CM) at Risk Contract with David Brooks Enterprises, Inc. in the amount of \$825,228 for Construction Phase Services for the Jet Blue Tenant Build-out at Palm Beach International Airport (PBIA).

Summary: The Department is requesting Board approval of Task Authorization D-8 to David Brooks Enterprises, Inc. under the continuing contract for CM at Risk services approved May 20, 2008 (R-2008-0848). Tasks D-1 thru D-7 were approved in the amount of \$4,424,716. The services provided in this Construction Manager Authorization Task No. D-8 is in the amount of \$825,228 and establishes a construction time of 150 Calendar Days. The Small Business Enterprise (SBE) goal for this contract was established at 15%. The SBE participation for this Task is 32.07%. The total SBE contract participation including Task D-8 is 26.89%. **Countywide (JCM)**

Background and Justification: The Concourse C Gate Expansion Project did not include the finishing of the tenant space on the ground level. This was to be completed at a future date upon finalizing the design by the proposed tenant. Jet Blue Airlines is currently located in Concourse B but will enter into a new lease agreement to relocate and occupy the additional space that will be made available with the completion of the Concourse C Gate Expansion Project. Approval of this task will allow David Brooks Enterprises, Inc. to complete these improvements concurrently with the Concourse C Gate Expansion Project.

Attachments:

1. Three (3) Original CM Authorizations for Task No. D-8 with Contract History

Recommended By:		12/11/08
	Department Director	Date
Approved By:		1/8/09
	County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2009	2010	2011	2012	2013
Capital Expenditures	\$825,228	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues (Grants)	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>\$825,228</u>	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget? Yes X No ___

Budget Account No: Fund 4110 Department 121 Unit A035-33 Object 6211
Reporting Category _____

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

Funds are available in the above referenced account.

C. Departmental Fiscal Review: C. Michel Senior

III. REVIEW COMMENTS

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

[Signature] 12-29-08
OFMB *[Signature]* 1-5-09
12/29/08 CN 12/19/08

Jim J. Jacolt 1/5/09
Contract Dev. and Control

This item complies with current County policies.

A Payment of Performance Bond will be provided prior to commencement of work.

B. Legal Sufficiency:

[Signature] 1/7/09
Assistant County Attorney

C. Other Department Review:

Department Director

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. D-8

PROJECT NUMBER: PB 07-3

**PALM BEACH COUNTY
BOARD OF COMMISSIONERS**

THIS AUTHORIZATION Task No. D-8 to the Agreement dated May 20, 2008 (R-2008-0848) 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:** David Brooks Enterprises, Inc.
2. **ADDRESS:** 9000 Burma Road, Suite 101
Palm Beach Gardens, FL 33403
3. **CONSTRUCTION MANAGER** 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. The Construction Manager will continue to perform the requested Services with due diligence and shall be completed within 150 Calendar Days. There are no liquidated damages associated with this task.
4. Description of Services to be provided by **CONSTRUCTION MANAGER:** See attached cost proposal dated October 28, 2008 for Construction Phase Services for Jet Blue Tenant Build-out at Palm Beach International Airport.
5. The compensation to be paid **CONSTRUCTION MANAGER** for providing the requested services shall be:
 - A. Lump Sum Fee Not-To-Exceed amount of \$825,228.00.
 - 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. D-8 with a total cost of \$825,228.00

All terms of original agreement shall apply to this authorization.

Attachments:

1. Cost proposal dated October 28, 2008.

IN WITNESS WHEREOF, this Authorization is accepted this _____ day of _____, 2009, subject to the terms and conditions of the aforementioned Agreement.

CONSTRUCTION MANAGER:
SIGNED: 
TYPED NAME: M.L. Davidson
TITLE: VP
DATE: 12/2/08

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**

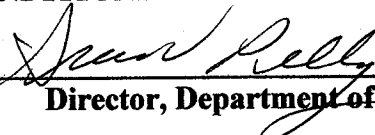
By: _____
 Deputy Clerk

By: _____
 John F. Koons, Chairman

**APPROVED AS TO FORM AND LEGAL
 SUFFICIENCY**

**APPROVED AS TO TERMS AND
 CONDITIONS**

By: _____
 Assistant County Attorney

By: 
 Director, Department of Airports



9000 Burma Road, Suite 101 Palm Beach Gardens, FL 33403 561.626.9960 Fax: 561.626.9980

October 28, 2008

Mr. Jerry Allen
Palm Beach County – Department of Airports
846 International Airport
West Palm Beach, FL 33406

Re: jetBlue Tenant Fit-up Project

Dear Jerry:

We are pleased to present this budget for the build out of the jetBlue tenant space beneath Concourse C Expansion. We base this proposal on the plans received from DOA, dated July 31, 2008.

This proposal **includes**:

1. All supervision, coordination, project management and project document processing for the scope of work.
2. Payment and Performance bond on the scope of work
3. All work noted on the drawings (Plan List attached) is included in this scope of work
4. We have included the following adjustable allowances. A change order will be processed to reflect actual costs when known:
 - a. Allowance for four (4) "30" x 36" counters" shown on the 2nd level
 - i. No details have been provided to base pricing upon
 - ii. We have included an allowance of \$2,800 (\$700 each)
 - b. Allowance of \$5,000 for head-in programming and coordination for the AC controls system (Honeywell)
 - c. Owner contingency - \$20,000
5. All saw cutting and selective demolition to create the new openings in the exterior walls for windows and doors, including concrete work and patching.
6. All finish work shown on the drawings, and as clarified in RFI #1 response from the architect
7. All data / communications systems as shown, and as clarified in RFI #1 response
8. All bath accessories as shown and as clarified in RFI #1 response
9. All conduits and pull strings for access control system (installation of the system is by others, per RFI #1 response)
10. All repairs to fire proofing damaged by our work as required to return the damaged area to code compliance
11. All closure of penetrations of fire rated walls and floors created by our work, as required to meet code
12. Preparation of Fire Sprinkler Shop Drawings for permit application (Not supplied by architect)
13. Completion of all inspections by PBZ and PB Fire.
14. Coordination and connections to main terminal systems as shown on plans
15. All final clean-up and punchlist and turn-over process, including warranties and as-built drawings

The following work is **excluded** from our scope of work:

1. Power and water for construction use
2. Liquidated Damages
3. Builders Risk Insurance (we rely on the Owner to provide insurance coverage)
4. Costs related to litigation, depositions, document preparation, etc.
5. Additional costs for M/WBE subcontractor usage are not included.
6. Lockers are not included, as they are to be provided by jetBlue, per RFI #1 response
7. Fire Extinguishers are not included, as they are to be provided by jetBlue, per RFI #1 response
8. Carpet materials are not included, as they are to be provided by jetBlue, per RFI #1 response
9. Access control system is not included, as it is to be provided by jetBlue, per RFI #1 response. However we do include the conduits, boxes and pull-strings as noted on the drawings

General Contractors • Construction Management

Mr. Jerry Allen
Department of Airports
September 26, 2008

Page 2 of 2
Exclusions continued:

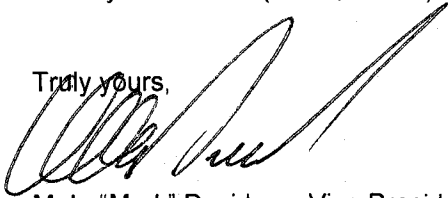
10. Permit and plan review or revision fees are by Owner
11. Changes to the drawings made subsequent to our distribution for bids (dated after July 31, 2008).
12. Changes to the drawings made during plan review by PBZ and Fire
13. Anything not specifically noted above as included.

We anticipate project duration of 150 calendar days, following the latter of the following documents:

- Receipt of Task Authorization
- PBZ issuance of permits
- and Notice-to-Proceed from DOA

For the work defined above, we offer a Guaranteed Maximum Price of Eight-hundred Twenty-five thousand, Two hundred Twenty-five dollars (\$ 825,228.00).

Truly yours,



M. L. "Mark" Davidson, Vice President
David Brooks Enterprises, Inc.

Attachments:

- Plan List
- Line-item Breakdown of Costs
- RFI #1 response print-out

David Brooks Enterprises, Inc.
 9000 Burma Road, #101
 Palm Beach Gardens, FL 33403

12/29/2008

Project: **Jet Blue Tenant Fit-up**
 Bid Date: 10/16/2008

28-Oct-08

Div	Trade Description	Cost	
01000	General Conditions	127,502.50	
02050	Demolition	6,197.70	
02700	Site Amenities/Fencing	2,108.00	
03100	Concrete	19,400.87	
04000	Masonry (in-fill)	800.00	
05100	Steel & Misc.Metals	7,772.00	
06000	Rough Carpentry	1,500.00	
06200	Cabinets and Millwork	16,795.00	
07250	Cementitious Fireproofing	2,519.04	
07900	Caulking	750.00	
08100	Doors & Hardware	25,190.00	
08300	OH Doors	3,890.00	
08400	Storefront and Glass	4,071.00	
09250	Stucco, Drywall & Insulation	25,740.00	
09500	Acoustical	6,653.00	
09600	Flooring	11,939.25	
09900	Painting	7,250.00	
10800	Bath Specialties	1,900.00	
15400	Plumbing	37,450.00	
15500	Fire Sprinklers	9,804.14	
15600	HVAC	159,669.00	
16000	Electric	214,960.00	
1800	Owner Contingency	20,198.77	
	Subtotal	\$714,060.27	\$0
	Permits	0	By owner
0.80%	Insurance (Gen Liab)	8,134.00	
	Builder's Risk Insurance	0	By owner
	Performance Bond	8,096.00	
5.00%	Contractor's Overhead	36,514.50	0
8.00%	Construction Fee	58,423.22	0
	Total Project Bid =	\$825,228.00	\$0

jetBlue Tenant Fit-up
Plan List

<u>PAGE</u>	<u>DATE</u>
A- 00	7/31/2008
A- 001	7/31/2008
EG- 01	7/31/2008
A- 01	7/31/2008
A- 02	7/31/2008
A- 03	7/31/2008
A- 04	7/31/2008
A- 05	7/31/2008
A- 06	7/31/2008
A- 07	7/31/2008
A- 08	7/31/2008
A- 100	7/31/2008
T- 01	7/31/2008
E- 01	7/31/2008
E- 02	7/31/2008
E- 03	7/31/2008
E- 04	7/31/2008
E- 05	7/31/2008
E- 06	7/31/2008
E- 07	7/31/2008
E- 08	7/31/2008
E- 09	7/31/2008
E- 10	7/31/2008
M- 01	7/31/2008
M- 02	7/31/2008
M- 03	7/31/2008
M- 04	7/31/2008
M- 05	7/31/2008
M- 06	7/31/2008
FP- 01	7/31/2008

JOHN N. BRATICHAK, ARCHITECTS

1771 EAST 46 STREET
BROOKLYN, NEW YORK 11234
718 252 6980 FAX 718 252 6984
E MAIL: JR@JNBARCHITECTS.COM

TO: Mark Davidson - David Brooks Enterprises

FROM: John Michael Bratichak (John Jr)

DATE: September 15, 2008

RE: JetBlue Fit-up at PBIA R F I 1 - Partial Responses

Answers to RFI #1 Dated 9/15/08

1. Ceiling heights were to be 8'-0" as per DOA information. Existing conditions will not all 8'-6" in some locations - can we simply go as high as possible, or do we need to relocate shell building systems?

Response: *Ceiling as high as possible will be acceptable unless below 8'-0"*

2. The plans show wind load calculations, but local building departments are used to seeing wind loads (+/- Pressures) shown for each individual window and door. Can this be added.

Response: *I will review the calculation done by our local Structural engineer, and we will add to the plans as required.*

3. Are the lockers by contractor of JetBlue? If by contractor, need spec.

Response: *Lockers are by JetBlue and will be relocated*

4. Need details on the "36 x 30" counters on the second floor. None shown.

Response: *Counters are Airport Standard Shells and insets will be by JetBlue.*

5. This set shows one more podium than the preliminary set, but does not show conduits to it on the electrical drawings. Are they needed? Can they be shown on a revision?

Response: *We will revise electrical plan to indicate the conduits and power for the added podium.*

6. Please verify our understanding that Access Control by others, conduits, boxes and pull strings by us.

Response: *Your understanding is correct.*

7. Fire extinguishers not shown. Will be a building department comment, and we need to know what is ant FE cabinets you want, or whether FE's on hooks will suffice.

Response: *Fire extinguishers will be hook mounted and will be by JetBlue. We will indicate locations on the plans for filing.*

8. Fire Alarm is NOT simplex - it is Notifier through out the terminal and this system will need to be Notifier. Do you want to revise your devices or just make it Notifier products.

Response: *Please substitute Notifier products for this installation*

9. FP-1 is not sufficient for permit. Should we solicit as built drawings from the shell building contractor?

Response: *According to the Engineer of record, as well as our past project at PBIA, the sub contractor has to provide signed and sealed show drawings for filing for the permits. If we are to prepare more details plans for the sub contractor then base building drawings will be required as they are NOT in the full sets provided to us by PBIA.*

*PBIA - JetBlue - RFI #1
September 15, 2008
Pg. 3*

10. Finish Schedule Questions:

JetBlue standard carpet - please define so we can bid or is JetBlue providing?

Response: *JetBlue will provide the carpeting*

Where does the wall covering go? Not shown on plans.

Response: No WVC is used on the project.

Work Room is VCT correct?

Response: Correct - work room is the Lunar Blue VCT.

Cc: D Frank - PBI
D. Proctor - JetBlue

**jetBlue tenant fit-up
General Conditions Breakdown**

150 Days

DIV	COST CODE	DESCRIPTION	UNIT	QTY.	LABOR UNIT	LABOR TOTAL	MATERIAL UNIT	MATERIAL TOTAL	SUB UNIT	SUB TOTAL	EQUIPT. UNIT	EQUIPT. TOTAL	TOTAL
01		GENERAL CONDITIONS											
	1100	Project Personnel (PM, Supt, Coordinator)											
		Project Manager											
	1101.50	(Preconstruction & 1/3 Construction time)	WK	10	3,000.00	30,000	0.00	0	0.00	0	0.00	0	30,000
	1101.10	Project Superintendent	WK	24	2,400.00	57,600	0.00	0	0.00	0	0.00	0	57,600
	1101.18	Project Coordinator (1/3 Time)	WK	7	1,200.00	8,400	0.00	0	0.00	0	0.00	0	8,400
		Personnel Subtotal -				96,000		0		0		0	96,000
	1500	Temporary Facilities (Toilets, water & ice, job phones)											
		Temporary Facilities Subtotal -				0		0		2,928		0	2,928
	1590	Jobsite & Office Misc. (postage, printing, photos, office equip)											
		Jobsite & Misc. Subtotal -				0		600		650		0	1,250
	1600	Jobsite Administration (travel, vehicles, safety)											
		Jobsite Admin. Subtotal -				0		250		2,875		2,500	5,625
	1700	Temporary Services (layout, clean-up, punchout and equip. rental)											
		Field Offices Subtotal -				6,200		2,575		8,800		4,125	21,700
01		GENERAL CONDITIONS TOTALS =				102,200		3,425		15,253		6,625	127,503

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

PROJECT NAME: Jet Blue Tenant Fit-up

PROJECT NO: Task D-8.0
 NAME OF PRIME BIDDER: David Brooks Enterprises, Inc. PHONE NO.: 561-626-9960
 CONTACT PERSON: Mark Davidson FAX NO: 561-626-9980
 BID DATE: 10-28-08 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) SBE
David Brooks Enterprises	<input type="checkbox"/>	x	\$	\$	\$	\$	\$264,650
	<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		\$	\$	\$	\$	\$ 264,650

Total Bid Price: \$ 825,228 Total Value of SBE-M/WBE Participation: \$ 264,650

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: Jet Blue Tenant Fit-up PROJECT NO: Task D-8.0

TO: David Brooks Enterprises, Inc
(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: 2-23-07 - 2-22-10

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	General conditions			127,503
2	Selective Demolition			6,198
3	Concrete			19,401
24 - 27	Bonds, Insurance, CM OH & Fee			111,548

at the following price: \$264,650.00
(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: \$ _____.

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

DAVID BROOKS ENTERPRISES, INC.
(Print name of SBE-M/WBE Subcontractor)

By: [Signature]
(Signature)

M. L. DAVIDSON
(Print name/title of person executing on behalf of SBE-M/WBE Subcontractor)

Date: 12/2/08



9000 Burma Road, Suite 101 Palm Beach Gardens, FL 33403 561.626.9960 Fax: 561.626.9980

December 9, 2008

Mr. Jerry Allen
Department of Airports – Palm Beach County
846 Palm Beach International Airport
West Palm Beach, FL 33406-1470

Re: Project PB 07-3 Task D-8 – jetBlue Fit-up Bond

Dear Jerry:

Please accept this letter as our assurance that we will provide a P&P Bond prior to commencement of work on this project. Everyone is trying to get this project started quickly. The Board is not reviewing the Task Authorization until January 13th. We cannot secure a bond until we have an executed copy of the task authorization.

We are in contact with our surety, and will forward them an executed copy of the Task Authorization as soon as it is in our hands. We will then forward the bond to DOA as soon as it is received.

Thank you for your understanding, and we appreciate this opportunity to assist the Department of Airports.

Sincerely yours

A handwritten signature in black ink, appearing to read "Mark Davidson", written over a white background.

M. L. "Mark" Davidson
Vice President
David Brooks Enterprises, Inc.

Cc: file
David Brooks

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/25/2008

PRODUCER (561)746-4546 FAX: (561)746-9599
Tequesta Agency, Inc.
218 S. US Highway One
Suite 300
Tequesta FL 33469

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED
David Brooks Enterprises, Inc.
9000 Burma Road, Suite 101
Palm Beach Gardens FL 33403

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: National Fire Insurance	20893C
INSURER B: Auto-Owners Insurance	18988
INSURER C: Continental Casualty	20443C
INSURER D: Valley Forge Ins Co.	20508
INSURER E: Columbia Casualty Co.	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR/ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS			
A		GENERAL LIABILITY	C2082846122	8/1/2008	8/1/2009	EACH OCCURRENCE \$ 1,000,000			
		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPI/OP AGG \$ 2,000,000			
B		AUTOMOBILE LIABILITY	4689563400	8/1/2008	8/1/2009	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000			
		<input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$			
		GARAGE LIABILITY							AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC AGG \$
		<input type="checkbox"/> ANY AUTO							
C		EXCESS/UMBRELLA LIABILITY	C2025706404	8/1/2008	8/1/2009	EACH OCCURRENCE \$ 8,000,000			
		<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input checked="" type="checkbox"/> RETENTION \$10,000				AGGREGATE \$ 8,000,000 \$ \$ \$			
D		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	WC178965914	3/1/2008	3/1/2009	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER			
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000			
		OTHER Contractors Professional Liability				CPB288289722	6/24/08	6/24/09	Per Claim \$1,000,000 Aggregate \$1,000,000 Retention \$10,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS
 Palm Beach County Board of County Commissioners, a Political Subdivision of the State of Florida, its Officers, Employees & Agents are additional insureds per form G17957G attached to the General Liability policy and form CA2048 0299 attached the Business Automobile policy. Copy of forms G17957G & CA2048 0299 attached for reference. A Subrogation Waiver applies to the General Liability, Automobile & Workers Comp policies. Project No. PB07-3, Misc Repair, Replacement and Improvement Projects for PB County Dept of Airports / CM@Risk Continuing Services Contract.

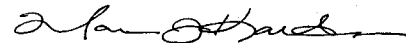
CERTIFICATE HOLDER

PALM BEACH COUNTY
c/o DEPARTMENT OF AIRPORTS
846 PALM BEACH INT'L AIRPORT
WEST PALM BEACH, FL 33406-1470

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE
Mark Kasten/DEBBIE



IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

DISCLAIMER

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.



IMPORTANT: THIS ENDORSEMENT CONTAINS DUTIES THAT APPLY TO THE ADDITIONAL INSURED IN THE EVENT OF OCCURRENCE, OFFENSE, CLAIM OR SUIT. SEE PARAGRAPH C.1. OF THIS ENDORSEMENT FOR THESE DUTIES.

ALSO, THIS ENDORSEMENT CHANGES THE CONTRACTUAL LIABILITY COVERAGE WITH RESPECTS TO THE "BODILY INJURY" OR "PROPERTY DAMAGE" ARISING OUT OF THE "PRODUCTS-COMPLETED OPERATIONS HAZARD". SEE PARAGRAPH B.3. OF THIS ENDORSEMENT FOR THIS COVERAGE CHANGE.

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.
CONTRACTOR'S SCHEDULED AND BLANKET ADDITIONAL INSURED
ENDORSEMENT WITH LIMITED PRODUCTS-COMPLETED OPERATIONS
COVERAGE**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name of Person or Organization:

Designated Project:

See Certificate of Insurance

(Coverage under this endorsement is not affected by an entry or lack of entry in the Schedule above.)

- A. **WHO IS AN INSURED (Section II)** is amended to include as an insured any person or organization, including any person or organization shown in the schedule above, (called additional insured) whom you are required to add as an additional insured on this policy under a written contract or written agreement; but the written contract or written agreement must be:
 - 1. Currently in effect or becoming effective during the term of this policy; and
 - 2. Executed prior to the "bodily injury," "property damage," or "personal and advertising injury".
- B. The insurance provided to the additional insured is limited as follows:
 - 1. That person or organization is an additional insured solely for liability due to your negligence specifically resulting from "your work" for the additional insured which is the subject of the written contract or written agreement. No coverage applies to liability resulting from the sole negligence of the additional insured.
 - 2. The Limits of Insurance applicable to the additional insured are those specified in the written contract or written agreement or in the Declarations of this policy, whichever is less. These Limits of Insurance are inclusive of, and not in addition to, the Limits of Insurance shown in the Declarations.
 - 3. The coverage provided to the additional insured by this endorsement and paragraph f. of the definition of "insured contract" under DEFINITIONS (Section V) do not apply to "bodily injury" or "property damage" arising out of the "products-completed operations hazard" unless required by the written contract or written agreement. When coverage does apply to "bodily injury" or "property damage" arising out of the "products-completed operations hazard" such coverage will not apply beyond:
 - a. The period of time required by the written contract or written agreement; or

- b. 5 years from the completion of "your work" on the project which is the subject of the written contract or written agreement,
whichever is less.
4. The insurance provided to the additional insured does not apply to "bodily injury," "property damage," or "personal and advertising injury" arising out of an architect's, engineer's, or surveyor's rendering of or failure to render any professional services including:
- a. The preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and
 - b. Supervisory, or inspection activities performed as part of any related architectural or engineering activities.
- C. As respects the coverage provided under this endorsement, **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS** are amended as follows:
- 1. The following is added to the Duties In The Event of Occurrence, Offense, Claim or Suit Condition:
 - e. An additional insured under this endorsement will as soon as practicable:
 - (1) Give written notice of an occurrence or an offense to us which may result in a claim or "suit" under this insurance;
 - (2) Tender the defense and indemnity of any claim or "suit" to any other insurer which also has insurance for a loss we cover under this Coverage Part; and
 - (3) Agree to make available any other insurance which the additional insured has for a loss we cover under this Coverage Part.
 - f. We have no duty to defend or indemnify an additional insured under this endorsement until we receive written notice of a claim or "suit" from the additional insured.
 - 2. Paragraph 4.b. of the Other Insurance Condition is deleted and replaced with the following:
 - 4. **Other Insurance**
 - b. **Excess Insurance**

This insurance is excess over any other insurance naming the additional insured as an insured whether primary, excess, contingent or on any other basis unless a written contract or written agreement specifically requires that this insurance be either primary or primary and noncontributing.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED INSURED

This endorsement modifies insurance provided under the following:

- BUSINESS AUTO COVERAGE FORM
- GARAGE COVERAGE FORM
- MOTOR CARRIER COVERAGE FORM
- TRUCKERS COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

This endorsement identifies person(s) or organization(s) who are "insureds" under the Who Is An Insured Provision of the Coverage Form. This endorsement does not alter coverage provided in the Coverage Form.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Endorsement Effective:	Countersigned By:
Named Insured:	(Authorized Representative)

SCHEDULE

Name of Person(s) or Organization(s): See Certificate of Insurance

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to the endorsement.)

Each person or organization shown in the Schedule is an "insured" for Liability Coverage, but only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured Provision contained in **Section II** of the Coverage Form.

PALM BEACH COUNTY INTERNATIONAL AIRPORT
DOA CM @ Risk Contract

DAVID BROOKS ENTERPRISES
PB NO: PB 07-3
CONTRACT HISTORY

CONTRACT APPROVED ON:		5/20/2008								
RESOLUTION NO		R20080848								
Task No	DATE	DESCRIPTION	TASK ORDER TIME	TASK ORDER AMOUNT	CHANGE ORDER	REVISED TASK ORDER AMOUNT	LEAD DEPT APPROVAL	CRC APPROVAL	BCC APPROVAL	STATUS
D1	5/20/2008	Pre-Construction Services for Addressable Fire Alarm	0	\$50,000.00					\$50,000.00	Approved by Board #R20080849
D1.1	12/18/2008	Construction Phase Services for Addressable Fire Alarm		\$1,397,974.00					\$1,397,974.00	
D2	7/23/2008	Pre-Construction Services to Complete Concourse C Gate Expansion Project		\$75,000.00				\$75,000.00		Approved by CRC on 7/23/08
D2.1	9/4/2008	Concourse C - Bathroom Demolition, Framing and Drywall		\$85,376.00			\$85,376.00			Approved by Dept. on 9/04/08
D2.2	10/7/2008	Concourse C Completion	150	\$2,282,531.00					\$2,282,531.00	Approved by the Board on 10/7/08 R2008-1812
	D2.2 Change Order #1	HVAC/Plumbing Scope Revision		\$34,189.00	\$34,189.00	\$2,316,720.00	\$34,189.00			Approved on 11/4/08
	D2.2 Change Order #2	Misc Plumbing and Electrical Changes, CCP004A, 4C-4F, 4H, 007,008,009,011,012			\$65,425.00	\$2,382,145.00	\$65,425.00			CRC on 12/17/08
D2.3	11/5/2008	Demo and Replace Stairs 1 and 2		\$105,200.00				\$105,200.00		Approved on 11/5/08
D2.4	12/17/2008	Smoke Evac System for Existing tenant Space		\$192,106.00				\$192,106.00		Submitted to finance on 11/24/08 - Waiting for BAS
D3	7/23/2008	Install Barrier Cables on 4th and 7th level of new parking garage		\$ 97,203.00				\$ 97,203.00		Approved by CRC on 7/23/08
	10/16/2008	CO #1 - Change from steel rods to steel railings		\$ 48,836.00	\$ 48,836.00	\$ 146,039.00	\$48,836.00			Approved by Dept on 10/16/08
D4	8/26/2008	Pre-Construction Services of Telephone Room Fire Supression System		\$22,000.00			\$22,000.00			Approved by Dept. on 8/26/08
D4.1		Telephone Room Fire Supression	45					\$ -		waiting for LPA review

PALM BEACH COUNTY INTERNATIONAL AIRPORT
DOA CM @ Risk Contract

DAVID BROOKS ENTERPRISES
PB NO: PB 07-3
CONTRACT HISTORY

CONTRACT APPROVED ON: 5/20/2008
RESOLUTION NO R20080848

Task No	DATE	DESCRIPTION	TASK ORDER TIME	TASK ORDER AMOUNT	CHANGE ORDER	REVISED TASK ORDER AMOUNT	LEAD DEPT APPROVAL	CRC APPROVAL	BCC APPROVAL	STATUS
D5	9/11/2008	LTP2 Garage - Temp Jersey Barriers	0	\$ 14,833.00			\$14,833.00			Approved by Dept. on 9/11/08
D6	10/2/2008	Remove Liebert Unit from Comm Center		\$8,677.00			\$8,677.00			Approved by Dept on 10/2/08
					\$0.00	\$8,677.00	\$0.00			
D7	10/17/2008	Maintenance By-Pass Switches on Clean Agent System for the admin building		\$10,791.00			\$10,791.00			Approved by Dept on 10/17/08
D8	1/13/2009	Jet Blue Tenant Build-out	150							Waiting for Agenda Review
Total				345 \$ 4,424,716.00						

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) - No cumulative tracking

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

Approval Authority for Change Orders

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

Cumulative Value	Authority
\$0-100,000	Lead Dept
\$100,001 - 200,000	CRC