

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

Meeting Date: March 20, 2012

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-12 under the Construction Manager at Risk (CMR) Contract with The Morganti Group, Inc. in the amount of \$1,880,000 for the Terminal Chiller and Cooling Tower Construction Services at Palm Beach International Airport (PBI); and

(B) A Budget Transfer of \$2,030,000 in the Airports Improvement and Development Fund from Reserves to provide additional budget needed to fund the installation of the equipment, permits, inspections and unforeseen contingencies.

**Summary:** The CMR Contract with The Morganti Group, Inc., a Palm Beach County company, for the Miscellaneous Repair, Replacement and Improvement Projects for Palm Beach County Department of Airports (DOA) was approved on May 20, 2008 (R-2008-0850). The Contract is for 2 years with 3-one (1) year renewal options. Amendments No. 1-3 exercised all three of the renewal options. Tasks M-1 thru M-11 for The Morganti Group, Inc. were approved in the amount of \$6,151,370. Approval of Task No. M-12 for Terminal Chiller and Cooling Tower Construction Services in the amount of \$1,880,000 will enable the DOA to complete the installation of the equipment that was pre-purchased under Task M-11 (R-2012-0061). The Small Business Enterprise (SBE) Goal for this contract was established at 15%. The total anticipated SBE contract participation is 24%.

**Countywide (JCM)**

**Background and Justification:** Approval of Task M-12 will complete the installation of the Chillers and Cooling Tower equipment at PBI that was pre-purchased by the DOA with the approval of Task M-11 (R-2012-0061). The PBI chiller plant has evolved over the last 25 years. Two out of the five existing chillers are the original equipment installed in 1986 and have exceeded their median life expectancy and one of them is no longer operational. In addition, the refrigerant that is used in the original chillers is no longer being produced and is prohibited from being imported domestically making the need for replacement critical. The existing cooling towers were wood structures and are being replaced with stainless steel structures. The construction services to upgrade the system includes the replacement of the four (4) cooling towers, three (3) chillers, installation of new pipe distribution system, control system, structural and electrical modifications to support the new equipment. Builders Risk Insurance for this task will be provided by the contractor.

**Attachments:**

1. Construction Manager Authorization for Task No. M-12 w/Contract History (3 originals)
2. Budget Transfer

Recommended By: \_\_\_\_\_

*J. A. ...*  
Department Director

*2/16/12*  
Date

Approved By: \_\_\_\_\_

*[Signature]*  
County Administrator

*3/12/12*  
Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2012	2013	2014	2015	2016
Capital Expenditures	\$2,030,000	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<b>\$2,030,000</b>	=====	=====	=====	=====
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget? Yes \_\_\_\_\_ No X  
 Budget Account No: Fund 4111 Department 121 Unit A212-329 Object 6211  
 Reporting Category \_\_\_\_\_

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

Approval of this item will result in capital expenditures of \$2,030,000. Funding source is Airport Revenues and includes a transfer from reserves in the amount of \$2,030,000.

C. Departmental Fiscal Review: *CW Simon*

**III. REVIEW COMMENTS**

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

*J. K. ... 2/28/12*  
 OFMB VA 2/24/12 2/22/12  
*A. J. ... 3/9/12*  
 Contract Dev. and Control 3.8.12 B. ...

**B. Legal Sufficiency:**

*James ... 3/9/12*  
 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. M12 Cooling Tower and Chiller Replacement at Palm Beach International Airport (PBIA) – Construction Services

**PROJECT NUMBER:** PB 07-3

**PALM BEACH COUNTY  
BOARD OF COMMISSIONERS**

**THIS AUTHORIZATION Task No. M12** to the Agreement dated May 20, 2008 R20080850 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** shall begin work promptly after receipt of an executed Task Authorization on the requested Services. The Construction Manager will continue to perform the requested Services with due diligence. Liquidated damages shall be assessed at \$1,000 per day for failure to complete the work within the milestones listed below from the date of the Notice to Proceed.

Description	Calendar Days from NTP	Liquidated Damages
Chiller #3 complete and operational	41	\$1,000
Substantial Completion	162	\$1,000

4. Description of Services to be provided by **CONSTRUCTION MANAGER (CM)**: The CM shall provide construction services for the Cooling Tower and Chiller Replacement project as described in the Guaranteed Maximum Price (GMP) dated February 9, 2012
5. Pursuant to Article 2 and Article 6 of the Contract between Owner and **CONSTRUCTION MANAGER**, the parties have agreed to a Guaranteed Maximum Price (GMP) of \$1,880,000.00 as indicated in the attached summary dated February 9, 2012 for No. M12 Cooling Tower and Chiller Replacement at PBIA – Construction Services
6. This project will be assigned Task No. M12 with a total cost not to exceed \$1,880,000.00

All terms of original agreement shall apply to this authorization.

Attachments:

1. GMP dated February 9, 2012.
2. Schedule 1 and 2 (SBE)

IN WITNESS WHEREOF, this Authorization is accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2012, subject to the terms and conditions of the aforementioned Agreement.

<b>CONSTRUCTION MANAGER:</b>	<b>COUNTY:</b>
SIGNED: <u><i>Gerry Kelly</i></u>	SIGNED: _____
TYPED NAME: <u>GERRY KELLY</u>	TYPED NAME: _____
TITLE: <u>SENIOR VICE PRESIDENT</u>	TITLE: _____
DATE: <u>2/15/12</u>	DATE: _____

**ATTEST:**  
SHARON R. BOCK  
CLERK AND COMPROLLER

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

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Shelley Vana, Chair

**APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY**

**APPROVED AS TO TERMS AND  
CONDITIONS**

By: \_\_\_\_\_  
Assistant County Attorney

By: *Shelley Vana*  
Director, Department of Airports

# PBIA Terminal Cooling Tower and Chiller Replacement

## PBCC Department of Airports

Date: February 9, 2012  
Owner: Palm Beach County Commissioners, Department of Airports  
CM: The Morganti Group, Inc.  
Architect: Ricondo & Associates

### GMP Summary - Equipment Installation

Section	Description	Guaranteed Max Price
02000	Fencing and Gates	\$7,340
03000	Concrete	\$41,150
05000	Metals	\$31,673
07000	Roofing	\$36,790
08000	Doors and Finish Hardware	\$6,150
09000	Finishes	\$19,550
15000	Mechanical	\$1,035,700
16000	Electrical	\$320,154
	Contingency	\$38,829
	<b>Subtotal - Division 2 - 16</b>	<b>\$1,537,336</b>
	Construction Staff	\$191,567
	General Conditions	\$15,925
	<b>Subtotal</b>	<b>\$207,492</b>
	General Liability Insurance and OCP	\$21,432
	Performance and Payment Bonds	\$19,740
	<b>Subtotal</b>	<b>\$41,172</b>
	Construction Manager's Fee	\$94,000
	<b>Total Guaranteed Maximum Price</b>	<b>\$1,880,000</b>
	Anticipated Sales Tax Savings	\$20,000

PBIA Terminal Cooling Tower and Chiller Replacement - Equipment Installation

WORK SCOPE	DESCRIPTION	BIDDER	AMOUNT OF PROPOSAL	COMMENTS	ADDENDUM RECEIVED	Amount Utilized in GMP
<b>Bid Package Two (2)</b>						
<b>2A</b>	Fencing	Stuart Fence	\$7,340.00		1, 2, and 3	<b>\$7,340.00</b>
		Commercial Fence	\$10,520.00		1, 2, and 3	
		FAS Contractors, Inc.	\$12,000.00		1, 2, and 3	
<b>3A</b>	Demolition, Concrete, Masonry, and Stucco	Smiley Corporation	\$41,150.00		1, 2, and 3	<b>\$41,150.00</b>
		Florida Concrete Protection	\$48,957.00		1, 2, and 3	
		Drawdy Brothers	\$47,200.00		1, 2, and 3	
<b>5A</b>	Structural and Architectural Metals	HMB Steel Corporation	\$31,673.00		1, 2, and 3	<b>\$31,673.00</b>
		Dixie Metal Products, Inc.	\$36,000.00		1, 2, and 3	
		East Coast Metal Structures	\$32,000.00		1, 2, and 3	
<b>7A</b>	Roofing and Sheet Metal	Total Roofing	\$36,790.00		1, 2, and 3	<b>\$36,790.00</b>
		Met Roofing	\$45,800.00		1, 2, and 3	
		FAS Contractors, Inc.	\$52,350.00		1, 2, and 3	
<b>8A</b>	Hollow Metal Doors, Frames, and Finish Hardware	Total Quality Services	\$6,150.00		1, 2, and 3	<b>\$6,150.00</b>
		Stuart Paint and Supply	\$8,200.00		1, 2, and 3	
		FAS Contractors, Inc.	\$9,500.00		1, 2, and 3	
<b>9A</b>	Painting and Interior Caulking	Talbot Painting	\$19,550.00		1, 2, and 3	<b>\$19,550.00</b>
		A-1 Painting	\$32,475.00		1, 2, and 3	
		Tubito Painting	\$36,000.00		1, 2, and 3	
<b>15A</b>	HVAC	Florida Mechanical	\$1,035,700.00		1, 2, and 3	<b>\$1,035,700.00</b>
		Hill York Service Corporation	\$1,085,235.00		1, 2, and 3	
		Poole & Kent Company of Florida	\$1,458,700.00		1, 2, and 3	
		Kirin Florida, LLC	\$1,169,700.00		1, 2, and 3	
		Farmer & Irwin Corporation	\$1,350,826.00		1, 2, and 3	
<b>16A</b>	Electrical	Davco	\$320,154.00			<b>\$320,154.00</b>
		Powerline of South Florida, Inc.	\$903,254.00			
		Fastrac Electric	\$436,300.00			

PBIA Terminal Cooling Tower and Chiller Replacement - Equipment Installation

WORK SCOPE	DESCRIPTION	BIDDER	AMOUNT OF PROPOSAL	COMMENTS	ADDENDUM RECEIVED	Amount Utilized in GMP
					<b>Subtotal:</b>	<b>\$1,498,507.00</b>

Construction Contingency		\$38,829.00
General Conditions		\$15,925.00
Bonds	0.010500	\$19,740.00
GL Insurance	0.010000	\$18,800.00
Builders Risk (Included in Equipment Purchase GMP)	0.012000	\$0.00
OCP Insurance	0.001400	\$2,632.00
Construction Staff		\$191,567.05
CM Fee	0.050000	\$94,000.00
		<b>\$1,880,000</b>

PBIA TERMINAL COOLING TOWER AND CHILLER REPLACEMENT  
DEPARTMENT OF AIRPORTS PALM BEACH COUNTY  
THE MORGANTI GROUP INC.  
GENERAL CONDITIONS

9-Feb-12

ITEM DESCRIPTION	Utl'n. Rate	QTY.	Unit	Unit Cost	Subtotal	Total Cost
<b>DIVISION 19 - GENERAL CONDITIONS</b>						
<b>LAYOUT</b>						
Layout Partitions			ls.		\$ -	
Independent Surveyor			sf.	by trades	\$ -	
As-Built Survey			ls.	in 02100	\$ -	
			ls.	in 02100	\$ -	
<b>TEMPORARY FACILITIES</b>						
Field Meeting Office			mo.	400.00	\$ -	
Set-up & Removal			ea.	1800.00	\$ -	
Field Office Trailer CM			mo.	450.00	\$ -	
Set-up & Removal			mo.	1800.00	\$ -	
Field Office Entry Platforms			mo.	40.00	\$ -	
Field Office Entry Platforms			mo.	40.00	\$ -	
Field Office Set-Up & Removal			ls.	1800.00	\$ -	
Septic Holding Tanks - Contractor			mo.	250.00	\$ -	
Field Office Furniture			ls.	2500.00	\$ -	
Field Office Janitor Service			mo.	70.00	\$ -	
Job Toolhouse			mo.	n/a	\$ -	
Chemical Toilets - Contractor	2	5	mo	135.00	\$ 1,350	
Septic Holding Tanks - Contractor			mo	n/a	\$ -	
Computer Service Set Up			ls.	1200.00	\$ -	
FO Computer Network Conn./Cable Access			mo.	150.00	\$ -	
Internet Access Connection ( Provider )			mo.	100.00	\$ -	
Field Office Computer Stations - Contractor			ea.	1250.00	\$ -	
Network Maintenance			mo.	500.00	\$ -	
<b>TEMPORARY CONSTRUCTION</b>						
Temporary Job Fence / Rent			lf.	in div. 2	\$ -	
Temporary Job Fence Repair / Relocation			lf.	in div. 2	\$ -	
Job Signs			ls.	1000.00	\$ -	
Temporary Stairs			ls.	1500.00	\$ -	
OSHA Perimeter Protection/Safety			ls.	1250.00	\$ -	
Barricades	1	1	ls.	3000.00	\$ 3,000	
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	\$ -	
<b>CLEAN UP</b>						
General Cleaning & Misc. Labor			sf	by trades	\$ -	
Final Cleaning			sf	in div. 10	\$ -	
Trash Chutes			fl.	1000.00	\$ -	
20 YD - Dumpster	3	5	mo	425.00	\$ 6,375	
<b>MISC. PERMITS (allowance)</b>						
Building & Trade Per Permits				by owner		
<b>TESTING</b>						
	1	1	ls.	by owner		
<b>SUPPLIES</b>						
Office Supplies			mo.	375.00	\$ -	
Copier Maintenance			ea.	400.00	\$ -	
Postage & Overnight Mail			mo.	275.00	\$ -	
Overnight Mail			mo.	incl.	\$ -	
Safety Supplies			mo.	50.00	\$ -	

PBIA TERMINAL COOLING TOWER AND CHILLER REPLACEMENT  
DEPARTMENT OF AIRPORTS PALM BEACH COUNTY  
THE MORGANTI GROUP INC.  
GENERAL CONDITIONS

9-Feb-12

ITEM DESCRIPTION	Utln. Rate	QTY.	Unit	Unit Cost	Subtotal	Total Cost
<b>Drug Test Program</b>			ea.	75.00	\$ -	
<b>Jessica Lunsford Act</b>			ea.	65.00	\$ -	
<b>Uniform SVC - Exposed Personnel</b>			wks.	n/a	\$ -	
<b>Progress Photos</b>			mo.	120.00	\$ -	
<b>Digital Camera</b>			ea.	450.00	\$ -	
<b>Water, Ice &amp; Cups</b>			mo.	75.00	\$ -	
<b>First Aid Supplies</b>			ls.	200.00	\$ -	
<b>Reproduction Expenses</b>			set	150.00	\$ -	
<b>As-Built Drawings</b>			set	500.00	\$ -	
<b>Final As-Built Survey</b>			ls.	in site survey	\$ -	
<b>Microfilm Construction Documents</b>			ls.	n/a	\$ -	
<b>UTILITIES</b>						
<b>Temporary Wiring</b>			ls.	by trades	\$ -	
<b>Electric Service to Site</b>			mo	400.00	\$ -	
<b>Electric Service @ Offices</b>			mo	150.00	\$ -	
<b>Telephone Hookup</b>			ea.	n/a	\$ -	
<b>Job Phone - Contractor w/ld</b>			mo.	n/a	\$ -	
<b>Cellular Phones</b>			mo.	150.00	\$ -	
<b>Job Phone - O/A</b>			mo.	n/a	\$ -	
<b>Construction Power - Initial</b>			mo.	by owner		
<b>Construction Power - w/ AC</b>			mo.	500.00	\$ -	
<b>Checkout Power Consumption</b>			mo.	incl.	\$ -	
<b>Water Consumption</b>			mo.	90.00	\$ -	
<b>Water Consumption for all Trailers</b>			mo.	50.00	\$ -	
<b>HOISTING</b>						
			ls.	by trades	\$ -	
					\$ -	
<b>EQUIPMENT</b>						
<b>Field Office Equip. - Contractor</b>			ls.		\$ -	
<b>copier large</b>			ea.	n/a	\$ -	
<b>copier small</b>			ea.	850.00	\$ -	
<b>printer</b>			ea.	n/a	\$ -	
<b>fax machine</b>			ea.	500.00	\$ -	
<b>electric power strips</b>			ea.	30.00	\$ -	
<b>Small Tools</b>			ls.	850.00	\$ -	
<b>Generator</b>	1	5	mo.	500.00	\$ 2,500	
<b>Light Plants</b>	1	2	ea.	1200.00	\$ 2,400	
<b>SCHEDULING</b>						
			mo.	175.00	\$ -	
<b>MISC. REQUIREMENTS</b>						
<b>Advertising Fees</b>			ls.	850.00	\$ -	
<b>Project Closeout</b>	1	1	ls.	3300.00		
					\$ -	
<b>SUB TOTAL REIMBURSABLE GENERAL CONDITIONS</b>					<b>\$ 15,925</b>	



PBIA TERMINAL COOLING TOWER AND CHILLER REPLACEMENT EQUIPMENT INSTALLATION  
 DEPARTMENT OF AIRPORTS PALM BEACH COUNTY  
 THE MORGANTI GROUP INC.  
 CONSTRUCTION PHASE FEE

9-Feb-12

ITEM #	POSITION OR TITLE OF STAFF	UTILIZATION RATE	QTY IN MONTHS	UNIT PRICE	TOTAL LABOR	LABOR BURDEN RATE	TOTAL BURDEN	TOTAL RATE
1	Senior Project Manager	1.00	5	\$9,000	\$45,000	0.6219	\$27,986	\$72,986
2	Superintendent # 1	1.00	5	\$8,000	\$40,000	0.6219	\$24,876	\$64,876
3	Superintendent # 1	1.00	1.5	\$8,000	\$12,000	0.6219	\$7,463	\$19,463
4	Administrative Assistant	1.00	5	\$4,500	\$22,500	0.5219	\$11,743	\$34,243
SUBTOTAL								\$191,567
TOTAL								\$191,567

WORK SCOPE	DESCRIPTION	LOCATION	PRICING	% OF GMP
<b>SBE Participation</b>				
15A	HVAC		\$991,000.00	53%
<b>Total:</b>			<b>\$991,000.00</b>	<b>53%</b>



**MORGANTI**

**Construction Managers and Design Builders**

**PBIA Terminal Cooling Tower and Chiller Replacement  
Equipment Installation**

**Guaranteed Maximum Price**

**Clarifications and Assumptions**

**February 9, 2012**

1. The Owner shall provide and pay for the following separate from the Guaranteed Maximum Price (GMP):
  - a. Permit fees.
  - b. Threshold inspectors, inspections, and plans.
  - c. Utility meters and connection fees.
  - d. Material and assembly testing.The Construction Manager will coordinate the Owner furnished items with the appropriate agencies.
2. The Owner shall perform all removal and abatement of any environmentally hazardous material existing at the site if encountered.
3. 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.
4. The substantial completion date shall be One Hundred Sixty Two (162) calendar days from the date all necessary permits and the Notice to Proceed have been issued.
5. 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.
6. The Construction Manager understands the Federal Aviation Administration (FAA) is not funding any portion of this project, and FAA requirements related to FAA funding are not included as a result.
7. The GMP does not include any costs associated with revisions to the contract documents already made or yet to be made by permitting agencies.
8. Wherever the term "at its expense" appears in the agreement between the Owner and Construction Manager it shall only apply to items specifically included in the GMP.

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**The Morganti Group, Inc.**

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

[www.Morganti.com](http://www.Morganti.com)

Connecticut v Florida v Texas

9. The construction staff shall be paid in five (5) equal payments.
10. The Construction Manager understands there is no current roof warranty in place in the area the work of the GMP is to take place.
11. The Factory Mutual requirements listed in the specifications for the cooling towers are not included since the existing cooling tower basin is being re-used and since the property insurance policy obtained by the Owner is not underwritten by Factory Mutual.
12. The GMP is based on using Advanced Controls for the HVAC Controls and Instrumentation.
13. The following budgets have been included in the GMP for work not identified on the construction documents but anticipated to be required.
  - a. Repair existing waterproofing inside the concrete cooling tower basin as a result of the installation of new concrete piers. Fifteen Thousand Dollars (\$15,000.00).
  - b. Provide a temporary five hundred ton (500 T) air cooled chiller for one month. Twenty Thousand Dollars (\$20,000.00).Increases to the budget amounts necessary to complete the anticipated work shall be funded by contingency if an increase is required.

Drawing Number	Title	by Drawing Number		Drawing Phase	Latest Rev. No.	Latest Rev. Date	Percent Progress
		Latest Revision					
**BP2	Bid Package #2						100
*01010	Summary Of The Work						100
*01200	Project Meeting						100
*01300	Submittals						100
*01600	Products						100
*01700	Project Closeout						100
*01732	Selective Demolition						100
*01800	General Commissioning Requirements						100
*03300	Cast-In-Place Concrete						100
*04200	Unit Masonry						100
*04230	Reinforced Unit Masonry						100
*05120	Structural Steel						100
*08114	Steel Door Frames						100
*08711	Door Hardware						100
*15000	General Provisions						100
*15060	Pipe And Pipe Fittings						100
*15073	Mechanical Demolition						100
*15085	Identification						100
*15100	Valves						100
*15121	Expansion Compensation						100
*15130	Thermometer And Gauges						100
*15141	Hangers And Supports						100
*15170	Motors						100
*15200	Vibration Isolation						100
*15252	Pipe And Equipment Insulation						100
*15510	Hydronic Piping						100
*15515	Hydronic Specialties						100
*15540	HVAC Pumps						100
*15684	Centrifugal Water Chillers						100
*15712	Mechanical Induced Draft Cooling Tower						100
*15900	Controls And Instrumentation						100
*15990	Start-Up Requirements For HVAC Systems						100
*15991	TAB Of HVAC Systems						100
*15992	Tests-Piping Systems						100
*15995	Commissioning						100
*16010	Basic Electrical Requirements						100
*16015	Electrical System Analysis						100
*16050	Basic Electrical Materials and Methods						100
*16110	Raceways						100
*16120	Conductors						100
*16349	Medium Voltage Motor Starters						100
*16450	Grounding						100
*16480	Low Voltage Motor Control						100
*16950	Electrical Testing						100
A-1	Door Replacement Plan						100
A-2	Cooling Tower New Work Plan						100
E0.1	Electrical General Notes						100
E0.2	Electrical Legend						100
E0.3	Electrical Notes						100
E1.1	Electrical Demolition Plan						100
E1.2	Electrical Demolition Plan						100
E2.1	Electrical Installation Plan						100
E2.2	Electrical Installation Plan						100
E3.1	Electrical One Lines						100
E3.2	Electrical One Lines						100
E3.3	Electrical Riser and Schematics						100
E3.4	Electrical Schematic						100
E4.1	Electrical Details						100
E4.2	Electrical Details						100

Drawing Number	Title	by Drawing Number		Drawing Phase	Latest Rev. No.	Latest Rev. Date	Percent Progress
		Latest Revision					
G0.1	Title Sheet						100
G0.2	Index Of Drawings						100
M0.1	Legend And General Notes						100
M0.2	Mechanical Schedules						100
M0.3	Mechanical Schedules						100
M1.1	Demolition Phasing Plan						100
M1.10	CW Make-Up And Blowdown Plan						100
M1.11	Project Photos						100
M1.12	Project Photos						100
M1.2	Chiller Plant Demolition Plan						100
M1.3	Chiller Plant New Work Plan						100
M1.4	Chiller Plant Sections						100
M1.5	Cooling Tower Demolition Plan						100
M1.6	Cooling Tower New Work Plan						100
M1.7	Cooling Tower Sections						100
M1.8	Chiller Plant Piping Schematic Demolition						100
M1.9	Cooling Tower Piping Schematic New Work						100
M2.1	Mechanical Details						100
M2.2	Mechanical Details						100
M3.1	Controls Legend And General Notes						100
M3.2	Chilled Water System Control Diagram						100
M3.3	Chilled Water Sequence Of Operation						100
M3.4	Condenser Water System Control Diagram						100
M3.5	Mechanical Controls						100
S-101	General Notes And Load Schedule						100
S-201	Existing Concrete Column Strengthening Plan						100
S-202	Existing Steel Sub-Frame Plan						100
S-203	Cooling Tower Concrete Pier Plan						100
S-204	Sections, Details, And Plan						100
S-301	Typical Details And Plans						100
S-401	Elevation And Details						100
S-402	Concrete And Steel Repairs						100
S-403	Typical Details - Concrete Repairs						100
S-404	Typical Details - Concrete Repairs						100
S-405	Existing Steel Sub-Frame Plan						100

**SCHEDULE 1**

**LIST OF PROPOSED SBE-M/WBE PRIME AND/OR SUBCONTRACTOR PARTICIPATION**

PROJECT NAME OR BID NAME: Cooling Tower and Chiller Replacement PROJECT NO. OR BID NO.: PB-07-03 Task - No. M12  
 NAME OF PRIME BIDDER: The Morganti Group, Inc. ADDRESS: 1450 Centrepark Boulevard, Suite 260, West palm Beach, FL 33401  
 CONTACT PERSON: Stephen Sines PHONE NO.: 561-689-0200 FAX NO.: 561-689-4774  
 BID OPENING DATE: 2/2/12 USER DEPARTMENT: \_\_\_\_\_

THIS DOCUMENT IS TO BE COMPLETED BY THE PRIME CONTRACTOR AND SUBMITTED WITH BID PACKET. PLEASE LIST THE NAME, CONTACT INFORMATION AND DOLLAR AMOUNT OR PERCENTAGE OF WORK TO BE COMPLETED BY ALL SBE -M/WBE SUBCONTRACTORS ON THIS PROJECT. IF THE PRIME IS AN SBE-M/WBE, PLEASE ALSO LIST THE NAME, CONTACT INFORMATION AND DOLLAR AMOUNT OR PERCENTAGE OF WORK TO BE COMPLETED BY THE PRIME ON THIS PROJECT. THE PRIME AFFIRMS THAT IT WILL MONITOR THE SBES LISTED TO ENSURE THE SBES PERFORM THE WORK WITH ITS OWN FORCES.

Name, Address and Phone Number	(Check one or both Categories)		DOLLAR AMOUNT OR PERCENTAGE OF WORK				
	M/WBE Minority Business	SBE Small Business	Black	Hispanic	Women	Caucasian	Other (Please Specify)
1. Florida Mechanical, LLC 3615 Fiscal Court Riviera Beach, FL 33404	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____	_____	_____
2.	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____	_____	_____
3.	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____	_____	_____
4.	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____	_____	_____
5.	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____	_____	_____

(Please use additional sheets if necessary)

Total \_\_\_\_\_

Total Bid Price \$ \$1,882,000.00 Total SBE-M/WBE Participation Dollar Amount or Percentage of Work \$991,000.00

I hereby certify that the above information accurate to the best of my knowledge: \_\_\_\_\_  
 Signature  Sr. Project Manager  
 Title

Note:

- The amount listed on this form for a subcontractor must be supported by price or percentage listed on the signed Schedule 2 or signed proposal in order to be counted toward goal attainment.
- Firms may be certified by Palm Beach County as an SBE and/or M/WBE. If firms are certified as both an SBE and M/WBE, please indicate the dollar amount or percentage under the appropriate category.
- M/WBE information is being collected for tracking purposes only.

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

This document must be completed by the SBE-M/WBE Subcontractor and submitted with bid packet. Specify in detail, the particular work items to be performed and the dollar amount and/or percentage for each work item. SBE credit will only be given for items which the SBE-M/WBE Subcontractor is SBE certified to perform. Failure to properly complete Schedule 2 may result in your SBE participation not being counted.

PROJECT NUMBER: PB-07-03 Task - No. M12 PROJECT NAME: Cooling Tower and Chiller Replacement

TO: The Morganti Group, Inc.  
(Name of Prime Bidder)

The undersigned is certified by Palm Beach County as a - (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: \_\_\_\_\_

The undersigned is prepared to perform the following described work in connection with the above project. Additional Sheets May Be Used As Necessary

Line Item/ Lot No. Item Description	Qty/Units	Unit Price	Total Price/ Percentage
<u>1 HVAC</u>	<u>1 LS</u>	<u>\$991,000</u>	<u>\$991,000/53%</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

at the following price or percentage \$991,000 / 53%  
(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 subcontract any portion of this job to a certified SBE or a non-SBE subcontractor, please list the name of the subcontractor and the amount below.

Price and/or Percentage: \$991,000 Florida Mechanical, LLC  
(Name of Subcontractor)

The undersigned affirms that it has the resources necessary to perform the work listed without subcontracting to non-certified SBE or any other certified SBE subcontractors except as noted above.

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

Florida Mechanical  
(Print name of SBE-M/WBE Subcontractor)  
By: [Signature]  
(Signature)  
Ken Morgan / President  
(Print name/title of person executing on behalf of SBE-M/WBE Subcontractor)

Revised 9/7/2011

Date: 2/14/2012





**MORGANTI**

**Construction Managers and Design Builders**

1450 Centrepark Blvd., Suite 260, West Palm Beach, FL 33401 561-689-0200 Fax: 561-689-4774

February 15, 2012

Ms. Cindy Portnoy, P.E.  
Palm Beach County Department of Airports  
846 Palm Beach International Airport  
West Palm Beach, FL 33406-1491

Re: Task M12 Terminal Chiller and Cooling Tower Replacement

Please accept this letter as our intent to increase the Builders Risk Insurance and Payment and Performance Bonds for the Task M11 to include the additional work of Task M12 once the Guaranteed Maximum Price is approved by the Palm Beach County Board of County Commissioners.

The Morganti Group, Inc. greatly appreciates the opportunity to work with the Palm Beach County Department of Airports, and please contact me if there are any questions or if additional information is required.

Sincerely,

**The Morganti Group, Inc.**

Stephen Sines  
Senior Project Manager

Cc: Tracy Bruce, The Morganti Group, Inc.  
File

**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](http://www.Morganti.com)

Connecticut or Florida or Texas

PALM BEACH COUNTY INTERNATIONAL AIRPORT  
DOA CM @ Risk Contract

MORGANTI  
PB NO: PB 07-3  
CONTRACT HISTORY

CONTRACT APPROVED ON:	5/20/2008	Expiration
RESOLUTION NO	R2008-0850	
CONTRACT TIME	2 Yrs with an option of 3 - 1yr renewals	5/20/2010
Amendment 1	Executed on April 20, 2010 for 1 additional year (R2010-0608)	5/20/11
Amendment 2	Executed on Feb 15 for the second year renewal (R2011-0182)	5/20/12
Amendment 3	Executed on January 24, 2012 (R2012-0060)	5/20/2013

Task No	DATE	DESCRIPTION	TASK ORDER TIME	TASK ORDER AMOUNT	CHANGE ORDER/GMP ADJUSTMENT	REVISED TASK ORDER AMOUNT	CUMMULATIVE PERCENT CHANGE	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
	CRC Meeting 3/10/09				\$ (87,867.27)	\$1,001,132.73			\$ (87,867.27)		Close-out to CRC on 3/10/2009
M2	10/21/2008	FBO/Terminal Maintenance Hangar @ PHK	270	\$2,058,000.00						\$2,058,000.00	Approved by Board #R20081848
		Change Order No 1			\$ 45,559.00	\$2,103,559.00	2.21%	\$ 45,559.00			Approved on July 15, 2009
		Change Order No 2			\$ 46,032.00	\$2,149,591.00	4.45%	\$ 46,032.00			Approved on 8/25/2009
		Final GMP Adjustments			(\$14,178.87)	\$2,135,411.13					Close-out to CRC on 8/25/2010
M3	1/13/2009 Board Meeting	Apron Expansion Utility Relocation	160	\$909,000.00						\$909,000.00	Approved on 1/13/09 R20090077
	4/22/09 CRC	Change Order No 1			\$78,041.00	\$987,041.00	8.59%		\$78,041.00		Approved on 4/22/09
		Change Order No 2 Final			(\$26,636.00)	\$960,405.00	-2.93%		-\$26,636.00		Close-out to CRC on 4/7/2010
M4	1/5/2009	Apron A Electrical Materials	150	\$89,415.00				\$89,415.00			Approved on 1/5/09
			0			\$89,415.00					Close-out to CRC 6/17/2009
M5	6/18/2008	North County HVAC and Roof Repairs	60	\$223,000.00							Close-out to CRC 10/20/10
		Final GMP Adjustments			-\$12,934.33	\$210,065.67					
M6		Garage Rehab-Not authorized									
M7		LNA Wash water equipment		\$10,300.00				\$10,300.00			Task Approved on 9/28/10
M8		Relocate (2) Noise Monitoring Stations		\$30,000.00				\$30,000.00			Task Approved on 2/10/11
M9		Concourse C Exit Improvements		\$150,000.00						\$150,000.00	Approved by the Board on 6/7/11 R2001-0806
M10	7/20/2011	PBI Curtain Wall Connection Repair		\$22,325.00				\$22,325.00			Approved on 8/3/11
M11	12/16/2011	Pre-Purchase of Terminal Chiller and Cooling Tower Equipment		\$1,570,000.00						\$1,570,000.00	Approved on 1/24/12 R2012-0061
M12		Terminal Chiller and Cooling Tower Construction Services		\$1,880,000.00						\$1,880,000.00	Board Meeting 3/20/12
		Closed out		\$ 8,031,370.00	\$ 28,014.53	\$4,396,429.53			\$ (36,462.27)	\$ 7,656,000.00	

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) - No cumulative tracking

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

<u>Approval Authority</u>	<u>CO Value</u>	<u>Authority</u>	<u>Cumulative Days</u>	<u>Authority</u>
*Time	\$0-50,000	Lead Dept	0-30 days	Lead Dept
	\$50,001-100,000	CRC	31-90	CRC
	>\$100,001	BCC	120	BCC

**Time Extensions in excess of 90 Days must be approved by the Board and does not count towards the Cumulative Limit**

**Cumulative Value - Revised as of 6/24/09**

1 When the cumulative value of changes or additional work exceeds the greater of \$250,000 or 5% of the original contract then it must be brought to the board. The cumulative value is then reset to 0

**BUDGET TRANSFER**  
 BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA

Fund 4111      Airport Improvement and Development Fund

Advantage Document Numbers:  
 BGEX 021612/995

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 02/16/12	REMAINING BALANCE
<u>Expenditures</u>								
121-A212-6211	Building Improvements	2,380,366	4,583,171	2,030,000	0	6,613,171	1,275,162	5,338,009
121-A900-9909	Reserves Improvement Program	22,695,087	22,337,115	0	2,030,000	20,307,115	0	20,307,115
<b>Total Appropriations &amp; Expenditures</b>		<u>166,132,349</u>	<u>164,265,799</u>	<u>2,030,000</u>	<u>2,030,000</u>	<u>164,265,799</u>		

Attachment # 2

	Signatures	Date	By Board of County Commissioners
OFMB			At Meeting of
INITIATING DEPARTMENT/DIVISION	<u><i>C. M. Semin</i></u>	<u>2/16/12</u>	<u>March 20, 2012</u>
Administration/Budget Department Approval	_____	_____	Deputy Clerk to the Board of County Commissioners
OFMB Department - Posted	_____	_____	