

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

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Meeting Date: May 2, 2017	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
	<input type="checkbox"/> Workshop	<input type="checkbox"/> Public Hearing

Department:

Submitted By: Department of Airports

Submitted For:

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I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to approve: Amendment No. 11 to the Construction Manager at Risk (CMAR) Contract with The Morganti Group, Inc. for Terminal Improvements at Palm Beach International Airport (PBIA), exercising the third and final one (1) year renewal option for the continuation of services.



**Summary:** The Contract with The Morganti Group, Inc. for CM at Risk Services for Terminal Improvements at PBIA was approved by the Board on June 4, 2013 (R-2013-0663). The Contract is for 2 years with 3 one (1) year renewal options and is a task order based contract for CM at Risk Services at PBIA. The Board exercised the first one-year renewal option on May 5, 2015 (R-2015-0550) and the second one-year renewal option on May 3, 2016 (R-2016-0557). The Morganti Group, Inc. is a Danbury, Connecticut, based firm; however, the work will be directly managed by their southeast regional office in Palm Beach County. The contract value to date is \$24,560,392. Approval of Amendment No. 11 will allow the County, at its sole discretion, to exercise the third and final one (1) year renewal option for the continuation of services provided under the CMAR Contract. The Disadvantaged Business Enterprise (DBE) goal for this contract is 13%. The total to date participation for this contract is 15.82%. Countywide (AH)

**Background and Justification:** In order to carry out the approved Capital Improvement Program for the County, the Department of Airports uses several methods of procurement including the CMAR Contract. By exercising the third and final one (1) year renewal option, this amendment allows for the continuation of CMAR services necessary to continue the Terminal Improvements at PBIA.

**Attachments:**

- 1. Amendment No. 11 w/Contract History – (3 originals)

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Recommended By: 	3/27/17
Department Director	Date
Approved By: 	4/6/17
County Administrator	Date

## II. FISCAL IMPACT ANALYSIS

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

Fiscal Years	2017	2018	2019	2020	2021
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues (Grants)	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	_____*	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget? Yes \_\_\_\_\_ No \_\_\_\_\_  
Budget Account No: Fund \_\_\_\_\_ Department \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_  
Reporting Category \_\_\_\_\_

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

\*There is no Fiscal Impact for this item.

C. Departmental Fiscal Review: CM Summer

## III. REVIEW COMMENTS

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

[Signature]  
OFMB 2/3/30

[Signature] 4/5/17  
Contract Dev. and Control  
4/4/17

### B. Legal Sufficiency:

Anne Delmont 4-6-17  
Assistant County Attorney

### C. Other Department Review:

\_\_\_\_\_  
Department Director

**AMENDMENT NO. 11 TO CONTRACT  
BETWEEN  
PALM BEACH COUNTY DEPARTMENT OF AIRPORTS AND  
THE MORGANTI GROUP, INC.  
FOR  
CONSTRUCTION MANAGEMENT SERVICES  
TERMINAL IMPROVEMENTS  
PROJECT NO. PB 12-14**

This Amendment No. 11 to the Contract is made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by and between Palm Beach County, Florida (COUNTY) and The Morganti Group, Inc, a corporation authorized to do business in the State of Florida, hereinafter referred to as the CONSTRUCTION MANAGER, having its office and principal place of business at 1450 Centerpark Blvd, Suite 260, West Palm Beach, Florida 33401.

WITNESSETH

WHEREAS, on June 4, 2013, the County entered into a Contract (R-2013-0663) with the CONSTRUCTION MANAGER to provide CONSTRUCTION MANAGER at Risk Services for a period of two (2) years with up to three (3) one (1) year renewals at the County's Option and that this merely supplements said Contract; and

WHEREAS, on July 2, 2013, the County entered into Amendment #1 (R-2013-0829) with the CONSTRUCTION MANAGER and that this merely supplements said Contract; and

WHEREAS, on July 16, 2013, the County entered into Amendment #2 (R-2013-0866) with the CONSTRUCTION MANAGER and that this merely supplements said Contract; and

WHEREAS, on September 10, 2013, the County entered into Amendment #3 (R-2013-1150) with the CONSTRUCTION MANAGER and that this merely supplements said Contract; and

WHEREAS, on November 19, 2013, the County entered into Amendment #4 (R-2013-1630) with the CONSTRUCTION MANAGER and that this merely supplements said Contract; and

WHEREAS, on June 3, 2014, the County entered into Amendment #5 (R-2014-0768) with the CONSTRUCTION MANAGER and that this merely supplements said Contract; and

WHEREAS, on September 9, 2014, the County entered into Amendment #6 (R-2014-1285) with the CONSTRUCTION MANAGER and that this merely supplements said Contract; and

WHEREAS, on May 5, 2015, the County entered into Amendment #7 (R-2015-0550) with the CONSTRUCTION MANAGER exercising the first one year renewal option and that this merely supplements said Contract; and

WHEREAS, on December 15, 2015, the County entered into Amendment #8 (R-2015-1765) with the CONSTRUCTION MANAGER and that this merely supplements said Contract; and

WHEREAS, on May 3, 2016, the County entered into Amendment #9 (R-2016-0557) with the CONSTRUCTION MANAGER and that this merely supplements said Contract; and

WHEREAS, on October 18, 2016, the County entered into Amendment #10 (R-2016-1479) with the CONSTRUCTION MANAGER and that this merely supplements said Contract; and

WHEREAS, Article 1 defines the Terms of the Contract period of two (2) years, with three (3) one (1) year renewal options, the exercise of which are within the COUNTY'S sole control and discretion; and

WHEREAS it is the County's desire to exercise the third and final one (1) year renewal option for the continuation of services provided by the CONSTRUCTION MANAGER under this contract.

NOW THEREFORE, in consideration of the mutual covenants herein contained, and such other good and valuable consideration, the receipt of which the parties hereby acknowledge, the parties agree to the following terms and conditions:

1. The parties hereby agree to amend the Contract to include the third and final one (1) year renewal option for the continuation of services provided by the CONTRACTOR under this Contract.
2. Except as specifically amended herein, all other terms and conditions of the Contract shall remain in full force and effect.

IN WITNESS WHEREOF, the Board of County Commissioners of Palm Beach County, Florida  
has made and executed this Amendment on behalf of the COUNTY and CONSTRUCTION MANAGER  
has hereunto set its hand the day and year above written.

ATTEST:  
SHARON R. BOCK, CLERK &  
COMPTROLLER

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

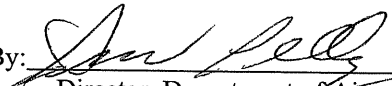
By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Paulette Burdick, Mayor

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS  
AND CONDITIONS


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

By:  \_\_\_\_\_  
Director, Department of Airports

WITNESS:  
FOR CONSTRUCTION MANAGER

CONSTRUCTION MANAGER:  
The Morganti Group, Inc.

 \_\_\_\_\_  
Signature

 \_\_\_\_\_  
Signature

TONI CAVAZOS  
Name (type or print)

STEPHEN SINES  
Name (type or print)

DIRECTOR OF OPERATIONS  
Title

(Corporate Seal)

PALM BEACH COUNTY INTERNATIONAL AIRPORT  
PBI Terminal Improvements - CMR

The Morganti Group  
PB NO: PB 12-14  
CONTRACT HISTORY

CONTRACT APPROVED ON: 6/4/2013		Expiration											
RESOLUTION NO R-2013-0663		6/3/2015											
CONTRACT TIME 2 Yrs with an option of 3 - 1yr renewals		6/3/16											
Amendment 7 Executed on May 5, 2015 for 1 additional year (R2015-0550)		6/3/17											
Amendment 9 (Task M19) Executed on 5/3/16 for the second year renewal (R2016-0557)													
Amendment 11 Executed on 5/2/17 for third and final renewal (R2017-0xxx)													
REF DOC	DESCRIPTION	TIME(Cal Days)	NTP	Substantial Completion Date	AMOUNT	CHANGE ORDER OR ADJUSTMENT	1 CHANGE ORDER VALUE PLUS TIME	REVISED AMOUNT	LEAD DEPT APPROVAL	CRC APPROVAL	BCC APPROVAL	STATUS	TASK CLOSED
Amendment 1	Task M1 Building 3400 Interior Improvements-GMP	180	7/11/13	1/6/14	\$1,130,000.00						\$1,130,000.00	July 2 2013 Board Meeting (R2013-0829)	
	CO No 1 Tenant Improvements to Server Room	0				\$33,290.00	\$33,290.00				\$33,290.00	Nov 19 Board Meeting due to Budget Transfer	
	GMP Adjustment	0				-\$37,613.42		\$1,125,676.58		-\$37,613.42			8/06/14 CRC
Amendment 2	Task M2 Emergency Phone System - GMP	70			\$190,000.00						\$190,000.00	July 16, 2013 Board Meeting (R2013-0866)	
	GMP Adjustment					-\$7,141.00		\$182,859.00		-\$7,141.00			3/5/14 CRC
Task M3 (work order)	PBI Interior Signage	266	6/28/13	3/20/14	\$97,240.00				\$97,240.00			Approved on 6/24/13	
	CO No 1	90				\$1,483.00	\$1,483.00			\$1,483.00		12/18/13 CRC	
	CO No 2	86					\$0.00				86 Cal Day time extension for a total of 264 days R-2014-0672		
	GMP Adjustment					(\$6,500.00)		\$92,223.00		-\$6,500.00			7/9/2014 CRC
Amendment 3	Task M4 Traffic Deck Coating	180	9/11/13	3/9/14	\$519,242.00						\$519,242.00	Approved on 9/10/13 (R-2013-1150)	
	CO No 1	30		4/8/14		\$8,954.00	\$38,954.00		\$8,954.00			Approved on 3/25/14	
	GMP Adjustment					(\$5,827.45)		\$522,368.55		-\$5,827.45			CRC 6/11/14
Amendment 4	Task M6 Airport Overflow Lot	75	11/19/13	2/1/14	\$400,000.00						\$400,000.00	11/19/13 Board Meeting (R2013-1630)	
	CO No 1	25		2/26/14	\$0.00		\$1,225.00		\$0.00			Approved 6/3/14	
	GMP Adjustment					(\$7,758.50)		\$392,241.50		-\$7,758.50			CRC 8/27/14

PALM BEACH COUNTY INTERNATIONAL AIRPORT  
PBI Terminal Improvements - CMR

The Morganti Group  
PB NO: PB 12-14  
CONTRACT HISTORY

<div> <div>CONTRACT APPROVED ON: 6/4/2013</div> <div>RESOLUTION NO: R-2013-0663</div> <div>CONTRACT TIME: 2 Yrs with an option of 3 - 1yr renewals</div> <div>Amendment 7: Executed on May 5, 2015 for 1 additional year (R2015-0550)</div> <div>Amendment 9 (Task M19): Executed on 5/3/16 for the second year renewal (R2016-0557)</div> <div>Amendment 11: Executed on 5/2/17 for third and final renewal (R2017-0xxx)</div> </div> <div> <div>Expiration: 6/3/2015</div> <div>6/3/16</div> <div>6/3/17</div> </div>													
REF DOC	DESCRIPTION	TIME(Cal Days)	NTP	Substantial Completion Date	AMOUNT	CHANGE ORDER OR ADJUSTMENT	1 CHANGE ORDER VALUE PLUS TIME	REVISED AMOUNT	LEAD DEPT APPROVAL	CRC APPROVAL	BCC APPROVAL	STATUS	TASK CLOSED
Amendment 5	Task M5 Security Improvements	460	6/23/14	9/25/15	\$4,726,000.00						\$4,726,000.00	Board Meeting on 6/3/14 R-2014-0768	
	CO #1	185		3/28/16		\$148,365.00					\$148,365.00		Approved by Board on Feb 9 R2016-0153
	CO #2	25		4/22/16		\$67,514.00	\$97,514.00			\$67,514.00			Approved by CRC on 3/9/16
	CO #3	60		6/21/16		\$22,303.00	\$94,303.00	\$4,964,182.00		\$22,303.00			
	CO #4												
	GMP Adjustment												
	Task M7 Building 2400 - not authorized												
Amendment 6	Task M8 Surface Friction Course	90.00	9/11/2014	12/9/14	\$237,000.00						\$237,000.00	Approved on 9/9/14 R2014-1285	
	GMP Adjustment			11/19/15		(\$22,578.18)		\$214,421.82		-\$22,578.18			CRC 7/22/15
	Task M9 Part 139 Improvements-void				not issued								
Task M10	Task M10 Frontier Airlines Office	30	10/22/14	11/21/14	\$22,726.00				\$22,726.00			Approved on 10/21/14	
	GMP Adjustment			11/21/14		(\$3,165.00)		\$19,561.00		-\$3,165.00			CRC7/22/15
Task M11	Task M11 Gate Podium Demolition	**	10/21/14		\$23,200.00				\$23,200.00			Approved on 10/21/14	
	GMP Adjustments					(\$4,236.00)		\$18,964.00		-\$4,236.00			CRC on 1/6/16
Task M12	Task M12 ADA Queing at Checkpoint C	30	1/22/2015	2/20/2015	\$25,000.00				\$25,000.00			Approved on 1/22/15	
						(\$3,445.00)		\$21,555.00		-\$3,445.00			CRC 8/26/15
Task M13	Task M13 Concourse B Gate Agent Desk Replacement at PBI - Gates B8, B10, B11, B12, B14	90	2/5/15	5/5/15	\$97,000.00				\$97,000.00			Approved on 1/29/15	
	CO No 1 Time Extension	45		6/19/15			\$22,500.00		\$0.00			Approved on 4/29/15	
	CO No 2 Gate B9 and Time Extension	60		8/18/15		\$43,602.80	\$73,602.80			\$43,602.80		Approved by CRC on 8/5/15	
	GMP Adjustments					(\$12,741.50)		\$127,861.30		-\$12,741.50			CRC on 1/6/16
Task M14	PIM Upgrade	180	3/28/15	9/23/15	\$54,200.00				\$54,200.00			Approved on 3/18/15	
								\$54,200.00					Not construction. Programming only. Final Payment released on 8/24/15
Amendment No 7	Contract time Extension								\$0.00			Approved on 5/05/15 R2015-0550	

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Task M15	Air Handler Replacement - Preconstruction		5/21/15		\$45,000.00				\$45,000.00			Approved on 5/21/15	
								\$45,000.00					
Task M16	Concourse B Gate Podiums-Phase 2 Gates B2, B4, B6	90	9/15/15	12/13/15	\$58,230.00				\$58,230.00			Approved on 9/15/15	Substantially Complete on 11/11/15
	GMP Adjustment					(\$1,149.00)		\$57,081.00					
									-\$1,149.00				Closed by Lead on 3/29/16 (Under \$100K)
Task M17	Concourse B Replacement of GIDS and Cameras	90	9/23/15	12/21/15	\$177,000.00					\$177,000.00		Approved by CRC on 9/23/15	
	CO No 1 Wi-Fi Equipment					\$41,404.00			\$41,404.00			Approved on 10/13/15	
	GMP Adjustment					(\$5,279.00)		\$213,125.00		-\$5,279.00			CRC on 3/30/16
Amendment 8 (Task M18)	Air Handler Replacement - Construction	680	12/17/15	10/26/17	\$8,250,000.00						\$8,250,000.00	12/15/15 Board Meeting R2017-1765	
	Change Order No 1 - Abatement	21		11/17/17		\$425,294.00	\$450,494.00				\$425,294.00	5/3/16 Board Meeting (R-2016-0556)	
	Change Order No 2	6		11/23/17		\$259,828.87	\$267,028.87	\$8,935,122.87			\$259,828.87	3/14/17 Board Meeting (R2017-	
Amendment 9 (Task M19) and time extension	Emergency Generator Replacement	275	5/9/16	2/7/17	\$5,490,000.00						\$5,490,000.00	5/3/16 Board Meeting R2016-0557	
								\$5,490,000.00					
Task M20	Gate Desk Replacement Phase 3	90	7/27/16	10/24/16	\$170,250.00					\$170,250.00			Approved by CRC 7/27/16
								\$170,250.00					
Task M21	Gate Desk Replacement Phase 3- Inserts	90			\$183,070.00					\$183,070.00			Approved by CRC 8/10/16
								\$183,070.00					



PALM BEACH COUNTY INTERNATIONAL AIRPORT  
PBI Terminal Improvements - CMR

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PB NO: PB 12-14  
CONTRACT HISTORY

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Amendment 10 (Task M22)	Gate Desk Replacement Phase 3-Installation	210	10/31/16	5/28/17	\$1,698,700.00						\$1,698,700.00		10/18/16 Board Meeting R-2016-1479
								\$1,698,700.00					
Task M23	Replace CX-9702 in SallyPort	30	3/1/17	3/31/17	\$31,930.00			\$31,930.00	\$31,930.00				NTP issued on 3/1/17
Amendment 11	Final one year extension										\$0.00		5/2/17 Board Meeting
Total					\$23,625,788.00	\$934,604.62		\$24,560,392.62	\$503,735.00	\$548,937.75	\$23,507,719.87		

**Notes:**

Closed-out projects

Approval Authority for Task Authorizations (CM @ Risk) - No cumulative tracking

Document	Authority	
Task Order	Lead Dept	less than \$100,000
Task Order	CRC	\$100,000 <\$200,000
Amendment	BCC	≥ \$200,000

<sup>1</sup> Approval Authority

*Time	CO Value	Authority	Cumulative Days	Authority
	\$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.**

<sup>1</sup> 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

ITS

log out

STATUS BY PROJECT

AM BEST

CANCELLED

INSURED

COMPLIANT

NON-COMPLIAN

COVERAGES

SUMMARY PROBLEMS

EXPIRATION

SPECIAL ISSUES

MISSING POLICIES

Select a Project

Add a Contract

Locate a Contract

Summary of Contract

Connect to ITS Live Support

Summary of Certificates

This report displays detailed Certificate of Insurance information for a selected Insured. Any items shown in red are deficient.

Monday, March 27, 2017

Simple View

Certificate Images

Documents

Insured: The Morganti Group, Inc. Insured ID: R-2013-0663-PBC

Status: Compliant (with overrides)

ITS Account Number: PLC669

Project(s): Palm Beach County - Airports Planning & Development

Insurance Policy	Required	Provided	Override
<u>General Liability</u>			
Expiration: 7/1/2017			
General Aggregate:	\$10,000,000	\$4,000,000	X
Products - Completed Operations Aggregate:	\$5,000,000	\$4,000,000	X
Personal And Advertising Injury:	\$0	\$0	
Each Occurrence:	\$5,000,000	\$2,000,000	X
Fire Damage:	\$0	\$0	
Medical Expense:	\$0	\$0	
<u>Automobile Liability</u>			
Expiration: 7/1/2017			
	All Owned Autos	Any Auto not provided	X
	Hired Autos	not provided	X
	Non-Owned Autos	not provided	X
Combined Single Limit:	\$5,000,000	\$1,000,000	X
<u>Workers Compensation/Employers Liability</u>			
Expiration: 7/1/2017			
Each Accident:	\$100,000	\$1,000,000	
Disease - Policy Limit:	\$500,000	\$1,000,000	
Disease - Each Employee:	\$100,000	\$1,000,000	
<u>Builder's Risk</u>			
Expiration: 9/25/2017			
	Loss Payee	Loss Payee	
	All Risk, Replacement Cost and Completed Value Form Coverage	All Risk, Replacement Cost and Completed Value Form Coverage	
	Occupancy Endorsement	Occupancy Endorsement	

Notifications (Show All)

There were no deficiency letters issued.

Do you have an updated Certificate? Click the button below to submit a Certificate.

Certificate Submittal