

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: September 12, 2023

Consent Regular
 Workshop Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

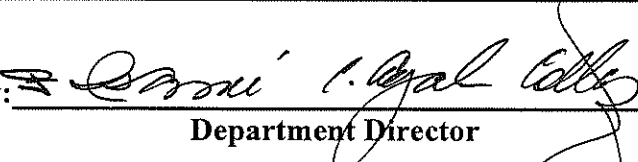
Motion and Title: Staff recommends motion to approve: Change Order No. 2 to Work Order No. 1 to the continuing Construction Manager (CM) at Risk Services contract (R2018-1163) with Asset Builders, LLC dba Messam Construction for the Belle Glade Agricultural Center Exterior Door and Windows Replacement project increasing the project duration by 569 calendar days.

Summary: On February 8, 2021, through delegated authority pursuant to the Policies and Procedures Memorandum (PPM) CW-F-050, the Director of Facilities Development & Operations (FD&O) Department approved Work Order No. 1 to the continuing CM at Risk Services contract with Asset Builders, LLC dba Messam Construction in the amount of \$75,825.36 establishing a Guaranteed Maximum Price (GMP) for the construction management services necessary for the Belle Glade Agricultural Center Exterior Door and Windows Replacement project. Change Order No. 2 to Work Order No. 1 (Change Order No. 2) authorizes an increase in the project duration by 569 calendar days, at no additional cost, due to ongoing manufacturing delays resulting from the Covid-19 pandemic and delays due to difficulty in soliciting a new subcontractor as a result of a subcontractor default/abandonment which impacted the project's critical path schedule. The continuing CM at Risk Services contract was awarded pursuant to the Small Business Enterprise (SBE) ordinance. After the implementation of the Equal Business Opportunity (EBO) ordinance in January 2019, this continuing CM at Risk Services contract was presented to the Goal Setting Committee on February 20, 2019 and the Committee established Affirmative Procurement Initiative (API) of a mandatory 20% SBE subcontracting goal on the contract. There is no SBE participation for this change order. To date, the overall SBE participation for the contract is 68.04%. Asset Builders, LLC dba Messam Construction is a certified SBE firm and has an office located in Palm Beach County. Funding for this project is from the Public Building Improvement Fund. **(Capital Improvements Division) District 6 (MWJ)**

Background and Justification: Construction Management at Risk is a project delivery method in which the construction manager provides design phase assistance, evaluation of cost, schedule and implications of alternate designs, systems and materials, and serves as general contractor bidding the subcontracts for construction. Approval of Change Order No. 2 increases the project duration by 569 calendar days due to ongoing manufacturing delays resulting from the Covid-19 pandemic and delays due to difficulty in soliciting a new subcontractor as a result of a subcontractor default/abandonment which impacted the project's schedule critical path.

Attachments:

- 1. Location Map
- 2. Change Order No. 2

Recommended by:  8/14/23
Department Director Date

Approved by:  8/22/23
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

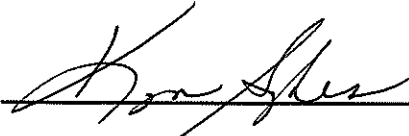
Fiscal Years	2023	2024	2025	2026	2027
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>* _____</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes X No _____
 Does this item include the use of federal funds? Yes _____ No X

Budget Account No: Fund 3804 Dept. 411 Unit B627-0055 Object 4907

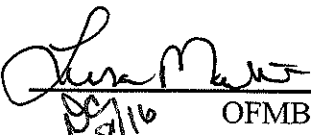
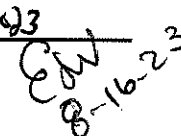
B. Recommended Sources of Funds/Summary of Fiscal Impact:

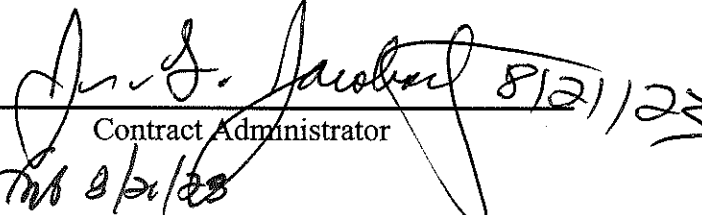
* There is no fiscal impact associated with this item. Funding for this project is from the Public Building Improvement Fund.

C. Departmental Fiscal Review: 

III. REVIEW COMMENTS:

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

 8/17/23
 OFMB
 8/16
 8-16-23

 8/21/23
 Contract Administrator
 8/21/23

B. Legal Sufficiency:

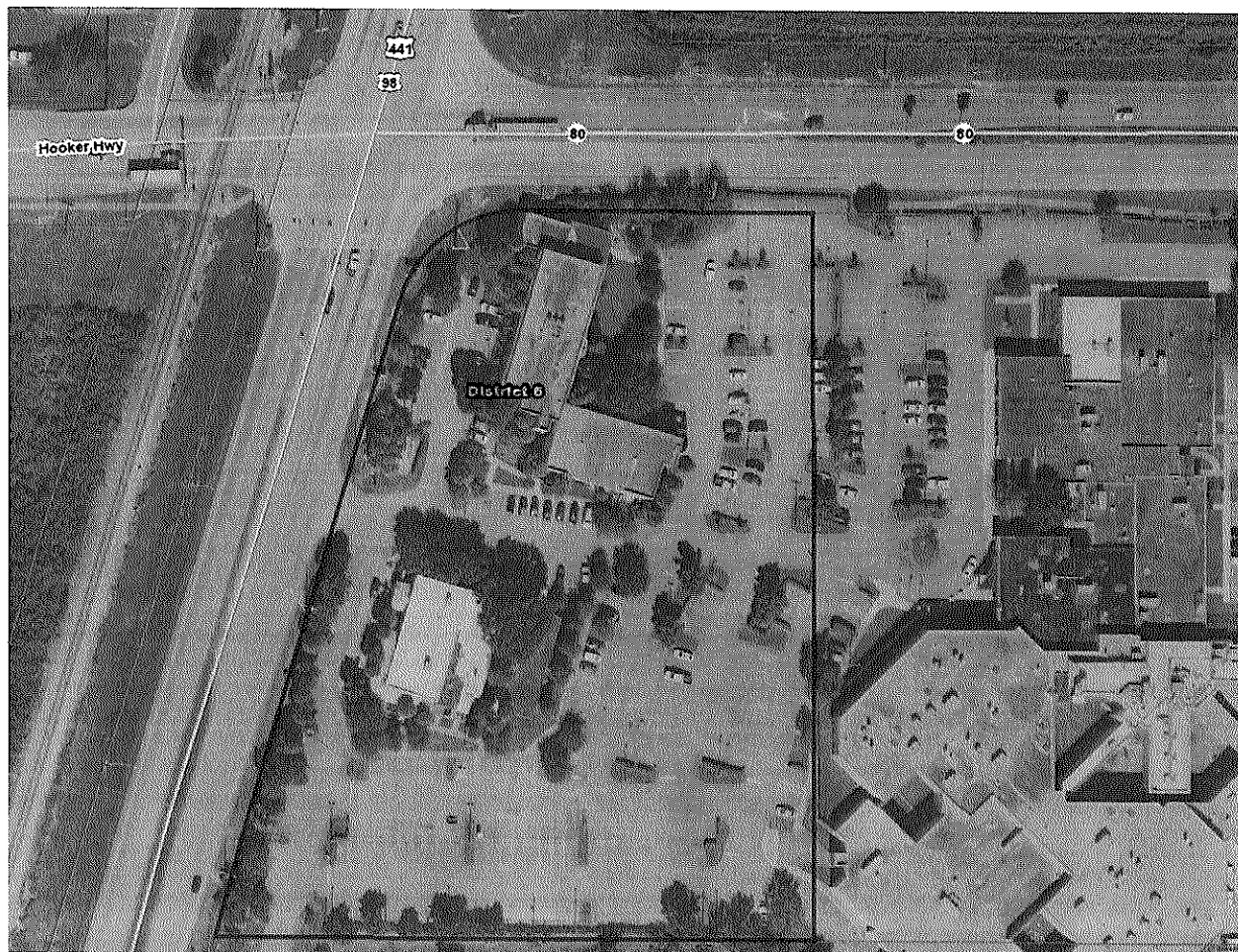
 8/22/23
 Assistant County Attorney

C. Other Department Review:

 Department Director

LOCATION MAP

Project No: 18480
Project Name: Belle Glade Agricultural Center Exterior Door and Windows Replacement
Location: 2976 State Road 15, Belle Glade, Florida 33430



CHANGE ORDER BRIEF
BELLE GLADE AGRICULTURAL CENTER
EXTERIOR DOOR AND WINDOWS REPLACEMENT
PROJECT NO. 18480
JUNE 13, 2023
CONTRACT NO. R2018-1163 – WORK ORDER #1

Prime Contractor Asset Builders, LLC dba Messam
Construction

Change Order No. 2

Change Order Amount \$0.00

Changed Contract Time 569 calendar days

Description of Construction Change Proposals (CCPs):

1. CCP #002: Time extension of 569 days \$0.00

Reason for Change and Code:

1. CCP #002: (X) Door manufacturer delays due to Covid, subcontractor abandoned the project and delays in acquiring another subcontractor to perform the work.

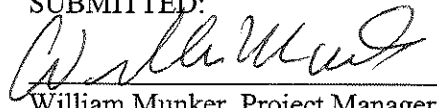
Reason-for-change codes

D = Differing Site Conditions
E = Errors/Omissions in Design
O = Owner-Initiated
Q = Quantity Adjustments

R = Request by another Agency/Outside Party
X = Other (Specify: Manufacturing Delays)
Z = Zoning/Code/Ordinance Change

Estimated premium value of errors/omissions for this change order: \$0.00

SUBMITTED:


William Munker, Project Manager
Capital Improvements Division


Date

If applicable:

API applicable to original contract: 20% SBE subcontracting participation

Original S/M/WBE participation for this Project: 68.04%

S/M/WBE participation for this Change Order: 0%

Revised S/M/WBE participation for Project after adjusted for Change Order: 68.04%

PALM BEACH COUNTY

CHANGE ORDER

ISSUED TO: Asset Builders, LLC dba Messam Construction 220 SW 7 th Avenue South Bay, FL 33493	CHANGE ORDER NO.: 02
	AMENDMENT NO: WO #1
PROJECT: Belle Glade Agricultural Center Door and Window Replacement	REFERENCE CCP NO.: 002
	RESOLUTION NO.: R2018-1163
PROJECT NO. 18480	DISTRICT NO.: 6

The completion date, contract price, and all terms, covenants, and conditions of the above referenced contract, except as duly modified by this and previous Change Orders, if any, shall remain in full force and effect.

DESCRIPTION OF CHANGE:

1. CCP #002: Time extension of 569 days \$0.00

CONTRACT PRICE

Original Contract Price WO #1:	\$75,825.36
Previous CO # 01 through _____:	\$0.00
This Change Order No. 02:	\$0.00
ADJUSTED Contract Price:	\$75,825.36

COMPLETION DATE

Contract Completion Date will be increased 569 calendar days.
Contract Notice to Proceed Date: <u>03/22/2021</u>
Contract Substantial Completion Date: <u>11/17/2021</u>
ADJUSTED Substantial Completion Date: <u>06/09/2023</u>

CONTRACTOR

Execution of this change order acknowledges final settlement of, and releases, all claims for costs and time associated, directly or indirectly, with the above stated modification(s), including all claims for cumulative delays or disruptions resulting from, caused by, or incident to such modifications(s), and including any claim that the above stated modification(s) constitutes, in whole or part, a cardinal change to the contract. The above changes are accepted:

Asset Builders, LLC dba
Messam Construction
Contractor:
Angela Sandra Messam
Print Name: Angela Messam
Title: Partner Date: 7/25/23

DESIGN PROFESSIONAL

The above changes are recommended for approval by the Owner:

Harvard City, Inc.
Design Professional
By: [Signature]
Print Name: Daniel T. Canavan
Title: Proj. Architect Date: 7-25-23

PALM BEACH COUNTY

Recommended By:
By: [Signature]
Title: Project Manager Date: 7/25/23
By: [Signature]
Title: Director - CID Date: 8-10-23
By: [Signature]
Title: Director, ED&G Date: 8/14/23
By: [Signature]
Legal Sufficiency - CAO Date: 8/22/23
Approved By:
By: _____
Title: Mayor, BCC Date: _____

PALM BEACH COUNTY

CONSTRUCTION CHANGE PROPOSAL (CCP)

TO: Palm Beach County Board of County Commissioners
2633 Vista Parkway
West Palm Beach, FL 33411

CCP NUMBER: 002

DATE: June 9, 2023

ATTENTION: William Munker

PROJECT NAME: Belle Glade Agriculture Center Windows & Doors

REFERENCE:

PROJECT NUMBER: 18480

CONTRACT NUMBER: 18480

We propose to accomplish the MODIFICATIONS identified in FIELD BULLETIN FB # _____ and as described herein. Except as modified below, the original contract and all prior amendments shall remain in full force and effect.

DESCRIPTION: We are requesting an additional 569 days from our previous Substantial Completion date of 11/17/21 due to supply chain issues and performance delays with our previous subcontractor. Prior to our previous substantial completion date, we have installed all of the windows and doors. However, the storefront and rear door that was installed was incorrect and needed to be re-ordered. The manufacturer sent another door but it still wasn't as per the plans. The subcontractor, American Impact Windows and Doors (AIWD), assured us that the door would be re-ordered as per the plans, specifications, and submittal. This did not occur and we were forced to send AIWD notices of default. AIWD never delivered as per their contract with Messam and we proceeded to search for other vendors to complete their work. We contacted several vendors but none were able to provide the doors as specified or meet our terms. We were able to find a metal door as per the specs and replace the rear metal door and hardware on 8/12/22. After AIWD failed to provide the storefront door on 1/27/23 as they promised, we were finally able to find a company who could provide the door. We contracted Cherokee Glass on 3/2/23 to provide the new storefront door and hardware. On June 5, 2023 the new door was installed. Due to the recently explained chain of events is why we are asking for a Time Extension, please see attached back up documents substantiating our request.

PROPOSED CONTRACT PRICE CHANGE (increases) \$ _____
(decrease) _____
(unchanged)

PROPOSED CONTRACT TIME CHANGE (increases) 569 days
(unchanged)

PROPOSED NEW SUBSTANTIAL COMPLETION 6-9-23 date

DISTRIBUTION: William Munker
Daniel Canavan

FROM: Angela Messam
CONTRACTOR Assoc Builders, LLC d/b/a Messam Construction

SIGNED: Angela Sands Messam
DATE: 6/12/23



CCP #2 TIME EXTENSION REQUEST
FOR PALM BEACH COUNTY
BELLE GLADE AGRUCULTURAL CENTER
EXTERIOR DOOR AND WINDOWS
REPLACEMENT
PROJECT NO. 18480



220 SW 7th Avenue, South Bay, FL 33493
877.963.7726 PHONE 877.802.0674 FAX info@messamconstruction.com
www.messamconstruction.com | CGC1512276

NOTICE OF DEFAULT AND REQUEST FOR CURE

Date: 2/2/2022

VIA CERTIFIED MAIL AND EMAIL
(jenny@americanimpactwindowsystems.com)

Jennifer Martin, Manager
American Impact Windows and Doors, LLC
7859 NW 15th Street
Miami, FL 33126

**Re: Belle Glade Agricultural Center Windows and Doors Replacement Project,
Project No. 18480 (“Project”)**

Dear Ms. Martin:

This correspondence shall serve as formal notice that *American Impact Windows & Doors LLC* (“American Impact”) is in default of its subcontract agreement with *Asset Builders, LLC d/b/a Messam Construction* (“Messam Construction”) concerning the above-referenced Project for the following reasons:

1. Failure to carry out the work in accordance with the Project schedule;
2. Failure to meet minimum quality and industry standards for the performance of the work;
3. Failure to correct or replace defective and/or noncompliant work;
4. Failure to prosecute the work in accordance with the plans, specifications, and submittals for the Project;
5. Failure to install materials in accordance with the contract documents; and
6. Failure to timely communicate and coordinate the work.

Specifically, the doors that American Impact furnished and installed on the Project fail to comply with the plans, specifications, approved submittals, and contract documents for the Project. Additionally, American Impact failed to complete the doors and other work in accordance with the project schedule and failed to secure the materials required for the Project in a timely manner.

Time is of the essence, as your defaults have and will continue to delay other scheduled work. If you do not implement satisfactory, corrective measures onsite within **24 hours** from the date of this correspondence and cure each of the defaults by **February 4, 2022**, Messam Construction will exercise its right to terminate the subcontract for cause, in accordance with paragraph No. 13 of Subcontract Agreement General Terms and Conditions. In the meantime, Messam Construction requests direct contact with the door and window manufacturer to obtain up to date information for the delivery of the materials.

Broward: 3600 Red Road, suite 303 Miramar, FL 33025
877.9MESSAM PHONE 877.802.0674 FAX info@messamconstruction.com
www.messamconstruction.com | CGC1512276



Messam Construction reserves all available rights and remedies in law and equity, including without limitation the right to supplement American Impact's work and the right to retain sums due or to become due to cover legal fees, costs to complete the work in accordance with the subcontract, and any other damages sustained.

Sincerely,
MESSAM CONSTRUCTION

Ivey Kearson III

Ivey C. Kearson III, Project Manager

cc: Roxana Defuria (via email: roxy@americanimpactwindowsystems.com)
David Pena (via email: david@americanimpactwindowsystems.com)

Messam Construction
Angela Messam, Manager
Wayne Messam, Manger

Broward: 3600 Red Road, suite 303 Miramar, FL 33025
877.9MESSAM PHONE 877.802.0674 FAX info@messamconstruction.com
www.messamconstruction.com | CGC1512276

(2) -NOTICE OF DEFAULT AND REQUEST FOR CURE

Date: 4/6/2022

VIA CERTIFIED MAIL AND EMAIL

(jenny@americanimpactwindowsystems.com)

Jennifer Martin, Manager
American Impact Windows and Doors, LLC
7859 NW 15th Street
Miami, FL 33126

**Re: Belle Glade Agricultural Center Windows and Doors Replacement Project,
Project No. 18480 (“Project”)**

Dear Ms. Martin:

This correspondence shall serve as formal notice that *American Impact Windows & Doors LLC* (“American Impact”) is in default of its subcontract agreement with *Asset Builders, LLC d/b/a Messam Construction* (“Messam Construction”) concerning the above-referenced Project for the following reasons:

1. Failure to carry out the work in accordance with the Project schedule;
2. Failure to meet minimum quality and industry standards for the performance of the work;
3. Failure to correct or replace defective and/or noncompliant work;
4. Failure to prosecute the work in accordance with the plans, specifications, and submittals for the Project;
5. Failure to install materials in accordance with the contract documents; and
6. Failure to timely communicate and coordinate the work.

Specifically, the doors that American Impact furnished and installed on the Project fail to comply with the plans, specifications, approved submittals, and contract documents for the Project. Additionally, American Impact failed to complete the doors and other work in accordance with the project schedule and failed to secure the materials required for the Project in a timely manner.

Time is of the essence, as your defaults have and will continue to delay other scheduled work. If you do not implement satisfactory, corrective measures onsite within **24 hours** from the date of this correspondence and cure each of the defaults by **April 7, 2022**, Messam Construction will exercise its right to terminate the subcontract for cause, in accordance with paragraph No. 13 of Subcontract Agreement General Terms and Conditions. In the meantime, Messam Construction requests direct contact with the door and window manufacturer to obtain up to date information for the delivery of the materials.

Broward: 3600 Red Road, suite 303 Miramar, FL 33025
877.9MESSAM PHONE 877.802.0674 FAX info@messamconstruction.com
www.messamconstruction.com | CGC1512276



Messam Construction reserves all available rights and remedies in law and equity, including without limitation the right to supplement American Impact's work and the right to retain sums due or to become due to cover legal fees, costs to complete the work in accordance with the subcontract, and any other damages sustained.

Sincerely,
MESSAM CONSTRUCTION

A handwritten signature in cursive script that reads "Ivey Kearson III".

Ivey C. Kearson III, Project Manager

cc: Roxana Defuria (via email: roxy@americanimpactwindowsystems.com)
David Pena (via email: david@americanimpactwindowsystems.com)

Messam Construction

Angela Messam, Manager

Wayne Messam, Manger

Broward: 3600 Red Road, suite 303 Miramar, FL 33025
877.9MESSAM PHONE 877.802.0674 FAX info@messamconstruction.com
www.messamconstruction.com | CGC1512276

(3) -NOTICE OF DEFAULT AND REQUEST FOR CURE

Date: 10/3/2022

VIA CERTIFIED MAIL AND EMAIL

(jenny@americanimpactwindowsystems.com)

Jennifer Martin, Manager
American Impact Windows and Doors, LLC
7859 NW 15th Street
Miami, FL 33126

**Re: Belle Glade Agricultural Center Windows and Doors Replacement Project,
Project No. 18480 (“Project”)**

Dear Ms. Martin:

This correspondence shall serve as formal notice that *American Impact Windows & Doors LLC* (“American Impact”) is in default of its subcontract agreement with *Asset Builders, LLC d/b/a Messam Construction* (“Messam Construction”) concerning the above-referenced Project for the following reasons:

1. Failure to carry out the work in accordance with the Project schedule;
2. Failure to meet minimum quality and industry standards for the performance of the work;
3. Failure to correct or replace defective and/or noncompliant work;
4. Failure to prosecute the work in accordance with the plans, specifications, and submittals for the Project;
5. Failure to install materials in accordance with the contract documents; and
6. Failure to timely communicate and coordinate the work.

Specifically, the doors that American Impact furnished and installed on the Project fail to comply with the plans, specifications, approved submittals, and contract documents for the Project. Additionally, American Impact failed to complete the doors and other work in accordance with the project schedule and failed to secure the materials required for the Project in a timely manner.

Time is of the essence, as your defaults have and will continue to delay other scheduled work. If you do not implement satisfactory, corrective measures onsite within **24 hours** from the date of this correspondence and cure each of the defaults by **October 4, 2022**, Messam Construction will exercise its right to terminate the subcontract for cause, in accordance with paragraph No. 13 of Subcontract Agreement General Terms and Conditions. In the meantime, Messam Construction requests direct contact with the door and window manufacturer to obtain up to date information for the delivery of the materials.

Broward: 3600 Red Road, suite 303 Miramar, FL 33025
877.9MESSAM PHONE 877.802.0674 FAX info@messamconstruction.com
www.messamconstruction.com | CGC1512276



Messam Construction reserves all available rights and remedies in law and equity, including without limitation the right to supplement American Impact's work and the right to retain sums due or to become due to cover legal fees, costs to complete the work in accordance with the subcontract, and any other damages sustained.

Sincerely,
MESSAM CONSTRUCTION

Ivey Kearson III

Ivey C. Kearson III, Project Manager

cc: Roxana Defuria (via email: roxy@americanimpactwindowsystems.com)
David Pena (via email: david@americanimpactwindowsystems.com)

Messam Construction
Angela Messam, Manager
Wayne Messam, Manger

Broward: 3600 Red Road, suite 303 Miramar, FL 33025
877.9MESSAM PHONE 877.802.0674 FAX info@messamconstruction.com
www.messamconstruction.com | CGC1512276



Cherokee Glass Inc

2200 4th Avenue N. - Suite 5 - Lake Worth, FL 33461

Phone: 561-586-7060 Fax: 561-586-4009

DATE: March 2, 2023

TO: Messam Construction

ATTENTION: Ivey Kearson

NUMBER OF PAGES 1 INCLUDING COVER PAGE

RE: BG Agriculture Bldg

FROM: Dean Latta

COMMENTS: The total amount to furnish and install one (1) impact entrance at the above referenced project is . . . \$ 7275.00 complete.

Aluminum entrance to be wide stile (35H), impact resistant, as manufactured by YKK. Glazing to be 9/16" bronze low-e, impact resistant, laminated glass. Hardware to include butt hinges; surface mounted closer w/ drop plate; cylinder lock (keyed by others); FirstChoice concealed exit device; tubular pull handle; 10" bottom rail; threshold.

Price includes perimeter caulking, fasteners and Engineers' stamped shop drawings.

Yours truly,

A handwritten signature in black ink, appearing to read 'Dean Latta', written in a cursive style.

Dean Latta

ID	Task Name	% Complete	Duration	Start	Finish	Predecessor Names	Resource	Half 2, 2021							Half 1, 2022							Half 2, 2022							Half 1, 2023							Half
								M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	
1	BELLE GLADE AGRICULTURE CENTER WINDOWS AND DOORS REPLACEMENT	0%	173 days	Mon 3/22/21	Wed 11/17/21																															
2	NTF	100%	1 day	Mon 3/22/21	Mon 3/22/21																															
3	Site Mobilization	100%	2 days	Wed 9/15/21	Thu 9/16/21																															
4	Set-up Construction Staging Area & Crew Stations	100%	2 days	Wed 9/15/21	Thu 9/16/21																															
5	Demo/Installation	100%	42 days	Tue 9/21/21	Wed 11/17/21																															
6	Mobilize and store windows	100%	1 day	Tue 9/21/21	Tue 9/21/21																															
7	Remove and replace windows at the North Elevation	100%	1 day	Tue 9/21/21	Tue 9/21/21																															
8	Remove and replace windows at the East Elevation (Windows in training area will start after Wednesday as per owner request)	100%	2 days	Wed 9/22/21	Thu 9/23/21																															
9	Remove and replace windows on the West Elevation (Windows in training area will start after Wednesday as per owner's request)	100%	9 days	Wed 9/22/21	Mon 10/4/21																															
10	Remove and replace door at North Entrance	100%	2 days	Tue 11/9/21	Wed 11/10/21																															
11	Remove and replace door on West Entrance	100%	2 days	Thu 11/11/21	Fri 11/12/21																															
12	SUB-NET TASK (IMPACTS)	75%	407 days	Fri 11/12/21	Mon 6/6/23																															
13	Order replacement door for incorrect door that was shipped by AIWD	0%	316 days	Fri 11/12/21	Fri 1/27/23																															
14	Replace Subcontractor with another company to provide doors	100%	340 days	Fri 11/12/21	Thu 3/2/23																															
15	Replace storefront door at North Entrance	100%	407 days	Fri 11/12/21	Mon 6/5/23																															
16	Replace hollow metal door at West Entrance	100%	196 days	Fri 11/12/21	Fri 8/12/22																															
17	Substantial Completion	100%	0 days	Fri 6/9/23	Fri 6/9/23																															
18	Substantial Completion (A/E Punchlist Repairs)	100%	26 days	Fri 6/9/23	Fri 7/14/23																															
19	Demobilize staging area	100%	4 days	Mon 7/17/23	Thu 7/20/23																															
20	Final Completion	100%	1 day	Fri 7/21/23	Fri 7/21/23																															

Project: Preliminary
Date: Mon 9/7/23

Task		External Tasks		Duration-only		External Tasks		Deadline	
Split		External Milestone		Manual Summary Rollup		External Milestone			
Milestone		Inactive Milestone		Manual Summary		Critical			
Summary		Inactive Summary		Start-only		Critical Split			
Project Summary		Manual Task		Finish-only		Progress			

Page 1



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/14/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. 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).

PRODUCER Bateman Gordon and Sands 3050 North Federal Hwy Lighthouse Point FL 33064	CONTACT NAME:		
	PHONE (A/C No. Ext): 954-941-0900	FAX (A/C No.): 954-941-2006	
E-MAIL ADDRESS: emedlin@bgsagency.com			
INSURED Asset Builders LLC DBA Messam Construction 3600 Red Road, Suite 300 Miramar FL 33025	ASSBUT	INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A : Specialty Builders Insurance Company	16826
		INSURER B : American Builders Insurance Company	11240
		INSURER C :	
		INSURER D :	
		INSURER E :	
	INSURER F :		

COVERAGES CERTIFICATE NUMBER: 1180566430 REVISION NUMBER:

THIS IS TO CERTIFY THAT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> PD Cap: \$5,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y Y	GLP034738300	3/14/2023	3/14/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0		034784100	3/14/2023	3/14/2024	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y N/A	WCV034812500	3/14/2023	3/14/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 General Liability: Additional Insured On-Going Operations, Primary & Non-Contributory, Waiver of Subrogation per form BIG GLECE 0320. Additional Insured Completed Operations per form, CG2039 1219, each as required by written contract.
 Workers Compensation: Waiver of Subrogation, per form WC000313 0484, as required by written contract.
 Excess Liability extends coverage to General Liability, Workers Compensation/Employers Liability, Auto Liability (Progressive #03422940/eff:12/27/22-12/27/23 with other agency.)
 ALL COVERAGE IS SUBJECT TO THE POLICY TERMS, CONDITIONS AND EXCLUSIONS.

Additional Insured: Palm Beach County, Facilities Development and Operations Palm Beach County Capital Improvements Division/FD&O

CERTIFICATE HOLDER

CANCELLATION

Palm Beach County, Facilities Development and Operations Palm Beach County Capital Improvements Division/FD 2633 Vista Parkway West Palm Beach FL 33411	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/15/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. 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).

PRODUCER Auto Insurance Specialists PO BOX 10160 Santa Ana CA 92711-0730	CONTACT NAME: Nicole Moreno PHONE (A/C, No, Ext): 866-570-7335 FAX (A/C, No): 800-498-3293 E-MAIL ADDRESS: commercial@aisinsurance.com
	INSURER(S) AFFORDING COVERAGE INSURER A: Progressive Express Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED Asset Builders DBA: Messam Construction 18300 NW 62nd Avenue, Suite 320 Miami Gardens FL 33015	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			03422940	12/27/2022	12/27/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) if yes, describe under DESCRIPTION OF OPERATIONS below			N/A			<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Palm Beach County
 c/o Capital Improvements Division
 2633 Vista Parkway
 West Palm Beach, FL 33411-5603

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE