

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

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Meeting Date: January 6, 2026	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
	<input type="checkbox"/> Workshop	<input type="checkbox"/> Public Hearing

Submitted By: Department of Airports

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I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to approve:

- (A) Change Order No. 9 to the Contract (R2023-0701) with Ranger Construction Industries, Inc. (Ranger) for the Central Airfield Improvements Project (Project) at the Palm Beach International Airport (PBI), in the amount of \$48,682.97; and
- (B) A Budget Transfer of \$48,683 in the Airport’s Improvement and Development Fund to provide budget for Change Order No. 9.


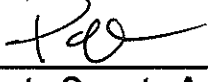
**Summary:** The Project was approved by the Board of County Commissioners (BCC) on May 16, 2023 (R2023-0701) in the amount of \$20,228,016.90 with a project duration of 516 calendar days. Change Order No. 1 through Change Order No. 8 increased the contract amount by \$1,224,919.71, extended the project duration by 109 calendar days, and provided for various changes including, but not limited to, additional grading improvements on the runway, directional boring for electrical infrastructure, additional surveying of pipes, structural modifications to inlets, and drainage structure reconciliation. Amendment No. 1 (R2024-1005) provided for the award of Bid Alternate No. 1 to complete the rehabilitation of Runway 14-32 shoulder pavement and taxiway reconstruction, increasing the contract amount by \$20,287,673.85 and extending the project duration by 481 days for a total project duration of 1,106 calendar days. Change Order No. 9 increases the contract amount by \$48,682.97 for a total contract amount of \$41,789,293.43. Change Order No. 9 provides for remediation of an elevation discrepancy and a duct bank conflict, drainage structure relocation, additional survey data, and an Airfield Lighting Control and Monitoring System (ALCMS) modification. The Contract is subject to recent regulatory changes to the Disadvantaged Business Enterprise (DBE) program; therefore, enforcement of the DBE contract goal has been suspended to ensure compliance with new federal guidance. Countywide (AH)

**Background and Justification:** The Project provides for the rehabilitation of runway and taxiway pavement at PBI identified in the Florida Department of Transportation (FDOT) Statewide Pavement Maintenance Program in 2020. Change Order No. 9 provides for various changes primarily due to unforeseen conditions and contract adjustments based on the relocation of a drainage structure, additional survey work, remediation of an elevation discrepancy and duct bank conflict, and an ALCMS modification.

**Attachments:**

- 1. Change Order No. 9 to Contract with Ranger – 3 originals w/Contract History
- 2. Budget Transfer

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Recommended By:		12/3/25
	Department Director	Date
Approved By:		12/18/25
	Deputy County Administrator	Date

## II. FISCAL IMPACT ANALYSIS

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

Fiscal Years	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
Capital Expenditures	\$48,683				
Operating Costs					
External Revenues (Grants)					
Program Income (County)					
In-Kind Match (County)					
<b>NET FISCAL IMPACT</b>	<b>\$48,683</b>				

**# ADDITIONAL FTE POSITIONS (Cumulative)**

<b>Is Item Included in the Current Budget?</b>	<b>Yes</b>	<b>No</b>
<b>Does this item include the use of federal funds</b>	<b>Yes</b>	<b>No</b>
<b>Does this item include the use of state funds?</b>	<b>Yes</b>	<b>No</b>

**Budget Account No:** Fund 4111 Department 121 Unit A496-519 Object 6504

Reporting Category\_\_\_\_\_

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

Grant and PFC reimbursements will be determined as invoices are received.

**C. Departmental Fiscal Review:** See attached

### III. REVIEW COMMENTS

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

LHM  
 12/10  
 OFMB  
 12/10/2008  
 JF-12/14

Control Comments:

Hand's mark 12/15/25

Contract Dev. and Control 26, 12. 11. 25

12-12-25 TW

**B. Legal Sufficiency:**

Anne Delmont 12-16-25  
Assistant County Attorney

**C. Other Department Review:**

**Department Director**

REVISÉD 11/17

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

Change Order No. 9 to Project No. PB 23-3  
PBI central Airfield Improvements  
at Palm Beach International Airport  
Ranger Construction Industries, Inc

Change order No. 9 – PB 23-3  
Ranger Construction Industries, Inc.

Attachment No.1

Change Order No. 9 to the Contract with Ranger Construction – 3 Originals  
with Contract History



CHANGE ORDER

<input checked="" type="checkbox"/>	Owner Initiate	<input type="checkbox"/>	Quantity Overruns/Underruns
<input checked="" type="checkbox"/>	Differing Site Conditions	<input type="checkbox"/>	Request By Another Agency/Outside Party
<input type="checkbox"/>	Zoning/Code/Ordinance Changes	<input type="checkbox"/>	A. Reimbursable <input type="checkbox"/> B. Non-Reimbursable
<input type="checkbox"/>	Errors/Omissions/In Design	<input type="checkbox"/>	Other

PROJECT:	PBIA Central Airfield Improvements Palm Beach County International Airport	CHANGE ORDER NO: Nine (9) COUNTY/FAA PROJECT NO: PB 23-3 CONTRACT DATE: May 16, 2023 RESOLUTION NO. R2023-0701 DISTRICT # Countywide
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TO: Ranger Construction Industries, Inc.  
1645 N. Congress Ave.  
West Palm Beach, FL 33409

**Description of Change:**  
This Change Order includes compensation for six (6) Contract Change Proposal (CCP) as submitted by Ranger Construction Industries, Inc. (RCI). These modifications are referenced in the attached Exhibit 1 Summary by CCP number along with a description of the CCP, individual cost, category of change, and a brief explanation. There is no change in time.

Total increase to the Contract..... \$48,682.97

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 MODIFICATION(S), AND INCLUDING ANY CLAIM THAT THE ABOVE-STATED MODIFICATION(S) CONSTITUTES, IN WHOLE OR PART, A CARDINAL CHANGE TO THE CONTRACT.

The Original Contract Sum was .....	\$20,228,016.90
Net change by previous Change Orders and Amendments .....	\$21,512,593.56
The Contract Sum prior to this Change Order.....	\$41,740,610.46
The Contract Sum will be <b>increased</b> by this Change Order .....	\$48,682.97
The new Contract Sum including Change Order will be .....	\$41,789,293.43
The Time to complete this Work will be increased/decreased by .....	0 Calendar Days
The Date of Substantial Completion of this Change Order therefore is .....	February 26, 2026
The Date of Final Completion of this Change Order therefore is .....	May 27, 2026

HDR	Ranger Construction Industries, Inc.	PBC Bd Of County Commissioners
Engineer	Contractor	Owners
1475 Centrepark Blvd., Suite 230	1645 N. Congress Ave.	PO Box 21229
West Palm Beach, FL 33401	West Palm Beach, FL 33409	West Palm Beach, FL 33416-1229
Name and Title: William Bowdoin, P.E.	Name and Title: Jamie Timming, Vice President	Name and Title:
Signature William A Bowdoin	Signature Jamie R Timming	Signature
Date: 11/20/25	Date:	Date:

PALM BEACH COUNTY DEPARTMENT OF AIRPORTS

Attest: Michael A. Caruso Clerk & Comptroller	Approved as To Terms and Conditions	Approved as to Form and Legal Sufficiency
By: Deputy Clerk	By: Director of Airports	By: County Attorney

PROJECT INFORMATION  
AIRPORT: PALM BEACH INTERNATIONAL AIRPORT  
PROJECT: PB 23-3 Central Airfield Improvements  
CONTRACTOR: Ranger Construction Industries, Inc.  
CONTRACT: RESOLUTION NO: R-2023-0701

BID ITEM #		Ref Doc	DESCRIPTION		EXHIBIT 1 CHANGE ORDER NO 9: SUMMARY							
					COST				DAYS	CODE	SUMMARY EXPLANATION	
					UNIT	QTY	UNIT COST	AMOUNT				
Existing Pay Items												
					Subtotal Existing Items				\$0.00	0		
New Pay Items												
CO 9.1	CCP No. 29	S-605.1A and Existing 30" RCP Invert Elevation Discrepancy (PHASE 2-ALT)			LS	1	\$1,597.63	\$1,597.63	0	Unforeseen	This Request for Change Order (CO) is for the costs associated with additional labor and material by Ranger's subcontractor, for modifying the invert opening at proposed drainage structure S-605.1A and subsequently sealing the pipe opening with brick and mortar to resolve a discrepancy with the invert elevation of the existing 30" reinforced concrete pipe (RCP).	
CO 9.2	CCP No. 30	Unknown 4-inch FAA Duct bank Conflict with Proposed Drainage (PHASE 1-ALT)			LS	1	\$13,232.22	\$13,232.22	0	Unforeseen	This request for CO is for the costs associated with additional labor and equipment by Ranger's subcontractor due to an unknown conflict with an existing four (4) inch FAA Duct Bank and the proposed 30-inch RCP pipe run between Structures S-605A.2 and S-605A.3. This request for CO is for the demolition, reinstallation and labor for the work described.	
CO 9.3	CCP No. 31; CCD No. 3R1; CO No. 5; CCP 17	DRAINAGE STRUCTURE S-605.1 PRE-CAST STRUCTURE RELOCATION (BID ALT 1)			LS	1	\$4,678.21	\$4,678.21	0	Department of Airports	Reference CO No. 05; CCP 17, the original design plans called for the complete demolition of an existing drainage structure just outside the Runway Safety Area (RSA) of Taxiway B, and replaced with a new FDOT Ditch Bottom Inlet. Structure S605.1 had already been fabricated and delivered to the site prior to the existing structure being retrofitted and used in the project. Structure S605.1 was stored on site for potential use in the upcoming Bid Alternate 1 work on the south side of the airfield. After consideration, it was determined that the structure could not be used. Thereafter, the Department of Airports (Department) decided that they would like to keep the structure for future use. This request for CO is for the cost to transport the unused structure from Ranger's PBIA laydown yard to the PBIA maintenance storage yard.	
CO 9.4	CCP No. 32	ALCMS MODIFICATION (BID ALT 1)			LS	1	\$26,154.57	\$26,154.57	0	Department of Airports	This request for CO is for the cost associated with the Airfield Lighting Control and Monitoring System (ALCMS) Modification as a result of Bid Alternate 1 plans, as requested by the Department of Airports (DOA). This includes costs associated with performing the onsite commissioning for Phase 2 Alternate including new software installation and new Taxiway G CCR interface to the ALCMS.	
CO 9.5	CCP No. 33; FB No. 25; FB No. 27	ADDITIONAL SURVEY RELATED TO FIELD BULLETINS 25 AND 27 (PHASE 6-ALT)			LS	1	\$2,008.94	\$2,008.94	0	Unforeseen	After additional field observations and conversations, the existing pavement on Taxiway L adjacent to the existing hold bar marking and hold lights needs repair; An additional 2" mill and 2" overlay in the area of the existing/proposed markings on Taxiway L. Also, the limits of the proposed demolition and paving were adjusted to preserve existing pavement in good condition. This request for CO is for the cost to perform additional construction survey layout and staking of the design grades related to Field Bulletin Numbers 25 and 27.	
CO 9.6	CCP No. 34	TAXIWAY F AND TAXIWAY G NOMENCLATURE CHANGES TO SIGNS (PHASE 6-ALT)			LS	1	\$1,011.40	\$1,011.40	0	Department of Airports	The request for the CO is for the cost to repanel existing signs and replace two sign fixtures at Taxiways F and G as requested by the Department. The repainting was necessary due to the interim condition between the transition from Taxiway F to Taxiway G. This request for CO is for the cost for labor and the additional costs associated with the changes to the signs on Taxiways F and G.	
					Subtotal New Items				\$48,682.97	0		
Additional Contract Time Adjustments												
					Total Change Order No. 9				\$48,682.97	0		

	LEGEND
	Error
\$0.00	Omission/recommended and/or required in project.
\$0.00	Other Agency (Tenant)
\$31,844.16	Department of Airports
\$16,838.79	Conditions not normally anticipated or encountered in construction.
\$0.00	Quantity Underruns, contract adjustments
\$48,682.97	Total Change Order #9

PB 23-3 Central Airfield Improvements

Contract Date : 5/16/2023  
CONTRACT HISTORY

		ORIGINAL	CURRENT	CURRENT									
Contract Date:		5/16/2023											
RESOLUTION NO		R2023-0701											
DATE: NTP		5/18/2023											
CONTRACT TIME (SUBSTANTIAL)													
=		426		1016									
CONTRACT TIME (FINAL)		516		1106									
SUBSTANTIAL COMPLETION DATE		7/16/2024		2/26/2026									
FINAL COMPLETION DATE		10/14/2024		5/27/2026									
CONTRACT AMOUNT =		\$20,228,016.90		\$41,789,293.43									
LIQUIDATED DAMAGES													
Procurement		\$500											
Substantial		\$1,000											
Final		\$500											

CHANGE ORDER No.	DATE	DESCRIPTION	CHANGE ORDER TIME	VALUE OF TIME EXTENSION	CHANGE ORDER AMOUNT	*TOTAL VALUE OF CHANGE ORDER ADJUSTED FOR TIME	LEAD DEPT APPROVAL	CRC APPROVAL	CUMULATIVE APPROVAL (LEAD PLUS CRC)	BCC APPROVAL	(LEAD/CRC) PERCENT CHANGE	NEW CONTRACT AMOUNT	STATUS
1	8/16/2023	Office Trailer Credit & Procurement Phase Time Extension	14	\$7,000	(\$76,093.16)	\$83,093.16		(\$76,093.16)	(\$76,093.16)		-0.38%	\$20,151,923.74	Approved on 8/30/2023
2	11/6/2023	Time Extension to Phase 2-A, Pipe Size Adjustment Credit, Additional RWY 14-32 Grading Improvements	61	\$61,000	\$376,524.04	\$437,524.04				\$376,524.04		\$20,528,447.78	Mar 5 2024 BCC R2024-2035
3	1/23/2024	Directional Bore for FPL Line RWY 14 End	0	\$0	\$29,452.50	\$29,452.50	\$29,452.50				0.15%	\$20,557,900.28	Approved on 2/20/23
4	6/27/2024	Additional survey, grading, pipe cleaning video, new top slab	2	\$1,000	\$82,087.96	\$83,087.96		\$82,087.96	\$82,087.96			\$20,639,988.24	Approved by CRC 7/31/24
Amendment No 1		Amendment to include additive bid Alternate No 1	481		\$20,287,673.85					\$20,287,673.85		\$40,927,662.09	Aug 20 2024 R2024-1005
5	9/23/2024	Cable-drainage pipe conflict, pump bypass, structure modifications, & credit	0	\$0	\$13,788.17	\$13,788.17					0.00%	\$40,941,450.26	Approved on 10/16/24
6	9/4/2024	New P403 Line Item, Additional for Pipe Demo, Part 139 Marking Corrections, Inlet Investigation & Repair, Weather Delays	19	\$19,000	\$535,568.50	\$554,568.50				\$535,568.50		\$41,477,018.76	Approved on 2/4/25

7	2/27/2025	Remove excess sediment from RCP; Video and clean existing RCP; Cleaning and Inspection at RIO-BAK location; Pipe and structure QTY reconciliation; New sign allowance; Gate C3 pavement repairs	13	\$13,000	\$119,707.63	\$132,707.63				\$119,707.63		\$41,596,726.39	Jul 8, 2025 BCC R2025-0926
8	7/10/2025	VIP movement impacts, and additional impacts, electrical rework due to drainage work, procurement and installation of inner ducts	0	\$0	\$143,884.07	\$143,884.07				\$143,884.07		\$41,740,610.46	Pending Approval
9	10/8/2025	RCP Invert Elevation Discrepancy ; Unknown 4-Inch FAA Duct bank Conflict with Proposed Drainage; PRE-CAST STRUCUTRE RELOCATION; Airfield Lighting Control and Monitoring System (ALCMS) Modification; ADDITIONAL SURVEY RELATED TO FIELD BULLETINS 25 AND 27; TAXIWAY F AND TAXIWAY G NOMENCLATURE CHANGES TO SIGNS	0	\$0	\$48,682.97	\$48,682.97				\$48,682.97		\$41,789,293.43	Pending Approval
Total			590		\$21,561,276.53		\$ 29,452.50	\$ 5,994.80	\$35,447.30		0.18%	\$41,789,293.43	

0.000000 To be approved by the Dept.  
0.000000 To be approved by the CRC  
0.000000 To be approved by the Board

Pursuant to PPM CW-F-050

Approval Authority Project Specific Contracts					Approval Authority Annuals/Continuing Contracts			
CO Value	Cumm CO Value	Authority	Days	Authority	CO Value	Authority	Days	Authority
\$0-100,000	See Note 1	Lead Dept	180	Lead Dept	\$0-200,000	Lead Dept	Time Extension of any Duration	Lead Dept
\$100,001-200,000	See Note 1	CRC	180	CRC	\$200,001-299,999	CRC	Time Extension of any Duration	CRC
>\$200,001	See Note 1	BCC	Over 180	BCC	>\$300,000	BCC	-	BCC

- Special Rules - Revised as of 11/16/24**  
**\*Special Rules Applicable only to Project Specific Construction Contracts:**
- 1 When the cumulative value of change orders to individual (project specific) construction contracts exceeds the greater of \$375,000 or 10% of the original contract value, the Construction Department must submit a "receive and file" item to the BCC and the cumulative value is reset.
- 2 When time extensions to individual (project specific) construction contracts reach a cumulative limit of 180 days, the Construction Department must submit a "receive and file" item to the BCC and the cumulative value is reset.
- For individual (project specific) construction contracts with a contract award exceeding \$1,000,000, approval authority for time extensions is calculated by multiplying the number of days of the time extension by the liquidated damage amount in the executed contract, authority levels are then applied based on the formula value.
- 3 **Special Rules Applicable to Both Annual and Project Specific Construction Contracts:**
- 4 Construction Department Director or Committee may authorize deductive Change Orders based on dollar approval authority above of any amount (but decreases may not offset increases on the same Change Order for purposes of approval authority, unless directly related).
- 5 Construction Department Director may authorize Sales Tax Recovery Change Orders of any amount.
- 6 Construction Department Director may authorize \$0 Contingency Use Directives (CUD Change Orders) (however a "receive and file" required when the CUD Change Order would have required BCC approval but for use of the contingency).

Change order No. 9 – PB 23-3  
Ranger Construction Industries, Inc.

### Budget Transfer



26- 0225

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

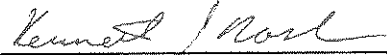
BGEX 121-101425\*1783

FUND FUND 4111 Airport Improvement & Development Fund

ACCOUNT NUMBER	ACCOUNT NAME	UNIT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED as of 10/17/25	REMAINING BALANCE
<b>EXPENDITURES</b>									
121-A496-6504	IoTb Non Infrastructure	PBI Central Airfield Improvements -	10,653,357	8,481,814	48,683	0	8,530,497	6,137,599	2,392,898
121-A900-9909	Res-Improvement Program	Capital Reserves	23,112,641	18,568,159	0	48,683	18,519,476		18,519,476
<b>Total Expenditures</b>					<b>48,683</b>	<b>48,683</b>			

SIGNATURES

DATES



10/17/25

Initiating Department/Division



12/16/2028

Administration/Budget Department Approval

OFMB Department - Posted

BY BOARD OF COUNTY COMMISSIONERS

At Meeting of: Tuesday, January 6, 2026

Deputy Clerk to the  
Board of County Commissioners