

RFO #: 202010

Various Capital Improvement Projects on a Continuing Contracts



VILLAGE OF WELLINGTON

February 19, 2020

COPY



THE MORGANTI GROUP, INC.
1450 Centrepark Blvd., Suite 260, West Palm Beach, FL 33401
(561) 689-0200
www.morganti.com





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A SOLID FOUNDATION

February 27, 2020

Village of Wellington
12300 Forest Hill Boulevard
Wellington, FL 33414

Re: **Various Capital Improvement Projects on a Continuing Contracts Basis | RFQ #: 202010**

Dear Selection Committee:

The Morganti Group is pleased to present our qualifications for the Village of Wellington Capital Improvement Projects contract.

FIRM PROFILE

The Morganti Group spent the last century perfecting the highest quality construction and project management services in the industry, employing the most sophisticated construction techniques in scheduling, value engineering, life-cycle analysis, estimating and cost management systems. Whether construction management-at-risk, design-build or general construction, this expertise enables our company to continuously deliver state-of-the-art facilities on time and on budget.

Founded in by an Italian immigrant bricklayer in Ridgefield, Connecticut, in 1916, Morganti's beginnings are humble. We grew steadily through the 1940s as our services expanded from constructing stonewall and small masonry projects to include road building, bridge construction, high-end residential, shopping centers and commercial buildings. Managerial successes from the 1950s through the 1980s sparked national prominence for Morganti, and our firm consistently ranked among ENR's Top 100 Largest National Construction Firms. During this time, Morganti evolved into a leader in education, healthcare, corporate office, waste water treatment, corrections and government construction, developing a variety of properties such as shopping malls, residential complexes, office buildings and medical centers.

FIRM CONTACT

Stephen Sines
Vice President Operations

1450 Centrepark Blvd.
Suite 260
West Palm Beach, FL 33401
ssines@morganti.com
(561) 689-0200

Today, Morganti is an international construction firm, serving clients across the country from offices in Florida, Connecticut, Maryland, New York and Texas. Our highly qualified and experienced team of more than 100 professionals works hand-in-hand with our clients from pre-construction through occupancy, incorporating advanced technology, documentation, safety and efficiency into our project and construction management services with the goal of streamlining communication, delivering construction expertise, and ultimately eliminating roadblocks. In the last three decades, Morganti added airports, utility, transportation, federal and military construction to its resume.

VITAL STATISTICS

Firm Name:	The Morganti Group, Inc.
Total Years in Business:	104 years
Company Structure:	Corporation
SE Headquarters:	1450 Centrepark Blvd., Suite 260, West Palm Beach, FL 33401
FEIN:	06-1149260

PERSONNEL COMMITMENT

For this project, we are proposing a well-established team of exceptionally qualified and experienced personnel, all with parks and public gathering spaces for continuing contracts experience encompassing similar scopes of work. This team will provide the necessary leadership, customer service and coordination to ensure that all schedule, cost, quality and safety related goals relevant to this project are met and exceeded. This project team is 100% committed and available to serve the Village of Wellington from start to end. Our approach is to be an extension of Wellington's staff by complementing your capabilities and representing your interests throughout the project.

Morganti accomplishes this by placing a high priority on the items below:

- **Safety is priority #1**
- **Open-book accounting**
- **Building common expectations early**
- **Value engineering analysis**
- **Open lines of communication**
- **Weekly meetings**
- **Team approach**
- **Sustainability**

WHY MORGANTI

Specific reasons why Morganti is the best choice for the proposed project are:

1. **Morganti has been in South Florida for nearly 50 years providing us with a unique understanding of local conditions and construction best practices.**
2. **Our focus is on quality workmanship, customer service, and client satisfaction.**
3. **Surrounding clients like FAU, PBI, FDOH, and several school districts have trusted the expertise of our core, on-site team to handle similar continuing contract projects.**
4. **Morganti is an expert in subcontractor solicitation, giving Morganti the ability to bring an abundance of local, qualified subcontractors to this project.**
5. **Morganti delivers nation-wide resources with the culture of a small firm.**

STATEMENTS OF FACT

- The Morganti Group confirms accuracy and acceptance of all terms, conditions and requirements in this RFQ.
- The Morganti Group is in good standing with the State of Florida and has all necessary licenses, permits, certifications, approvals and authorizations necessary to perform off obligations in connection with this project and RFQ.
- The Morganti Group, if selected, will enter into good-faith negotiations with the Village of Wellington pursuant to the terms of this RFQ.
- The Morganti Group will furnish any information requested by the Village of Wellington in verification of the recitals included in the response to this RFQ.

In closing, we hope that you will find our team approach, relevant experience, and on-site personnel qualified to manage the CMAR for the Various Capital Improvement projects. We look forward to the opportunity to meet with the selection committee in a personal interview.

Sincerely,



Stephen F. Sines

Qualifier / Vice President of Operations
The Morganti Group, Inc.



A GREAT HOMETOWN

Council

Anne Gerwig, Mayor
Michael J. Napoleone, Vice Mayor
John T. McGovern, Councilman
Michael Drahos, Councilman
Tanya Siskind, Councilwoman

Manager

Paul Schofield

ITB 202010

Title: Construction Manager at Risk for Various Capital Improvement Projects on a Continuing Contract Basis

Opening Date: February 27, 2020 at 10:00 AM

Addendum Date: February 14, 2020

ADDENDUM NO. ONE

PURPOSE: The purpose of this Addendum/NOTICE is to make changes, additions, deletions, revisions, and clarifications to the (RFQ) Request for Qualifications documents for Construction Manager at Risk for Various Capital Improvement Projects on a Continuing Contract Basis. Bidder shall review the Addendum/NOTICE work and requirements in detail and incorporate any effects the Addendum/NOTICE may have in their proposal price.

1. **Question:** Section 2.2 of the RFQ references insurance requirements per the “attached sample contract”. Please provide the sample contract, as it does not appear included the RFQ. The RFQ asks for a letter of intent from our bonding company. A “bondability letter” is readily available, but we would need to provide the sample contract form to our carrier in order to receive a letter of intent.

Response: A copy of the sample agreement referenced in the RFQ is attached to this addendum.

2. **Question:** Wellington’s Purchasing and Procurement Manual is referenced in the RFQ. We would like to review that document to understand the local preference consideration. Please provide a copy of the policy or link to a location we may download it.

Response: A copy of Wellington Purchasing Manual referenced in the RFQ is attached to this addendum.

3. **Question:** The RFQ section 1.17 indicates that the CM at-risk firm shall meet the insurance requirements as described in section 5.02 of the attached sample agreement. However, section 5 is not attached to the RFQ. Please provide the insurance requirements/ section 5, which would help us submit the proposal as per the requirements.

Response: A copy of the sample agreement referenced in the RFQ is attached to this addendum.

4. **Question:** Listed in Section 1.2 – Minimum Requirements, bullet #2 says “The selected firm shall have been in business and have a minimum of five (5) years experience providing the services contemplated under this RFQ.” Is there any chance that the number of years required for a firm to be in business in bullet #2 can be reconsidered?

Response: No, the minimum requirement in the RFQ shall remain the same.

5. **Question:** Would provide me with the upcoming projects associated with the advertised Construction Manager at Risk RFQ?

Response: Construction Manager at Risk services covered under this solicitation include: new construction, renovations, or remodeling of Village facilities and parks, including fields. To date Wellington intends to use this Construction Manager at Risk contract for the following projects:

- Village Park Field 6 and 7- Multipurpose
- Village Park Field 21- Baseball
- Parks Maintenance Building Expansion

ACKNOWLEDGEMENT: Proposers must acknowledge receipt of any and all Addenda. Failure to do so may result in rejection of the Proposal. All requirements of the proposal documents remain unchanged except as cited herein.

Signature of Bidder Acknowledging Receipt of
Addendum No. (1) One to be attached in front of proposal



TAB 1

Acknowledgment Form



SECTION 4 FORMS

RFQ # 202010 ACKNOWLEDGEMENT (TAB# 1)

To: Wellington
12300 W Forest Hill Blvd
Wellington, FL 33414

The Morganti Group, Inc.

(Proposer)

agrees to provide CONSTRUCTION MANAGEMENT AT RISK SERVICES as defined in this Request for Qualifications document and in accordance with the requirements of the specifications and related work authorizations/contract documents.

The undersigned proposer has carefully examined the RFQ requirements and related contract documents and is familiar with the nature and extent of the work and any local conditions that may in any manner affect the work to be done.

The undersigned agrees to provide the CONSTRUCTION MANAGEMENT AT RISK SERVICES called for by the RFQ documents, in the manner prescribed therein and to the standards of quality and performance established by Wellington for the quality of service quoted.

The undersigned accepts the invoicing and payment policies specified in the RFQ.

Upon award of this RFQ, Wellington and Proposer each binds himself, itself, or herself, its partners, successors, assigns, and legal representatives to the other party hereto in respect to all covenants, agreements, and obligations contained in the RFQ Documents.

The RFQ Document along with the attached sample agreement constitutes the entire agreement between Wellington and Proposer and may only be altered, amended, or repealed by a Change Order or a written amendment.

The Proposer, by signing these RFQ Submittal pages, acknowledges and agrees to abide by all the terms, conditions, and specifications contained in this RFQ Document.

Dated this 26th day of February, 2020
(Month) (Year)



INDIVIDUAL, FIRM, CORPORATION, LIMITED LIABILITY, PARTNERSHIP, OR OTHER FORM OF ENTITY

By: _____ / _____
(Signature) (Print name)

Address: _____

Telephone: (____) _____ Fax: (____) _____

Social Security Number (OR) Taxpayer Identification Number (TIN): _____

CORPORATION

By: _____ / Stephen Sines
(Signature) (Print name)

Address: 1450 Centrepark Blvd., Suite 260
West Palm Beach, FL 33401

Telephone: (561) 689-0200 Fax: (561) 689-1333

Taxpayer Identification Number (TIN/EIN): 06-1149260

State Under Which Corporation Was Chartered: Connecticut

Corporate President: Thamer Rushaidat
(Print Name)

Corporate Secretary: Nicole Callahan
(Print Name)

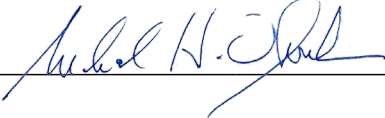
Corporate Treasurer: Diane Locke
(Print Name)

CORPORATE SEAL





Attest By: Michale Olenick, Vice President Corporate Affairs

Signature:  Date: 2/26/20



TAB 2

Drug Free Workplace Form



DRUG-FREE WORKPLACE (TAB #2)

Preference may be given to businesses with drug-free workplace programs. Whenever two or more Bids which are equal with respect to price, quality, and service are received by the Owner for the procurement of commodities or contractual services, a Bid received from a business that certifies that it has implemented a drug-free workplace program may be given preference in the award process. Established procedures for processing tie Bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business must attest to the following:

1. We publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. We inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. We give each employee engaged in providing the commodities or contractual services that are under Bid a copy of the statement specified in subsection (1).
4. We, in the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. We impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. We make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

The Morganti Group, Inc.

COMPANY NAME

AUTHORIZED SIGNATURE

Stephen Sines

NAME (PRINT OR TYPE)

Vice President Operations

TITLE



TAB 3

Wellington Local Preference Form



LOCAL PREFERENCE (TAB #3)

WELLINGTON LOCAL PREFERENCE

APPLICATION TO BE CONSIDERED A LOCAL BUSINESS IN ACCORDANCE WITH VILLAGE OF WELLINGTON FLORIDA'S LOCAL PREFERENCE POLICY

Wellington gives preference to local businesses in certain purchasing situations as set forth in Chapter 9 of Wellington's Purchasing and Procurement Manual. In order to be considered a local business, entitled to be given preference, the business must make application with Wellington and meet one of the following criteria as such is more fully set forth in Chapter 9, of Wellington's Purchasing and Procurement Manual:

Chapter 9, LOCAL PREFERENCE

Western Communities Local Business - For the purpose of determining a "Western Communities local business" a vendor must have a principal permanent business location and headquarters within Wellington of Wellington, Florida or west of the Florida Turnpike to the Palm Beach County western boundary line as depicted in Exhibit "A" hereto. This applies to all entity formations, including, but not limited to, limited liability companies, partnerships, limited partnerships and the like or sole proprietors. Further, the entity or sole proprietor must provide that it, he or she has been domiciled and headquartered in the jurisdictional boundaries of the Western Communities for at least six months prior to the solicitation. Post Office boxes will not be considered a permanent business location within the Western Communities. Home business offices shall be considered as a business location if it otherwise meets the requirements herein. In order to be eligible for such local preference the vendor shall have a local business tax receipt pursuant to the County's and/or municipalities' Code of Ordinances, having jurisdiction over the location of the business, unless otherwise exempt therefrom. Further, the vendor must be properly licensed and authorized by law to provide the goods, services or professional services to the extent applicable and the location of the business must be properly zoned in order for the vendor to conduct its business.

Palm Beach County local business - For the purpose of determining a "Palm Beach County local business" a vendor must have a principal permanent business location and headquarters within Palm Beach County, Florida. This applies to all entity formations, including, but not limited to, limited liability companies, partnerships, limited partnerships and the like or sole proprietors. Further, the entity or sole proprietor must provide that it, he or she has been headquartered and domiciled in the jurisdictional boundaries of Palm Beach County, Florida for at least six months prior to the solicitation. Post Office boxes will not be considered a permanent business location within Palm Beach County, Florida. Home business offices shall be considered as a business location if it otherwise meets the requirements herein. In order to be eligible for such local preference the vendor shall have a local business tax receipt pursuant to the Palm Beach County Code of Ordinances as amended from time to time, unless otherwise exempt there from. Further, the vendor must be properly licensed and authorized by law to provide the goods, services or professional services to the extent applicable and the location of the business must be properly zoned in order for the vendor to conduct its business.

Subcontractor utilization - In competitive bid situations, a business may also qualify as either a Palm Beach County or Western Community local business if they are utilizing subcontractors to perform the work or materialmen to supply the job and more than fifty (50%) percent of their proposed bid price will be paid to subcontractors and/or materialmen who qualify, under the above standards, as Palm Beach County and/or Western Community local businesses.

Please check the box below indicating which preference category your business is applying for:

☐ Western Communities Local Business

☒ Palm Beach County Local Business

☐ Subcontractor Utilization

1. The name of the business is: The Morganti Group, Inc.

2. The address of the business is: 1450 Centrepark Blvd., Suite 260, West Palm Beach, FL 33401

3. How long has the business been located at its current address: 20 years

4. If the business has relocated within the last six months, please provide the answers to questions 1-3 for the previous location:


5. The previous name of the business is: Morganti, Florida | Morganti South, Inc.



6. The previous address of the business is: N/A
7. How long was this business at the previous location: Morganti has been in business since 1916 and in Florida since 1972
8. If the business is attempting to qualify under the subcontractor utilization provision, please provide a breakdown of the subcontractors who would qualify for either the Palm Beach County or Western Community, business classification, the requisite information, provide their responses to the above 1 - 7 questions and for each of the subcontractors, indicate the amount that they are proposed to be compensated at under the bid price.
9. The business as a local business tax receipt from: (1) Palm Beach County ☒ (2) the following municipality: _____ (3) located in unincorporated Palm Beach County: ☐
10. Please provide a copy of Local Business Tax Receipts from Palm Beach County and the applicable municipality are attached.
See following page
11. Please provide a Certificate of Good Standing indicating the formation or domestication of the entity in and for the State of Florida is attached. See licenses in Tab 7
12. Please provide copies of licenses if applicable from the State of Florida authorizing the business to provide the good services or professional services contemplated in the bid documents.
See licenses in Tab 7
- By signing below, I hereby certify that under penalty of perjury I believe my business qualifies as a Palm Beach County, Western Community or subcontractor utilization business in accordance with Wellington's Local Preference Policy and that I have submitted current and accurate information and documents relating to my qualifications. I further acknowledge and agree that any fraudulent or duplicitous information submitted in furtherance of this application will be grounds for disqualification from bidding on this project and doing business with Wellington in the future.

Applicants Federal Tax ID Number - 06-1149260 Applicants Business Address 1450 Centrepark Blvd., Suite 260
West Palm Beach, FL 33401

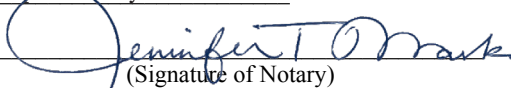
Signature of Authorized Representative of Corporation, Partnership, or other business entity:



Print Name: Stephen Sines
Title: Vice President of Operations
Date: 2/27/20
CITY OF: West Palm Beach
COUNTY OF: Palm Beach

SUBSCRIBED AND SWORN TO (or affirmed) before me on this 27th day of February, 20120, by
Stephen Sines. He/She is personally known to me or has presented

personally known as identification.



(Signature of Notary)

Jennifer T. Marks

(Print or Stamp Name of Notary)

Notary Public Florida

(State)

Notary Seal





ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.com Tel: (561) 355-2264

****LOCATED AT****

1450 CENTREPARK BLVD #260
WEST PALM BEACH, FL 33401

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
23-0051 GENERAL CONTRACTOR	SINES STEPHEN FRANKLIN	CGC1524615	U19.702270 - 09/16/19	\$27.50	B40173213

This document is valid only when receipted by the Tax Collector's Office.

B2 - 178

MORGANTI GROUP INC THE
MORGANTI GROUP INC THE
1450 CENTREPARK BLVD #260
WEST PALM BEACH, FL 33401-7445

**STATE OF FLORIDA
PALM BEACH COUNTY
2019/2020 LOCAL BUSINESS TAX RECEIPT**

**LBTR Number: 2018104275
EXPIRES: SEPTEMBER 30, 2020**

This receipt grants the privilege of engaging in or managing any business profession or occupation within its jurisdiction and **MUST** be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.



ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.com Tel: (561) 355-2264

****LOCATED AT****

1450 CENTREPARK BLVD #260
WEST PALM BEACH, FL 33401

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
23-0102 CW GENERAL CONTRACTOR	SINES STEPHEN FRANKLIN	CGC1524615	U19.702270 - 09/16/19	\$369.60	B40174257

This document is valid only when receipted by the Tax Collector's Office.

B3 - 178

MORGANTI GROUP INC THE
MORGANTI GROUP INC THE
1450 CENTREPARK BLVD #260
WEST PALM BEACH, FL 33401-7445

**STATE OF FLORIDA
PALM BEACH COUNTY
2019/2020 LOCAL BUSINESS TAX RECEIPT**

**LBTR Number: 2018104749
EXPIRES: SEPTEMBER 30, 2020**

This receipt grants the privilege of engaging in or



TAB 4

Conflict of Interest Form



CONFLICT OF INTEREST STATEMENT (TAB# 4)

This Proposal/Agreement (whichever is applicable) is subject to the conflict of interest provisions of the policies and Code of Ordinances of WELLINGTON, the Palm Beach County Code of Ethics, and the Florida Statutes. During the term of this Agreement and any renewals or extensions thereof, the VENDOR shall disclose to WELLINGTON any possible conflicts of interests. The VENDOR's duty to disclose is of a continuing nature and any conflict of interest shall be immediately brought to the attention of WELLINGTON. The terms below shall be defined in accordance with the policies and Code of Ordinances of WELLINGTON, the Palm Beach County Code of Ethics, and Ch. 112, Part III, Florida Statutes.

CHECK ALL THAT APPLY.

☒ To the best of our knowledge, the undersigned business has no potential conflict of interest for this Agreement due to any other clients, contracts, or property interests.

☒ To the best of our knowledge, the undersigned business has no employment or other contractual relationship with any WELLINGTON employee, elected official or appointed official.

☒ To the best of our knowledge, the undersigned business has no officer, director, partner or proprietor that is a WELLINGTON purchasing agent, other employee, elected official or appointed official. The term "purchasing agent", "elected official" or "appointed official", as used in this paragraph, shall include the respective individual's spouse or child, as defined in Ch. 112, Part III, Florida Statutes.

☒ To the best of our knowledge, no WELLINGTON employee, elected official or appointed official has a material or ownership interest (5% ownership) in our business. The term "employee", "elected official" and "appointed official", as used in this paragraph, shall include such respective individual's relatives and household members as described and defined in the Palm Beach County Code of Ethics.


☒ To the best of our knowledge, the undersigned business has no current clients that are presently subject to the jurisdiction of WELLINGTON's Planning, Zoning and Building Department.

CONFLICT:

☐ The undersigned business, by attachment to this form, submits information which may be a potential conflict of interest due to any of the above listed reasons or otherwise.

THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THE FAILURE TO CHECK THE APPROPRIATE BLOCKS ABOVE OR TO ATTACH THE DOCUMENTATION OF ANY POSSIBLE CONFLICTS OF INTEREST MAY RESULT IN DISQUALIFICATION OF YOUR BID/PROPOSAL OR IN THE IMMEDIATE CANCELLATION OF YOUR AGREEMENT, WHICHEVER IS APPLICABLE.

The Morganti Group, Inc.

 COMPANY NAME


 AUTHORIZED SIGNATURE
 Stephen Sines

 NAME (PRINT OR TYPE)
 Vice President of Operations

 TITLE

Florida



TAB 5

Non-Collusion Form



NON-COLLUSION AFFIDAVIT (TAB# 5)

State of Florida

County of Palm Beach

Being duly sworn deposes and says:

That he/she is an officer of the parties making the forgoing bid submittal, that such bid submittal is genuine and not collusive or sham, that said Bidder has not colluded, conspired, connived or agreed, directly or indirectly with any bidder or person, to put in a sham bid or to refrain from bidding and has not in any manner, directly, or indirectly, sought by agreement of collusion or communication or conference with any person, to fix the price of affiant or any other bidder, or to fix any overhead, profit of cost element of said price, or that of any other bidder, or to secure any advantage against the authority, of any person interested in the proposed contract and that all statements in said bid is true.

The Morganti Group, Inc.

Name of Bidder

Stephen Sines

Print name of designated signatory



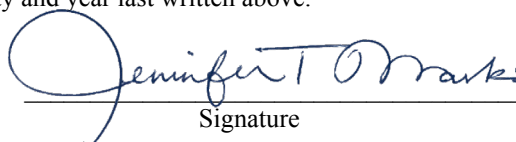
Signature

Vice President of Operations

Title

On this 27th day of February, 2020, before me appeared Stephen Sines personally known to me to be the person described in and who executed this _____ and acknowledged that (she/he) signed the name freely and voluntarily for the uses and purposes therein described.

In witness thereof, I have hereunto set my hand and affixed seal the day and year last written above.



Signature

Notary Public in and for the State of Florida

(Affix Seal Here)

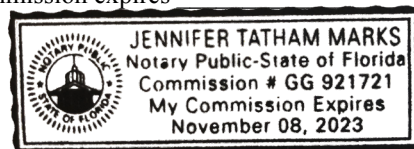
Jennifer T. Marks

(Name Printed)

13397 La Mirada Circle

Residing at Wellington, FL 33414

My commission expires _____





TAB 6

Evidence of Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
02/21/2020

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 Aon Risk Services Northeast, Inc. Boston MA Office 53 State Street Suite 2201 Boston MA 02109 USA	CONTACT NAME:	
	PHONE (A/C. No. Ext): (866) 283-7122	FAX (A/C. No.): (800) 363-0105
E-MAIL ADDRESS:		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Federal Insurance Company		20281
INSURER B: Executive Risk Indemnity Inc.		35181
INSURER C: Chubb National Ins Co		10052
INSURER D: Starr Indemnity & Liability Company		38318
INSURER E: American Guarantee & Liability Ins Co		26247
INSURER F:		

Holder Identifier :

COVERAGES CERTIFICATE NUMBER: 570080585919 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.

INSR LTR		TYPE OF INSURANCE	ADDITIONAL INSURED	SUBROGATION	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	Limits shown are as requested	
B	X	COMMERCIAL GENERAL LIABILITY			54309476	12/31/2019	12/31/2020	EACH OCCURRENCE	\$2,000,000
C		CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			AOS	12/31/2019	12/31/2020	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$100,000
					CT			MED EXP (Any one person)	\$5,000
								PERSONAL & ADV INJURY	\$2,000,000
								GENERAL AGGREGATE	\$4,000,000
								PRODUCTS - COMP/OP AGG	\$4,000,000
		GEN'L AGGREGATE LIMIT APPLIES PER:							
		<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC							
		OTHER:							
A		AUTOMOBILE LIABILITY			54309474	12/31/2019	12/31/2020	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000
	X	ANY AUTO						BODILY INJURY (Per person)	
		OWNED AUTOS ONLY						BODILY INJURY (Per accident)	
		HIRED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	
		SCHEDULED AUTOS							
		NON-OWNED AUTOS ONLY							
D		UMBRELLA LIAB			1000584535191	12/31/2019	12/31/2020	EACH OCCURRENCE	
	X	EXCESS LIAB			Primary \$5M			AGGREGATE	\$5,000,000
		DED							
		RETENTION							
A		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			54309477	12/31/2019	12/31/2020	X PER STATUTE	
		ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER (Mandatory in NH)						OTH-ER	
		If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT	\$1,000,000
								E.L. DISEASE-EA EMPLOYEE	\$1,000,000
								E.L. DISEASE-POLICY LIMIT	\$1,000,000

Certificate No : 570080585919

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: RFQ No. 202010, Construction Manager at Risk Services for Various Capital Improvement Projects on a Continuing Contract Basis.

CERTIFICATE HOLDER	CANCELLATION
The Village of Wellington, FL 12300 Forest Hill Blvd. Wellington FL 33414 USA	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
	<i>Aon Risk Services Northeast, Inc.</i>

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ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD



Page _ of _

ADDITIONAL REMARKS

FORM NUMBER: ACORD 25 **FORM TITLE:** Certificate of Liability Insurance

If a policy below does not include limit information, refer to the corresponding policy on the ACORD certificate form for policy limits.

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TAB 7 Licenses




LICENSES

THE MORGANTI GROUP | GC LICENSE



RICK SCOTT, GOVERNOR
JONATHAN ZACHEM, SECRETARY



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
 PROVISIONS OF CHAPTER 489, FLORIDA STATUTES


SINES, STEPHEN FRANKLIN

THE MORGANTI GROUP, INC.
 1450 CENTREPARK BOULEVARD
 WEST PALM BEACH FL 33401

LICENSE NUMBER: CGC1524615

EXPIRATION DATE: AUGUST 31, 2020

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



LICENSES

THE MORGANTI GROUP | CORPORATE CHARTER

State of Florida Department of State

I certify from the records of this office that THE MORGANTI GROUP, INC. is a Connecticut corporation authorized to transact business in the State of Florida, qualified on October 19, 1992.

The document number of this corporation is P41056.

I further certify that said corporation has paid all fees due this office through December 31, 2019, that its most recent annual report/uniform business report was filed on February 14, 2019, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twelfth day of March, 2019*



Randy Lee
Secretary of State

Tracking Number: 2309061376CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



TAB 8

Firm Information



FIRM OVERVIEW

For more than 100 years, The Morganti Group Inc. has assisted companies and organizations around the globe with turnkey construction and project management solutions for major education, residential, aviation, healthcare, corporate, government, transportation and utility projects. John Morganti founded the company in 1916, constructing stonewall and small masonry projects, and by the 1980's, Morganti achieved national prominence, consistently ranking in the ENR Top 100 Largest National Construction Firms.

Today, Morganti is an international construction firm, serving clients across the country from offices in Florida, Connecticut, New York and Texas. Our highly qualified and experienced team of more than 100 professionals works hand-in-hand with our clients from pre-construction through occupancy, incorporating advanced technology, documentation, safety and efficiency into our project and construction management services with the goal of streamlining communication, delivering construction expertise, and ultimately eliminating roadblocks.

Groups like the Village of Wellington have trusted Morganti time and time again to deliver exceptional Construction Management-At-Risk (CMAR), Design-Build, General Contracting and Project Management services for their most complex and mission critical projects. Along with our century-long focus on quality, integrity and honesty, our clients and their projects are strengthened by Morganti's sophisticated and collaborative approach to CMAR Services, which includes, but is not limited to:

- **Design review**
- **Estimating**
- **Value engineering**
- **Scheduling**
- **Quality control**
- **Cost and claims management**
- **Federal compliance audits**
- **Proven safety and risk mitigation strategies**
- **Supervisory processes**

These foci have fueled our mission to put our client's interests and needs first with an eye on our responsibility to maximize their capital investment by delivering on-time/on-budget construction projects every time.

Our approach to CMAR resonates with a variety of public entities, including county and municipal governments, airports and public school districts, especially when considering continuing services contracts. During the last three decades, these groups awarded Morganti \$6 billion in construction management contracts. In Florida, this work including continuing services contracts with **Palm Beach County's Department of Airports (2008-Present)**, **St. Lucie County Public Schools (2004-2018)**, and **Florida Atlantic University (2009-2018)**. **Currently, Morganti holds two continuing services contracts with Palm Beach County's Department of Airports, and since 2008, we have completed projects at all four county airports totaling close to \$75 million.**

When government clients choose Morganti, they are confident their projects will be delivered on time and on budget by a team of experienced and knowledgeable personnel who possess an acute understanding of all governing policies and procedures. Among Morganti Florida's largest government clients are the State of Florida Departments of Management Services, Juvenile Justice and Health; City of Jacksonville; Orange County Corrections; Palm Beach County; Broward County; and numerous public school districts and public institutions of secondary education.

LOCATION OF CORPORATE HQ AND APPLICABLE BRANCHES

Morganti is an international construction firm, serving clients across the country from offices in Florida, Connecticut, Maryland, New York and Texas. Morganti's corporate headquarters is located in Danbury, CT, and has been serving South Florida from its West Palm Beach office since 1972. The West Palm Beach office is located at 1450 Centrepark Blvd., Suite 260, West Palm Beach, FL, 33401.

Our highly qualified and experienced Palm Beach County team of some 30 professionals works hand-in-hand with our clients from pre-construction through occupancy, incorporating advanced technology, documentation, safety and efficiency into our project and construction management services with the goal of streamlining communication, delivering construction expertise, and ultimately eliminating roadblocks. In the last three decades, Morganti added airports, utility, transportation, federal and military construction to its resume.



MANAGING OFFICE

WEST PALM BEACH
1450 Centrepark Blvd., Ste 260
West Palm Beach, FL 33401
(561) 689-0200

CORPORATE HEADQUARTERS

DANBURY
100 Mill Plain Road, 4th Floor
Danbury, CT 06811
(203) 743-2675

SUPPORTING OFFICE LOCATIONS

STUART
1115 SE Ocean Blvd.
Stuart, FL 34996
(561) 249-5246

NEW YORK
64-54 Maurice Avenue, Ste # 1A
2nd Floor, Maspeth, NY 11378
(718) 899-0831

HOUSTON
10590 West Office Drive, Ste 150
Houston, TX 77042
(281) 448-1015

RIO GRANDE VALLEY
112 E. Cano Street, Suite 200
Edinburg, TX 78539
(281) 448-1015

SAN ANTONIO
6825 Breeden
San Antonio, TX 78216
(210) 308-1067



LEADERSHIP

CONTRACT MANAGER - STEPHEN SINES

Morganti's West Palm Beach office is led by Stephen Sines, vice president of operations. In this capacity, Mr. Sines also will serve as the contract manager for this continuing services contract. He has been working in the construction industry since 1996, and is a LEED Accredited Professional and Certified General Contractor (CGC1524615) intimately familiar with commercial and municipal projects. As Vice President of Operations, he serves as the project executive of the management team during the Pre-construction, Construction and Close Out phases of the project. He has the responsibility to oversee and support all projects.

PROJECT MANAGER - JOEL SPIECE

Mr. Spiece has been in the Construction industry since 2012. As a Project Manager Joel delivers strong leadership, management, negotiation, and communication skills to all project team members. He brings experience in Higher and Lower Education, Research & Development and Municipal construction. His involvement guarantees the latest state-of-the-art procedures are utilized from the project to finish.

APPROACH / METHODOLOGY

CONTRACT APPROACH AND METHODOLOGY

After more than a century in the construction business, Morganti knows a smooth and successful CMAR process is based on teamwork — all parties involved in a project working together to create mutual trust and respect, to develop an environment of open, consistent communication and commitment, to prevent disputes, and to streamline project completion. Contracts establish legal responsibilities, but a solid team relationship creates a positive working environment and implies a covenant of good faith. Beginning with early, active involvement in the design process, our CMAR services afford the entire project team the opportunity to get the project right before ground is ever broken. As your construction manager, Morganti's highly-qualified and knowledgeable team will evaluate design alternatives based on factual and current market conditions and cost information, as well as provide leadership and feedback to the design team on cost, schedule, constructability issues and creative value engineering solutions.

Central to the strength of Morganti's project management services is our ability to bring continuity to the entire process. Our team will collaborate with the design team on the programming, planning, development and design for the project; performing design and plan reviews; creating budget cost estimates; and developing the construction schedule. As such, the transition from pre-construction to construction is continuous and fully integrated. This transition is fueled by the effective, planned communication and involvement by the owner, designer, pre-construction and project management teams.



Morganti’s specialized construction services — quality, cost and claims control, reporting and information management, compliance with Davis Bacon and OSHA Safety Standards, and project close-out activities — will be essential to the success of this continuing services contract.

QUALITY CONTROL

The Morganti approach to project delivery is based on a belief that high-quality production, efficiency and safety must be planned into every project. This belief is ingrained in Morganti’s corporate culture and processes, and is an integral component of our Standard Project Procedures Manual. Most importantly to our clients, it ensures the Morganti team will identify potential project risks early and implement measures to mitigate or remove them before any dirt has been turned. For the Village of Wellington project, the Morganti team will employ Morganti’s Construction Quality Management System (CQMS). A vigilant, detailed quality assurance/quality control program, this CQMS conforms to the requirements of the U.S. Army Corps of Engineers Construction Quality Control Standards and enhanced with ISO 9001; 2008 requirements. The Morganti team will adapt the CQMS to focus on the specific scope of work and defined parameters of the project at Village of Wellington.

The CQMS will cover all construction operations — both on-site and off-site activities — and will be coordinated with quality control measures that include monitoring of source materials and field work to ensure conformance with the required standards of quality established in the contract documents. The Morganti team’s operations and project managers will institute the CQMS by working with owners and the design team to fully understand and document quality expectations, both for the construction management process and the building itself. These quality expectations are communicated to all participants during pre-construction and subsequently throughout construction with the goal of vigorously monitoring the total delivery process.

Key components of Morganti’s CQMS include:

- **Design document review to verify economy and constructability**
- **Clear and complete trade bid package description statements**
- **Accurate and complete trade subcontract document language clarifying scope and other expectations**
- **Fully reviewed submittal documents to verify compliance with the design intent**
- **Trade pre-construction meetings to reiterate all quality expectations**
- **Schedule monitoring with the understanding that quality is compromised when subcontractors fall behind**
- **Prompt mediation of non-compliant issues**
- **Daily inspections of “first work”**

Our QA/QC inspections at every stage are key to our quality management program, and ensure quality work is consistently maintained throughout the project. Morganti utilizes mobile technology to complete our QA/QC inspections, report any deficiencies, and transmit corrective action plans. This technology allows us to have all submittals and project documents at the finger tips of our onsite staff, allowing for real-time material verification and compliance reporting.

The goal of the Morganti CQMS ensures our team meets its contractual obligations by performing according to plans and specifications, on time, within a defined budget, and within a safe working environment. Our CQMS has been responsible for driving down the lead time for project delivery and for reducing the overall cost of a project by minimizing rework and agency delays.

Morganti’s goal is complete client satisfaction. As Wellington’s construction manager, Morganti will operate as the district’s advocate, working with architects and consultants to provide effective project controls throughout design, construction and long after the facility is complete. This means that during the warranty period if an issue rises, a repair is necessary, or equipment simply requires fine tuning, our team will take care of it in a timely manner. A relationship with Morganti extends beyond any warranty time frame limitations.

Features & Benefits

1. Throughout construction, a log will be kept by the Morganti team, listing dates, problems, actions taken and customer satisfaction. This log will be sent to the owner monthly for review.
2. As the project nears closeout, training sessions will be provided to district and school personnel for all systems and equipment. These training sessions will be recorded and turned over to the Village and appropriate facility personnel with all closeout documents.



3. Morganti will furnish the district with closeout documents detailing every aspect of the Village of Wellington project. These documents will be broken into categories that correspond to the construction plans and specifications. This data will contain information on servicing, cleaning and maintaining the facility, finishes, systems and equipment within.
4. Morganti's project management team will provide district personnel with the proper contacts and contact information so they can be notified quickly should any issues rise. In the event further attention is required, Morganti will dispatch the appropriate party to make the repairs or revisions.
5. Finally, Morganti will maintain contact with the Village to make sure that it and the school administration, faculty, staff and students continue to be happy with their facility long after the project is complete.

The Morganti team knows last impressions are as important as first impressions, and since closeout is the last work performed on a project, our team also knows an owner's lasting impression of our work is based upon our performance during closeout. That is why our team's philosophy is that project closeout begins at the start of a project and also why our project team plans the closeout phase early with an eye on executing each component quickly and efficiently. We do not wait until substantial completion to start the closeout process; we convey this philosophy to our project teams and subcontractors during the earliest stages of pre-construction.

For these projects, closeout will begin by providing each subcontractor and material supplier a list of all closeout documents, and then working diligently with them to obtain and assemble operation and maintenance manuals and warranties. Our team will review each subcontractor's schedule of values thoroughly to make sure all closeout items are listed and assigned an appropriate dollar value. Then, our team will review the project documents and develop a master submittal schedule containing each subcontractor's required closeout items, including high-performance building standard documentation, manufacturer and contractor warranties and guarantees, test reports, as-built records, attic stock, owner training sign-in sheets and O&M manuals.

At the end of each Village of Wellington project, our team will utilize Morganti's "Project Closeout Checklist" to accumulate final documentation and complete the following requirements:

Closeout Documentation

- Obtain all warranties and guarantees from each Subcontractor
- Obtain all As-built drawings, A2 survey and final test reports from each Subcontractor
- Obtain and inventory all attic stock received from each Subcontractor
- Obtain all O&M manuals from each Subcontractor
- Insure all open items on the Commissioning Report are closed
- Insure all open Punch List items are closed
- Obtain the final Certificate of Occupancy
- Obtain the Statement of Final Inspections from the Special Inspector
- Obtain the final Certificate of Completion from the Architect and their consultants

Change Orders

- Settle all outstanding changes/claims/back-charges with each Subcontractor and Vendor
- Process all remaining change orders to Subcontractors and Vendors, including those for increases in bond and insurance costs
- Reconcile all remaining Allowances and issue the corresponding add or deduct change order to the Subcontractor
- Submit all remaining change orders to the Owner

- Submit all remaining change orders to the State utilizing the SCG-042 form and spreadsheet
- Respond to all comments received from the SCG on previously submitted Change Orders

Cost and Accounting

- Obtain a Consent of Surety for final payment from each Subcontractor
- Obtain final lien waivers from Subcontractors and lower-tier Subcontractors
- Obtain completed operations insurance certificate from all Subcontractors
- Reconcile final payment amounts with Subcontractors
- Reconcile Contingency and project savings with the Owner
- Submit final Application for Payment to Owner
- Process final payments to the Subcontractors
- Provide Owner with final 'Ineligible and Limited Eligible Costs Worksheet'
- Provide Owner with final budget

Final Deliverables

- Turn-over all close-out documentation to the Owner
- Insure all Owner training has been completed
- Deliver all keys, attic stock and spare parts to the Owner
- Provide the Owner with a contact list for all warranty work/repairs



Punch List: Throughout the construction, the Morganti team will work with the project's design team, commissioning agent and owner to minimize the final project punch list. Our team will compile and maintain a comprehensive listing of all non-conforming items contained in field observation reports issued by the architect and their design consultants, as well as any issues raised by the Fire Marshal and/or building department inspectors, materials testing lab inspectors, special inspectors, commissioning agent, and our own field staff. This list will be distributed to all subcontractors on a weekly basis and managed by the Morganti field staff through final resolution. For items not resolved by the end of a pay period, monies will be withheld from a non-conforming subcontractor's monthly pay application. Final completion of punch list items is ensured because Morganti will not approve any request to bill down retainage until 100 percent of all items are completed and all closeout documentation is received and approved.

Final Audit (If necessary): When all construction is complete (including punch list items) and all bills and subcontractors are paid, the project must be accepted as complete by the owner. After this occurs, Morganti will provide the owner with a reconciliation of all final project costs so that we may submit the required forms requesting final payment. Additionally, Morganti will prepare the final "Ineligible and Limited Eligible Costs Worksheet," and will work hand-in-hand with the owner through any final audit.

COST CONTROL

Cost control begins during pre-construction with value engineering of the design, constructability and plan reviews, budget estimating and scheduling. It is brought to fruition during construction with proper bid management, detailed cost reporting and information management, supervision of contingency funds, and a thorough review of potential claims and owner change requests. The Morganti team utilizes the ViewPoint project management system from the start of the project to ensure every dollar will be well-spent and budget contained.

PRE-CONSTRUCTION COST CONTROL TOOLS

During the pre-construction phase, the project manager and pre-construction team work with owners and project architects to ensure every dollar is well spent and the project budget contained.

This is accomplished through:

Schematic Design: During this conceptual planning phase, Morganti develops an economic model and conceptual estimate incorporating each major construction system. This line item estimate — based on design criteria and historical data — serves as the budgetary parameter for the entire development team. In lieu of a bottom-line target, the various design disciplines have line item targets to guide design development within budget constraints.

Cost Estimating: As soon as major project requirements are identified, Morganti prepares a project cost report for the principal owners. These revisions maintain the project construction budget. Upon receipt, Morganti immediately updates owners and architects/engineers. Milestone estimates are generated as each phase is completed to monitor the project budget and guarantee it is contained.

Value Engineering: A principal cost control tool in construction projects, value engineering allows for the implementation of various alternative types of construction and materials that reduce either the project construction cost or operating cost. Morganti's value engineering objective — maximizing the value of every dollar spent on your project — is evident in our process of carefully reviewing all design drawings and generating economically viable construction alternatives where possible. Impact to design, cost, schedule, function and maintenance are evaluated to create a complete picture of the savings and costs associated with each. In the end, owners receive the necessary information to make critical decisions about their projects.

Constructability Analysis: A constructability analysis looks at a project from two vantage points: how efficiently and easily a project can be built (design document review), and how to make the process even more efficient and easier (scope refinement). Our team analyzes each project element for speed of completion, budget impact and current availability of local labor and materials that are required. This process of refining the scope through the constructability analysis is continuous throughout the pre-construction phase, and the Morganti team is intimately involved with this process to ensure the scope reflects all pre-construction decisions. By identifying potential obstacles or changes before a project is actually built, we are able to reduce or prevent errors, delays and cost overruns.

Design Development: Morganti schedules and attends regular meetings with the selected architect and owner



representatives during conceptual and preliminary design to advise and decide on site use, improvements, selection of materials, building systems and equipment. Recommendations and decisions are provided on the availability of materials and labor; time requirements for installation and construction; and factors relating to cost, such as preliminary budgets, alternate designs, materials and operating economics. Furthermore, Morganti provide expert input regarding cost efficient practical operating systems and ensure proper design of lighting, acoustical, HVAC and other critical systems.

Design Document Review: The goal of this review is to ensure errors, conflicts and omissions in the contract documents and drawings are caught early and accounted for in the budget. During this review, Morganti examines the contract documents by overlaying drawings of different disciplines on the same areas and reviewing for existing layout conflicts. This process also includes reviewing the drawings against the specifications to expose conflicts and omissions. By eliminating inconsistencies during the design phase, the potential for subcontractor change order requests is greatly diminished.

Life Cycle Cost Analysis: Acquisition. Construction. Ownership. Maintenance. Disposition. These are the components of the true life cycle of a project. Morganti's life cycle cost analysis looks at the total cost of a facility's ownership. Through our historical information database, we are able to analyze the total costs of every component of a project — including finish hardware components, various finishes and specialty materials — and provide valuable life cycle cost information. As a result, Morganti produces a "best value designed" building with lower life cycle costs, a sensible payback period, and a solid long-term return on investment.

Sustainability: In early collaboration with owners, design professionals, subcontractors and suppliers, the Morganti team develops design and construction methods that save money, protect the environment, and foster healthy communities. Our approach to sustainability considers a multitude of sustainable decisions — before, during and after the construction process — through specific procedures of construction waste management, indoor air quality, quality control, design professional collaboration, and material/policy documentation. To this end, Morganti has managed the sustainability efforts for the design and construction of many LEED-certified buildings.

ESTIMATING TOOLS

Essential to the overall effectiveness of a good cost control program is the accumulation of accurate cost estimates. Our experienced estimating staff provides timely quantity surveys and accurate pricing throughout the program. Key to this budget estimating is Morganti's consistent and close monitoring of construction industry market trends and standards, as well as commodity costs and how public policy impacts them. Not only does this help our team provide up-to-date construction costs, but it also helps us gauge what is going to happen to construction prices over the life of the project.

The Morganti approach to accurate project estimating involves three types of estimates. Each builds upon the other as the project is defined:

Systems Estimate: The systems estimate is a conceptual estimate prepared during the early phases of design. When complete construction documents are not available, these estimates are prepared from preliminary drawings or criteria provided by owners and/or architects. This estimate is broad based and accounts for traditional project costs, such as site preparation, foundation establishment, electrical and mechanical installation, structural work, exterior and interior finishes, and roofing work. It can be tailored should a particular cost not apply. While these numbers are by no means final, they do provide owners with a good idea of what a project might cost even while in the early planning stages.

Trade Estimate: As a project progresses and construction documents become available, the systems estimate is converted to a trade estimate. A trade estimate is more accurate because building materials and methods have been decided upon. With information provided by the project manager, the senior estimator performs a detailed quantity takeoff from the documents and information available. Specific material pricing is obtained from local vendors, and issues such as crew sizes and total crew-days-required also are taken into account.

Detailed Estimate: Once the project reaches the procurement stage, the estimate is converted to a detailed cost estimate. At this point, the permit-ready construction documents are complete, and the Morganti team develops the GMP. Subcontractor and vendor quotations are obtained for all work and materials to be provided, and the project costs are finalized. This detailed estimate is utilized by Morganti for cost control, scheduling, procurement and management of construction.

GMP PROCESS

Development of the GMP is a complex process that relies on incrementally complete levels of design documents for which



cost estimates are provided by the construction manager. For each plateau (design development, 50%, 100% and permit-ready) of completeness, a cost estimate is prepared. At the 100% stage, design documents are released and used as a basis for subcontractor bid packages.

Once trade bids, are received the project manager, operations manager and pre-construction team perform a thorough document review to ensure each bid is complete and costs are accurate. Upon subcontractor award the project team focuses their efforts on GMP Reconciliation. Owner meetings are held on a weekly basis. Project report manuals are produced for the owner and architect on a monthly basis. Both of these keep the team current on all project matters.

The Morganti team generates accounting narratives showing monthly accounts receivable, accounts payable, owner/architect change order logs, direct material purchase orders, attained sales tax savings, subcontractor backup, and percentage of work complete to date. These are bound and supplied to the owner on a regular basis.

Each monthly report includes:

- Project cost status reports comparing contract value with work completed and addressing variances
- Payment status reports comparing contract value with work complete, amount billed, retention held, amount paid and amount remaining
- Submittal logs
- Project progress reports
- Construction change directive log
- Daily log of site conditions and activities with photos.
- Weekly reports with short-interval schedules.
- Schedule updates, responsibility assignments, deadlines and construction activity schedules for the following month

Upon project completion, a final change order is issued to the owner returning any and all direct material savings and unused contingency. As your construction manager, Morganti watches over every nickel and dime to deliver you the best quality and value.

Plan. Act. Check. Do.

CONSTRUCTION PHASE COST CONTROL

During construction, cost control is comprised of proper bid management, detailed cost reports, management of contingency funds, and thorough review of potential claims and owner change requests.

Bidder Solicitation/Potential Subcontractor Database: Providing opportunities for minority-owned, woman-owned, and local contractor participation is essential to the growth of a healthy construction industry. This is the idea behind Morganti's commitment to maximizing the participation of the local trade community in every project it manages and builds together. Not only does it benefit our local economy, but it also helps guarantee pride in workmanship and quick follow-up long after the project is occupied.

As such, Morganti has amassed a comprehensive database of qualified minority-owned, woman-owned, and local subcontractors and suppliers. This ensures we receive highly competitive bids in all major areas of construction from local trade companies. The result is Morganti's excellent record of achieving the highest levels of local and small business participation on our projects. In fact, Morganti has awarded more than \$90 million in contracts to minority-owned, woman-owned, and local businesses over the last five years.

Subcontractor Management and Detailed Cost Reports: Morganti's project management team utilizes combines weekly owner's meetings with detailed cost reports — actual/committed reports, labor reports, and subcontractor and purchase order payment reports — to monitor and report project costs on a biweekly basis. Our project manager logs all critical documents into the system with appropriate flags to assure that deadlines will be met. Project report manuals are produced for the owner and architect on a monthly basis. All of these keep the team current on all project matters, including budget and schedule.

Vital information is packaged in the form of monthly reports, and includes, but is not limited to, the following topics:

- **Project progress report**
- **Construction change directive log**
- **Daily log of site conditions and activities with photos**
- **Weekly reports with short interval schedules**



- **Schedule updates, responsibility assignments, deadlines and construction activity schedules for the following month**
- **Project cost status reports comparing contract value with work completed and addressing variances**
- **Payment status reports comparing contract value with work complete, amount billed, retention held, amount paid and amount remaining**
- **Submittal log**

Morganti logs all critical documents into the system with appropriate flags to assure deadlines are met. Budget and schedules are continuously monitored. If issues arise, our team uses this system to make appropriate adjustments to the work plan.

Additionally, to track alignment with GMP, Morganti generates accounting narratives showing monthly accounts receivable, accounts payable, owner/architect change order logs, direct material purchase orders, attained sales tax savings, subcontractor backup and percentage of work complete to date which are bound and supplied to the owner on a regular basis. Upon project completion, a final change order is issued to the owner returning any and all direct material savings and unused contingency. As your construction manager, Morganti watches over every nickel and dime to deliver you the best quality and value.

CLAIMS MANAGEMENT

Another way Morganti opens up ways to control costs it by creating a team environment at the onset of every project with an eye on minimizing potential and costly conflicts and claims. During the pre-construction phase, our team strives to minimize conflict potential through information sharing, detailed investigation, constructability reviews, accurate scope identification, and clear and complete subcontract language.

When construction commences, we monitor, record and process all non-scope and scope changes to maximize control and minimize those acts which promote misunderstanding. This is accomplished through effective conflict resolution management and thorough, practical change order negotiations. When situations do arise, our well-earned reputation with the subcontracting community for being “fair-but-firm” becomes evident, and we ensure that all parties involved work together in a “partnering” relationship.

Conflict is prevented and achieved through:

1. **Team Workshops:** Morganti conducts a partnering workshop at the beginning of each project to organize the team and to assist in the development of team relationships. The project team identifies all project goals, which are then incorporated into the project procedures manual. This guide documents all the responsibilities, organizational structure and lines of communication between all players in the team.
2. **Design Review:** After a thorough review of plans and specifications, Morganti meets with the architect to recommend any clarifications or modifications that might be made to the drawings to provide clarity and to minimize interpretation issues by the trade contractors. This helps prevent any misunderstandings, minimizes the likelihood of conflict, and usually reduces project cost.
3. **Subcontractor Qualification:** Morganti pre-qualifies local trade contractors based on their experience with similar projects, past record of schedule adherence and quality, financial capability and bonding, and safety record. Due to our long local presence and proximity to the job site, Morganti is extremely familiar with the local subcontracting community.
4. **Bid Documents and Post-bid Interviews:** Morganti clearly defines the responsibilities of each trade contractor by providing detailed bid packages. These packages and interviews include the scope of work, schedule, site plan, safety program and quality control program that each trade contractor can expect in their subcontract agreement if they are selected.
5. **Project Meetings:** Morganti conducts pre-bid and pre-construction meetings to explain and/or answer any questions pertaining to the plans and specifications. Weekly job site meetings are conducted to review project status and resolve any critical issues. Typically an owner representative, the architect and subcontractors/suppliers are present at these weekly meetings where open communication is encouraged.
6. **Monthly Reports:** Monthly project reports are distributed with important project information, keeping all team members and interested parties informed of current project status and critical issues that may need attention.



CHANGE ORDER NEGOTIATION

Morganti's goal is to provide only one change order to the Village at the close of any project: Returning unused contingency once a project is complete. The key to the entire process is early identification of any potential issue with the owner and design team. Regular team reviews of the change management log and all potential change orders are discussed openly. Often times, a change can be a voided or mitigated given the time for all parties to work on alternatives.

To that end, Morganti has a regimented system for evaluation and tracking of project cost changes beginning in the document review process and carrying through pricing, review and approval. We begin in pre-construction with exhaustive constructability reviews and coordination checks on drawings. This information is given to the design team, and then tracked until each issue is incorporated correctly into the contract documents. The next step is a comprehensive and complete GMP budget which clearly delineates what is included or not included.

The last preventative step to avoiding change orders is a thorough scope of work for each subcontract. Each subcontract must clarify any potential gray areas of the plans and specification and fill any gaps that are not crystal clear. Any activity with a cost and/or schedule impact is entered immediately in the change management log and flagged with appropriate magnitude impact. Having taken all these measures, change orders should be minimal.

When change orders are initiated, subcontract pricing is received and moved from "estimated" to "quoted." After Morganti has validated the pricing and confirmed it is a legitimate change, it will then move to the "proposed change order" status. Finally, if approved by the owner, it becomes a "change order." Where changes are required, Morganti takes the following steps to minimize the cost from subcontractors:

- All subcontracts include negotiated hourly rates so it is not subject to negotiation after the fact. Applicable unit prices are included. By doing this during the bid process, competitive rates are insured.
- If any potential changes are being contemplated during the bid process (i.e. fit out of additional space) we will obtain competitive add alternate pricing for potential options. We make sure any alternate pricing for awarded subcontractor is in line with the other bidders.

In order for any change order to be reviewed by Morganti, sufficient detailed back up must be provided for all work accompanied by a schedule impact detail. Our team will verify all quantity, unit price, industry standards and acknowledged public construction cost data. Change orders provided with complete and accurate information typically require little or no negotiations as the information is open and easy to review/process. Morganti will not review and/or process any change order that does not meet these criteria.

3 YEAR HISTORY OF LITIGATION | FLORIDA

PROJECT NAME, LOCATION, AND OWNER	LIST ENFORCEMENT AGENCY & ALL PARTIES	DESCRIPTION OF ACTION	AMOUNT IN DISPUTE	START/END DATES
Laureate Park Elementary School Orlando, FL	Jaret Construction, LLC d/b/a WD Site Development (Plaintiff) vs. The Morganti Group, Inc. and American Home Assurance Co. (Defendants)	Summons of Complaint. Breach of Contract Disputed over subcontractor's unsatisfactory work. Settlement Agreement and Release January 2019	\$75,000	11/18 - 2019
Lake Worth Casino Restoration Lake Worth, FL City of Lake Worth, FL	Morganti Corp. vs. Drawdy Brothers 2, Inc.	As part of its warranty obligations, Morganti performed certain repairs to the second floor balcony at the Lake Worth Casino project. Morganti and the project architect designed a remediation relating to slope on the balcony and funded the repairs. Morganti then initiated suit for reimbursement from the responsible subcontractors.	\$535,816	6/18
Premier Wellness Centers, LLC Port St. Lucie, FL 33SE34 William Jensen, Manager Premier Bankrupt Chapter 11	The Morganti Group, Inc. Plaintiff vs. Stuart North LLC Florida Case No. 16-002735 CA 02 Daniel R. Vega Esq. Taylor Espino Vega & Tourn PA Coral Gables, FL Circuit Case No. 2016-002735-CA-01 Our File No. 888-002	Construction services rendered by Morganti to the subject property; non-payment to Morganti for Same; assignment of lease agreement for subject property from LSREF to Defendant. Notice of serving Plaintiff's answers to defendant's First Set of Interrogatories. Morganti filed complaint against Owner. Matter is continuing through the bankruptcy court Jan 4 2017: Mediation at Taylor Espino Vega & Tourn office January 12, 2017 @ 10AM. Morganti's damages currently comprise of \$113,685.71. Morganti received \$22,500. Constituting settlement proceeds (Taylor Espino Vega & Tourn PA). Action: Matter is continuing through the bankruptcy court. Update: Closed by Bankruptcy Court.	\$22,500	1/17



CONTRACT MANAGER

STEPHEN SINES LEED AP, CGC

Mr. Sines has been working in the construction industry since 1996. Stephen is a LEED Accredited Professional and Certified General Contractor intimately familiar with commercial and municipal projects. As Contract Manager, he serves as the project executive of the management team from pre-construction through close out phases of the project. He has the ultimate responsibility to oversee and support the project.



CONTACT INFO

1450 Centrepark Blvd., 260
West Palm Beach, FL 33401
(561) 689-0200
ssines@morganti.com

EXPERIENCE

Years with Morganti: 17
Years of Experience: 24

EDUCATION

B.S. Building Construction
and Contracting

LICENSE

State of Florida Licensed
Contractor
State of North Carolina
Licensed Contractor

CERTIFICATIONS

LEED AP

SAMPLING OF RELEVANT EXPERIENCE

- › PBI Terminal Improvements West Palm Beach, FL \$50,000,000
- › PBI DBE Term Contract West Palm Beach, FL \$20,000,000
- › PBI SBE Term Contract West Palm Beach, FL \$8,000,000
- › FAU CM Services Palm Beach County, FL \$15,000,000
- › SLCSO CM Services 99-16 St. Lucie County, FL \$27,000,000
- › Jacksonville University CM Services Jacksonville, FL \$3,203,000
- › Florida DMS CM Services State-wide \$2,500,000
- › VCS Continuing Services Daytona Beach, FL \$2,000,000
- › Drive Shack Golf Center West Palm Beach, FL \$14,500,000
- › PBC Palm Tran South Expansion Delray Beach, FL \$24,210,000
- › PBC Tax Collector Central Service Center Lake Worth, FL \$12,999,952
- › North County Tax Collector Service Center Palm Beach Gardens, FL \$10,600,000
- › BCAD Maintenance Facility for Aviation Ft. Lauderdale, FL \$14,830,000
- › EYW Passenger Terminal & Parking Deck Key West Int'l, FL \$31,600,000
- › MTH Generator & Terminal Improvements Marathon Regional, FL \$4,000,000
- › DOH Hernando County Admin Bldg. & Clinic Spring Hill, FL \$12,194,000
- › Ed Austin State Attorney's Office Jacksonville, FL \$25,808,600
- › SBBC Blanche Ely High School Pompano, FL \$18,600,000
- › SBBC Cypress Bay High School Weston, FL \$23,700,000

PROJECT MANAGER

JOEL SPIECE

Mr. Spiece has been in the Construction industry since 2012. As a Project Manager Joel delivers strong leadership, management, negotiation, and communication skills to all project team members. His involvement guarantees the latest state-of-the-art procedures are utilized from the project to finish.



CONTACT INFO

1450 Centrepark Blvd., 260
West Palm Beach, FL 33401
(561) 689-0200
jspiece@morganti.com

EXPERIENCE

Years with Morganti: 2
Years of Experience: 8

EDUCATION

B.S. Construction
Management

SAMPLING OF RELEVANT EXPERIENCE

- › PBC Palm Tran South Expansion Delray Beach, FL \$25,000,000
- › SBBC Cypress Bay High School Pre-Construction Weston, FL \$25,000,000
- › Emory University Health Sciences Research Building LEED SILVER Atlanta, GA \$69,000,000
- › Spelman College Read Hall Wellness Center LEED GOLD Atlanta, GA \$14,000,000
- › Atlanta Testing Lab Emory Genetics Lab Tucker, GA \$12,700,000
- › Emory University Oxford College Science Building Oxford, GA \$23,000,000
- › Academy of Scholars Phase II Decatur, GA \$3,200,000
- › Arylescence Research and Development Lab Marietta, GA \$10,000,000



TAB 9

Construction Manager at Risk Services



OVERVIEW OF CAPABILITIES

Each member of our proven has personal knowledge of the inner workings of continuing CM contracts and will work as an extension of the Village of Wellington’s staff to coordinate design reviews, provide value engineering, generate life cycle cost analysis, run budget estimating, prepare site logistics, coordinate schedule and phasing, manage construction, and deliver a successful on-time project to the Village.

Through teamwork, extensive planning and diligent, concentrated discovery on a continual basis Morganti continues to deliver complex projects on occupied sites with no incidents. This team has the expertise to construct this project without affecting ongoing operations of existing facilities.

PROVEN, COMPREHENSIVE CMAR PROCESS

After more than a century in the construction business, Morganti knows a smooth and successful CMAR process is based on teamwork — all parties involved in a project working together to create mutual trust and respect, to develop an environment of open, consistent communication and commitment, to prevent disputes, and to streamline project completion. Contracts establish legal responsibilities, but a solid team relationship creates a positive working environment and implies a covenant of good faith. Beginning with early, active involvement in the design process, our CMAR services afford the entire project team the opportunity to get the project right before ground is ever broken. As your construction manager, Morganti’s highly-qualified and knowledgeable team will evaluate design alternatives based on factual and current market conditions and cost information, as well as provide leadership and feedback to the design team on cost, schedule, constructability issues and creative value engineering solutions. **See Morganti’s proposed CM Management Plan summarized on next page.**

Central to the strength of Morganti’s project management services is our ability to bring continuity to the entire process. Our team will collaborate with the design team on the programming, planning, development and design for the project; performing design and plan reviews; creating budget cost estimates; and developing the construction schedule. As such, the transition from pre-construction to construction is continuous and fully integrated. This transition is fueled by the effective, planned communication and involvement by the owner, designer, pre-construction and project management teams. Morganti’s specialized construction services — quality, cost and claims control, reporting and information management, compliance with Davis Bacon and OSHA Safety Standards, and project close-out activities — will be essential to the success of these projects

PROJECT CHALLENGES/PRACTICAL SOLUTIONS

Due to Morganti’s extensive history of occupied public construction management projects, our team of experts is experienced in dealing with every possible project challenge and issue that may arise. We proactively identify and develop practical solutions to potential project challenges early and in collaboration with the various stakeholders and disciplines involved in a project. Based upon our experience and review of the stated scope of work for these continual projects, the Morganti team has identified the following potential project challenges and salient solutions.

PROJECT CHALLENGES	MITIGATIONS
Working on an occupied sites	Morganti has worked on more than 225 occupied campuses with no incidents. Our experience is the solution.
Job site separation from patrons and staff	Morganti provides plywood fencing to separate our operations from student and staff. We also provide site-specific training for all Morganti staff and subcontractors regarding the rules and regulations governing the separation of the job site from the active campus.
Communication with staff	Morganti provides daily communication to school staff regarding the ongoing and upcoming events related to the construction project. There are no surprises.
Construction access and coordination	Morganti provides daily coordination of all material deliveries to ensure a smooth student drop-off/pick-up schedule with no additional traffic impact by construction operations.
Managing design to meeting Owner’s budget	Morganti provides detailed construction cost estimates at all stages of design, including constructability reviews, value engineering, and return on investment analysis.



CM MANAGEMENT PLAN

The Morganti team will employ our full complement of pre-construction and construction services, providing the necessary expertise to bring the Village projects to fruition in the most cost-efficient, cost-effective way. We will be your advocate, working with architects and consultants to provide effective project controls throughout design, construction and close-out. We will be an extension of your staff, complement your capabilities, and represent your interests throughout the duration of the project, providing the CMAR leadership necessary to guarantee the on-time/on-budget delivery of this project.

PRE-CONSTRUCTION & PLANNING	PROCUREMENT	CONSTRUCTION	POST CONSTRUCTION
Validation of Plan <ul style="list-style-type: none"> Budget Established Scope Definition Cost Estimating <ul style="list-style-type: none"> Schematic Estimate Design Development Estimate Budget Management Value Engineering Constructability Review 50% Construction Document Estimate Cost Analysis Execution Planning Timetables <ul style="list-style-type: none"> Construction Schedule Deliverables <ul style="list-style-type: none"> A/E Deliverables Long Lead Items Procurement Strategy Logistics Planning Permit Requirements and Tracking Staffing <ul style="list-style-type: none"> Staffing Planning Safety <ul style="list-style-type: none"> Safety Planning Quality <ul style="list-style-type: none"> Quality Assurance Planning Management <ul style="list-style-type: none"> Communications Planning Administrative Controls Green Building <ul style="list-style-type: none"> Establish Green Building Criteria 	Procurement Plan <ul style="list-style-type: none"> Bid Packages Detailed Scheduling Pre-Qualification <ul style="list-style-type: none"> Contractor Qualification Bidding <ul style="list-style-type: none"> Generate Trade Interest Bid Documents Pre-Bid Conference Evaluate Bids Scope Review Post Bid Interview Contract Administration <ul style="list-style-type: none"> GMP Established Owner Review/Acceptance Issue Contracts 	Mobilization <ul style="list-style-type: none"> Field Supervision Site Facilities Administrative Controls <ul style="list-style-type: none"> Owner Construction Meetings Implement Logistic Plan <ul style="list-style-type: none"> Continuous Coordination with School Quality Management <ul style="list-style-type: none"> Permits/Inspection/Testing Samples/Mock-ups/Approvals Testing & Documents Quality Control Plan Schedule Coordination <ul style="list-style-type: none"> Schedule Updates Safety Management <ul style="list-style-type: none"> Site Specific Plan Subcontractor Safety Meetings Safety Inspections Document Controls <ul style="list-style-type: none"> Plans & Specs Submittals & Shop Drawings Distribution of Information Materials Management <ul style="list-style-type: none"> Material Delivery Schedule Shop Inspection / Expediting Cost Control & Reporting <ul style="list-style-type: none"> Change Management Monthly Report Forecasting Trends/Expenditures Green Building <ul style="list-style-type: none"> Implement Green Building Practices 	Final Inspection Punch List Approvals Record Documentation O&M Manuals Turn-Over Warranty

DESIGN REVIEW

Pre-construction is a tedious process that must be purposefully detailed. It affords the project team the opportunity to get a project right before ground is ever broken. At Morganti, our team understands the importance of the early active involvement of construction managers in this process. It allows us to evaluate design alternatives based on factual and current market conditions and cost information, as well as to provide leadership and feedback to the design team on cost, schedule and constructability issues.



Morganti's pre-construction process revolves around four phases of Design Review:

1. **Schematic Design**
2. **Design Development**
3. **50% Construction Documents**
4. **100% Construction Documents with GMP Development**

These phases incorporate a process of evaluation and comprehensive analysis of all factors related to the feasibility of a project, a complete review of material and system specifications, and a thorough budget assessment. They provide identification and study of possible errors, conflicts or omissions, and defines solutions at an early stage of design, and allow for the suggestion and implementation of construction alternatives without affecting the quality of the project's aesthetics, environment or function. In short, owners receive the necessary information to make critical decisions about their project.

The foundation of this work is effective examination and communication, which takes place during integrated design meetings with the project architect and owners. This planning includes the meticulous consideration of the project's budget, schedule and major design components and systems, such as site conditions, life safety issues, architecture and structural plans, plumbing and sanitary systems, and mechanical and electrical frameworks.

Recommendations and decisions are provided on the availability of materials and labor; time requirements for installation and construction; and factors relating to cost, such as preliminary budgets, alternate designs, materials and market trends. Impact to design, cost, schedule, function, maintenance and longevity are evaluated to create a complete picture of the savings and costs associated with each.

As the team refines the schematic design, construction documents are presented in four sets of drawings: design development, 50%, 100% and permit-ready. These documents convey the evolving design as it begins to account for all relevant industry standards and operational, safety and environmental requirements, as well as satisfying the owner's program and budget requirements. The permit-ready set of construction documents are used for the subcontractor bidding process and also development of the GMP.

PROJECT REPORTING

As the Construction Manager at Risk for the Village's Continuing Contracts, Morganti will be responsible for the development and implementation of a 'Project Management Plan' that will establish the budgetary, quality control and scheduling parameters required by the Owner and State Funding Agency. This Project Management Plan will describe how these goals will be effectively managed and achieved.

The foundation of a successful project is the management and dissemination of accurate and timely information to all project stakeholders. Morganti utilizes **Vista** by Viewpoint as its project management software. Vista is a fully integrated, comprehensive suite of software solutions. To disseminate the information, Morganti uses **Sharefile**. Sharefile is a single, secure location. Individualized access to this program allows the owner, design professionals, consultants and sub-contractors to view and access information which streamlines the flow of information and can reduce the time information is in transit. This software system is utilized for all project documentation throughout the pre-construction, construction and post-construction phases and contains:

- Budgets and Estimates
- Change Orders
- RFI and Submittal Logs
- Cost Reports
- Project Manuals, Drawings and Specifications
- Progress Photos and BIM Models
- Project Schedules
- Addenda, Bulletins, Sketches & Change Directives
- Meeting Minutes
- Safety, Phasing and Logistics Plans
- Quality Control Deficiency Logs and Punch Lists
- Monthly Reports

Additionally, Morganti generates and provides the following reports to the Owner at key milestones throughout the project:

MILESTONE REPORTS BY PHASE

Schematic Design	Design Development	Construction Document
___ Draft Master Schedule	___ Constructibility Review	___ Detailed Cost Estimate
___ Budget Cost Analysis	___ Cost Estimate Site Conditions	___ Value Engineering
	___ Materials Review	___ System Review
	___ Preliminary Field Operation Analysis	
	___ Master Schedule	



Monthly Reporting	Closeout & Commissioning
<ul style="list-style-type: none">___ Executive Summary___ Schedule Update___ Safety___ Financial Reports___ Submittal Logs___ Project Photographs___ Project Overview___ Cost Review___ Quality___ Information Reports	<ul style="list-style-type: none">___ Individual System Commissioning Reports___ Testing Data___ Warranties & Guarantees___ Re-commissioning Management Manual___ Certificate of Occupancy___ Certificate of Completion & Acceptance___ Training Documentation___ Inspection Log___ Deficiency Tracking Report___ Submittal Logs___ O&M Manuals___ Manpower Tracking

QUALITY ASSURANCE/QUALITY CONTROL

Morganti’s approach to project delivery includes vigilant quality assurance/quality control. This belief that quality production, efficiency and safety must be planned into every project is ingrained in our culture and processes and is an integral component of our Standard Project Procedures Manual. This allows the Morganti team to identify potential project risks early and implement measures to mitigate or remove them. Our QA/QC Program conforms to the requirements of the United States Army Corps of Engineers Construction Quality Control Standards (USACE CQM) and enhanced with ISO 9001; 2008 requirements:

USACE QUALITY CONTROL PHASES

Preparatory Phase:

The Preparatory Phase occurs usually days or weeks in advance, before you begin each construction task or DFOV. For this phase, your superintendent should do the following:

- 1. Review all the requirements for the task
- 2. Assess the current situation
- 3. Inspect the job site
- 4. Review the findings with staff, subcontractors, and the client

Initial Phase:

The Initial Phase occurs just prior to giving the go-ahead to begin work and ensures that the task will start correctly. For this phase, your site supervisor should do the following:

- Check that all requirements for personnel, materials, and equipment are in place
- Verify that the site has passed its job-ready inspection
- Inspect the first article (after work begins) to make sure that it is appropriate to continue work

Follow-up Phase:

The Follow-Up Phase occurs throughout the construction task. For this phase, your site supervisor should do the following:

- Monitor work on a daily basis to assure that all job requirements are being met in a timely manner
- Verify that the tasks or DFOV are being performed correctly up until their completion

Morganti’s quality assurance program has two prongs. First, construction and project managers initiate the program by working with owners to fully understand and document quality expectations, both for the construction management process and the building itself. Second, our team works one-on-one with our subcontractors supervising their work to ensure it meets industry and owner standards, which are further reinforced by language in their subcontracts. All quality expectations are communicated to all participants during pre-construction and subsequently throughout construction with the goal of vigorously monitoring the total delivery process. Key components of Morganti’s QA program include:

- Design document review focused on cost control and value engineering
- Clear and complete trade bid package description statements
- Accurate and complete trade subcontract document language clarifying scope and other expectations
- Fully reviewed submittal documents to verify compliance with the design intent
- Trade pre-construction meetings to reiterate all quality expectations
- Schedule monitoring, understanding that quality is compromised when subcontractors fall behind



- Prompt intervention and reconciliation of non-compliant issues
- Daily inspections of “first work”

Our QA/QC inspections at every stage are key to our quality management program, and ensure quality work is consistently maintained throughout the project. Morganti utilizes mobile technology to complete our QA/QC inspections, report any deficiencies, and transmit corrective action plans. This technology allows us to have all submittals and project documents at the finger tips of our onsite staff, allowing for real-time material verification and compliance reporting. Our quality assurance program has been responsible for driving down the lead time for project delivery, reducing the overall cost of a project by minimizing rework and agency delays.

QUALITY CONTROL EXAMPLES	
Martin County High School Addition MARTIN COUNTY SCHOOL DISTRICT	Morganti conducted daily quality control inspections to ensure all work in place met the Owners expectations. The on-site team performed mock ups for the CMU, Brick, Windows, wall texture, paint and flooring to establish a baseline for quality. This mock-up became the level of quality of acceptance required throughout the project. Once installation began the superintendents inspected the work on a daily basis for quality, if issues were observed the corrective steps were initiated at that point.
Lincoln Park Academy ST. LUCIE COUNTY PUBLIC SCHOOLS	One of the quality issues identified was specific to the HVAC design. The existing building was only 4,900 square feet and the original design required the addition of a mechanical room to the building footprint. Since the building was not tied into the existing central plant and it was not the District’s desire to tie it into the central plant. We were able to work with the design team, facilities personnel, and one of the districts approved manufacturers ultimately determining that a split system unit that was more efficient, could be utilized without sacrificing quality and eliminated the need for the mechanical room addition.
Lancaster Elementary School ORANGE COUNTY PUBLIC SCHOOLS	Quality management starts from the beginning of the project. During the pre-construction the project team reviewed the drawings for details that would produce quality and durability problems, and raised these concerns to the architect for design changes. During the subcontractor selection, the subcontractors were interviewed and quality control was one of the qualifying questions. The subcontractor was asked about their quality controls plan and about concerns about the current design. If the subcontractor raised design issues, a detail correcting the concern was submitted to the architect.

SAFETY MANAGEMENT

Project safety and security are among the highest priorities for all Morganti on-site staff and subcontractors. We know we are responsible for the management of our project’s safety plan and procedures. Our staff understands total safety and security management requires focus on prevention, continuous improvement of the management process, team problem solving, and the involvement of our clients, employees and subcontractors at all levels. With more than 85 percent of Morganti’s construction and renovation services conducted on busy complexes and in occupied facilities, it is imperative that we help protect the well-being of employees and visitors and maintain the safety of our subcontractors at the job site.

Working closely with our partners in the project development process — owners and architects on one side and our subcontractors and vendors on the other — Morganti utilizes the planning, communications and monitoring tools necessary to establish and implement its formal, site-specific Safety and Security Action Plan. This plan incorporates quality, production, efficiency, security and safety with goals of “zero losses.”

Further, all operations leaders and project managers are required to participate in regular safety and awareness training, including OSHA 10 and OSHA 30 training. Additionally, Morganti makes good use of the services offered by AON and their Insurance Carrier by conducting both scheduled and random safety visits and inspections; valuing the constructive feedback offered; and implementing the safety recommendations when provided.



This process creates a safe and secure environment, avoiding injury, property damage, lost productivity and occupational illnesses, and in the end, this commitment to safety and security is evident in our OSHA incident rate. In the last five years, Morganti has achieved an OSHA incident rate of zero (0).

KNOWLEDGE OF FEDERAL FUNDING REQUIREMENTS

The Davis Bacon Act mandates that all Federal Government construction contracts and the contracts, as well as those contracts for federally-assisted construction over \$2,000, must contain the appropriate Davis-Bacon wage rate determination. These wage rates differ across classes of laborers and mechanics and across states and counties.

Morganti has successfully completed government funded projects throughout Florida that comply with Davis-Bacon Wage Requirements. Our reputation for meeting project goals has been praised and recognized. Morganti's history of compliance and trade relations are at the core of our proficiency in assuring every construction project is compliant with workforce goals, Davis-Bacon and Related Acts, and other labor and contracting standards.

Recent projects requiring Davis Bacon compliance can be found at

- **Palm Tran, Palm Beach International Airport**
- **Lincoln Park Academy**
- **Broward County Convention Center**
- **Ft. Lauderdale International Airport**
- **Key West International Airport**

Morganti is happy to bring this expertise to these projects.

HISTORY OF COST AND SCHEDULE PERFORMANCE

Morganti has built a solid reputation of successfully meeting or exceeding budget and schedule on challenging projects. We offer our corporate commitment to deliver this project in line with all guidelines set by the owner.

See delivery adherence matrix on recently completed public projects below.

PROJECT TITLE	ORIGINAL SCHEDULE	ACTUAL SCHEDULE	ORIGINAL BUDGET	FINAL COST
PBI CM Capital Improvements	1/08 - 1/11	1/08 - 1/18 <i>* renewed 4 times</i>	N/A	\$50,196,313
SLCSD CM Capital Improvements	1/99 - 1/22	1/99 - 12/16 <i>* renewed 5 times</i>	N/A	\$27,000,000
FAU CM Capital Improvements	12/07 - 12/10	12/07 - 6/18 <i>* renewed 3 times</i>	N/A	\$15,000,000
PBC Tax Collector Central Service Center	11/14 - 2/16	11/14 - 2/16	\$12,999,952	\$12,999,952
Ed Austin State Attorney's Office	8/13 - 8/15	8/13 - 8/15	\$25,808,600	\$25,808,600
MCSD Martin County High School Science/Admin.	7/16 - 11/17	7/16 - 7/17 <i>* occupied 4 months early</i>	\$17,900,000	\$17,300,000
BCAD FLL Maintenance Facility	9/13 - 2/15	9/13 - 2/15	\$14,833,398	\$14,833,398
Orange County Corrections Renovation	11/13 - 7/16	11/13 - 7/16	\$10,959,000	\$10,959,000
MCSD Murray Middle Chiller Plant	11/09 - 1/10	11/09 - 1/10	\$730,000	\$730,000
SLCSD St. Lucie High School HVAC Retrofit	3/12 - 10/13	3/12 - 10/13	\$5,050,000	\$5,050,000
Palm Tran South Expansion	4/19 - 12/20	On Schedule	\$24,210,000	On Budget
Hernando County Health Department	7/10 - 8/11	7/10 - 8/11	\$12,149,000	\$12,149,000



CONTINUING CM SERVICES EXPERTISE

RECENT CAPITAL IMPROVEMENT PROJECT AWARDS



ST. LUCIE
COUNTY
SCHOOL BOARD



50 Projects
\$25,000,000



PALM BEACH
COUNTY DEPT.
OF AIRPORTS



45 Projects
\$60,000,000



FLORIDA
ATLANTIC
UNIVERSITY



35 Projects
\$15,000,000



DEPT OF
MANAGEMENT
SERVICES



5 Projects
\$2,500,000

OTHER CONTINUING CONTRACT AWARDS

- Hillsborough County School District
- Pasco-Hernando Community College
- Indian River State College
- FL Department of Juvenile Justice



On Schedule



Occupied Site



Renovation
Addition

CM
at-risk

Delivery Method



Federal
Funding



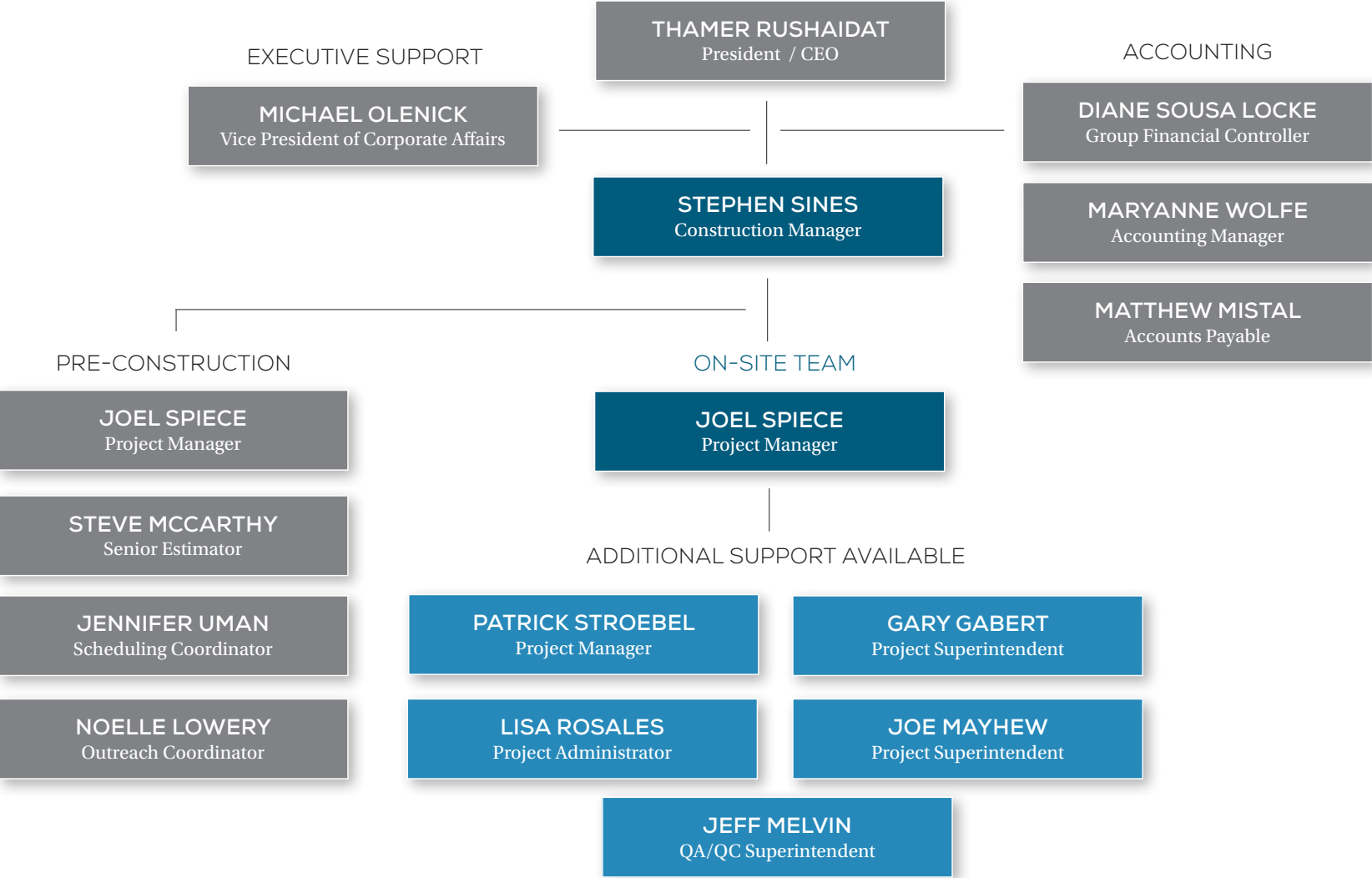
New
Construction



Sustainable
Construction



CAPITAL IMPROVEMENT PROJECTS





REFERENCES (TAB#9)

COMPANY NAME, ADDRESS, CITY, STATE, ZIP PHONE & FAX NUMBER AND E-MAIL ADDRESS	
Company Name:	Palm Beach County Department of Airports
Address:	846 Palm Beach International Airport, West Palm Beach FL 33406-1491
Contact Name:	Cindy Portnoy
Phone: (561) 471-7411	Fax: (561) 471-7427
E-MAIL ADDRESS	cportnoy@pbia.org
Company Name:	St. Lucie County School District
Address:	327 NW Commerce Park Drive, Port St Lucie FL 34986
Contact Name:	Marty Sanders
Phone: (772) 340-7100	Fax: (772) 340-4848
E-MAIL ADDRESS	Marvin.Sanders@stlucieschools.org
Company Name:	Palm Beach County
Address:	301 N Olive Avenue, West Palm Beach FL 33401
Contact Name:	Joseph Sverak
Phone: (561) 355-4531	Fax:
E-MAIL ADDRESS	jsverak@pbctax.com
Company Name:	Martin County School District
Address:	2801 S Kanner Hwy, Stuart, FL 34994
Contact Name:	Al Fabrizio
Phone: (772) 219-1800	Fax:
E-MAIL ADDRESS	fabriza@martin.k12.fl.us



TAB 10

Bondability



February 18, 2020

Ms. Danielle Zembruski
The Village of Wellington
12300 Forest Hill Boulevard
Wellington, FL 33414

RE: The Morganti Group, Inc.
Request for Qualifications – Construction Manager at Risk Services for Various Capital Improvement Projects on a Continuing Contract Basis
RFQ # 202010
Estimated Construction Cost: \$2,000,000 +/-

Dear Ms. Zembruski:

Zurich American Insurance Company ("Zurich American") is privileged to act as surety for The Morganti Group, Inc. ("Morganti"). As Morganti's bonding agent and surety, we have always been impressed by our client's diverse capabilities, past project experience, track record of performance and depth of the company's professional staff.

Throughout our relationship, Zurich American has provided all of the surety bonds that Morganti's clients have requested. With respect to Morganti's current bonding requirements, please be advised that Zurich American is willing to support individual projects with contract values approaching \$200,000,000 with corresponding backlogs approaching \$750,000,000. Subject to underwriting particulars expressed in the following paragraph, Morganti has the ability to provide Performance and Payment Bonds in the amount equal to or greater than the estimated construction cost of this project, should they be selected and awarded contract.

As is customary within the surety industry, the execution of any bonds would be subject to, but not necessarily limited to receipt and favorable review of all contract terms and conditions, bond forms, confirmation of project financing and all current underwriting information needed at the time of the request for bonds is made by Morganti to Zurich American. Please understand that any arrangement for surety bonds is a matter strictly between Morganti and Zurich American. As such, we assume no liability to you or any third party by the issuance of this letter.

Zurich American is fully licensed and authorized to conduct surety business in all fifty States, is listed in the US Department of Treasury's listing of Approved Sureties (Department Circular 570) and has an A.M. Best Rating of "A+" by A.M. Best Company with Financial Size Category "XV."

Sincerely,

Zurich American Insurance Company

Gabriela Camacho, Attorney-in-Fact
FL Non-Resident License No. WS70767

Zurich American Insurance Company
1299 Zurich Way, 5th Floor
Schaumburg, IL 60196
USA
Phone (847) 605-600
Toll Free (800) 251-3606



**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **Robert D. Murray, Vice President**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint, **Michael J. CUSACK, Eric J. CANTERBURY, John J. GAMBINO, Sandra C. LOPES, Nicole ROY, Natalie CONEYS, Jean M. FEENEY, Nicholas LABBE, Laurie ROTHWELL and Gabriela CAMACHO**, all of **Boston, Massachusetts**, EACH, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 25th day of June, A.D. 2019.



ATTEST:

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

By: *Robert D. Murray*
Vice President

By: *Dawn E. Brown*
Secretary

**State of Maryland
County of Baltimore**

On this 25th day of June, A.D. 2019, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Constance A. Dunn

Constance A. Dunn, Notary Public
My Commission Expires: July 9, 2023



EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 18th day of February, 2020.



Brian M. Hodges, Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
www.reportsfclaims@zurichna.com
800-626-4577