Agenda Item: 3F3

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	======================================	[X] []		Regular Public Hearing
Submitted By:	Department of Airports			

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: Contract for Construction Manager (CM) at Risk Services (Contract) for Facility System Improvements at the Palm Beach International Airport (PBI) with The Morganti Group, Inc. (Morganti) for an initial term of two (2) years with three (3), one (1) year renewal options.

Summary: The Contract provides for preconstruction and construction services for facility system improvements at PBI. Services include procurement, project management and construction supervision services for assigned task/work orders. The Department of Airports (Department) issued Request for Proposals No. PB 24-6 (RFP PB 24-6) for two (2) contracts for CM at Risk Services for Facility System Improvements at PBI on June 24, 2024. The Selection Committee recommended the award of one (1) contract to Morganti and one (1) contract to MOSS & Associates, LLC (MOSS). Projects that may be assigned under the Contract include the PBI Elevator Modernization, PBI Switchgear Replacement Phase 2, PBI Air Handler Replacement Phase 2, and PBI Access Control System. The services provided under the Contract are task/work order based. The specific projects that will be assigned under the Contract will be determined at a later date and approved in accordance with PPM CW-F-050. Morganti is based in Danbury, Connecticut; however, the work will be directly managed by its southeast regional office in Palm Beach County. Morganti proposed teaming with Asset Builders, LLC, doing business as Messam Construction (Messam), as its Disadvantaged Business Enterprise (DBE) partner. Messam will provide DBE outreach, project management and construction supervision services for assigned task/work orders in an amount not less than 11% of the fees paid by the County for such services under the Contract. A DBE subcontracting goal of 11% was established for the Contract. Morganti will be required to demonstrate its good faith efforts to achieve the established DBE goal for each task/work order assigned under the Contract, which will be in addition to the DBE participation provided by Messam. The contract with MOSS will be presented for approval by the Board of County Commissioners (BCC) at a future meeting. Countywide (AH)

Background and Justification: The Department issued RFP 24-6 for CM at Risk Services for Facility System Improvements at PBI on June 24, 2024. Five (5) submittals—were received. Four (4) firms were shortlisted: Morganti, Hendrick Brother Construction CO., Inc., MOSS & Associates, LLC, and A^2 Group Inc. On November 21, 2024, the Selection Committee recommended one (1) of the two (2) contracts be awarded to Morganti.

Attachments:

- 1. Contracts with The Morganti Group, Inc. three (3) originals
- 2. DBE Goal Information
- 3. Project Manual Folder

Recommended By:

Department Director

Approved By:

Assistant County Administrator

Date

Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of	f Fiscal Impact:				
Fiscal Years	2025	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>
Capital Expenditures Operating Costs External Revenues (Grant Program Income (County In-Kind Match (County) NET FISCAL IMPACT	its)				
# ADDITIONAL FTE POSITIONS (Cumulative)					•
Is Item Included in Curre Does this item include the Does this item include the	e use of federal fur		Yes Yes Yes	No X No X No X	
Budget Account No: Fu	nd Departme porting Category	nt	Unit	Object	_
B. Recommended Source	es of Funds/Summ	ary of Fisca	al Impact:		
The fiscal impact cannot be 3CC once fiscal impact is de C. Departmental Fiscal I	etermined.	ime and a fu		tems will be bro	ought to the
	III. REVIE	EW COMME	<u>NTS</u>		
A. OFMB Fiscal and/or (Contract Developme	ent and Con	trol Comme	ents:	
OFMB 10 2/19	1191208	Cont	Sunds ract Dev. an	MISAL d Control 26, 2.20.25	2/20/25
B. Legal Sufficiency:					
Assistant County Attor	2-25-25 ney				
C. Other Department Re	view:				
Department Director					
REVISED 11/17					

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