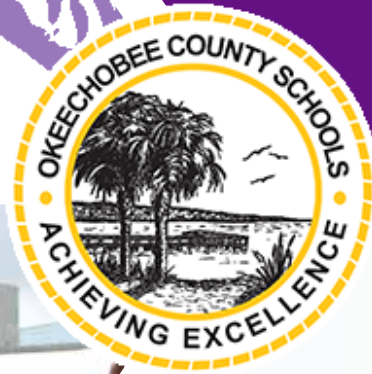




The Replacement of Okeechobee High School

RFQ #: 21/22-01 | September 20, 2021



MORGANTI **ABNEY**
A SOLID FOUNDATION BUILDING & CONSULTING, INC.

State Certified Building Contractor / Consulting
LIC.# CBC058152

*Your Okeechobee/Martin
County Neighbors*

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SECTION 2	LOCAL PARTICIPATION
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SECTION 5	ABILITY TO MEET THE SCHEDULE
SECTION 6	CONSTRUCTION PHASING AND STAGING PROPOSAL FOR OKEECHOBEE
SECTION 7	PRE-CONSTRUCTION SERVICES
SECTION 8	ABILITY TO MEET BUDGET



ABOUT MORGANTI

MORGANTI LONGEVITY

50

YEARS

in Palm Beach County

105

YEARS

in business

K-12 EXPERIENCE



FLORIDA DEPARTMENT OF
EDUCATION
fldoe.org

**Proven
Track Record
of Delivering
Excellence**

\$4.0B

Educational
Facility
Awards

150⁺

K-12
Educational
Projects
Completed

\$2.2B

CMAR Project
Awards

BONDING & SAVINGS

\$200M

Bonding Capacity Per Project

\$400M

Direct Owner Purchase Savings

\$13M

Value Engineering Savings

OCCUPIED SITE EXPERTISE

350+

*renovation/repair
projects*

LOCAL PARTICIPATION

*Average Local
Subcontractor
Participation*

60%

Proven in Martin County

Thank you for having us



TEAM INTRO

MORGANTI

A SOLID FOUNDATION

- ✓ Premier local construction manager
- ✓ Morganti team has all worked together on local K-12 projects
- ✓ 11 high school projects in neighboring counties
- ✓ 80+ large project over \$50M
- ✓ Local leadership
- ✓ Local decision makers



State Certified Building Contractor / Consulting

- ✓ Premier Okeechobee builder
- ✓ 65 years in Okeechobee County
- ✓ 100+ commercial projects
- ✓ 100+ project in Okeechobee County
- ✓ Local leadership
- ✓ Local decision makers



SECTION 1

Staff Assigned to Project



1 | TEAM ORGANIZATION



OKEECHOBEE HIGH SCHOOL **MORGANTI**

Martin County
Resident

30 YRS. K-12
EXPERIENCE

STEPHEN SINES
Vice President of Operations

MICHAEL OLENICK
VP Corp. Affairs / Morganti Board Member

Martin County
Resident

25 YRS. K-12
EXPERIENCE

BRENT MARTIN
Director of Pre-Construction

Martin County
Resident

23 YRS. K-12
EXPERIENCE

ON-SITE CONSTRUCTION TEAM

Martin County
Resident

35 YRS. K-12
EXPERIENCE

ARTHUR NORTON
Senior Project Manager

JEFF MELVIN
Lead Superintendent

Palm Beach County
Resident

30 YRS. K-12
EXPERIENCE

Martin County
Resident

10 YRS. K-12
EXPERIENCE

JOEL SPIECE
Project Manager

RJ MADZI
Superintendent / Occupied Expert

Palm Beach County
Resident

25 YRS. K-12
EXPERIENCE

Broward County
Resident

30 YRS. K-12
EXPERIENCE

ALICIA ROA
Assistant Project Manager

GARY GABERT
Superintendent / High School Expert

St. Lucie
Resident

30 YRS. K-12
EXPERIENCE

Okeechobee
Resident

30 YRS.
EXPERIENCE IN
OKEECHOBEE

**WES ABNEY &
JOHN ABNEY**
Subcontractor Outreach
QA/QC Managers



**JESSICA CREWS &
NICOLE LACROIX**
Project Administrators

Okeechobee
Resident

30 YRS.
EXPERIENCE IN
OKEECHOBEE



1 | ON-SITE TEAM



ARTHUR NORTON
Senior Project Manager

EXPERIENCE

- › Years with Morganti: 16
- › Years of Experience: 35

EDUCATION

- › BS Industrial Technology
Central Connecticut
State University

CERTIFICATIONS

- › LEED AP
- › OSHA 30 hour



JOEL SPIECE
Project Manager

EXPERIENCE

- › Years with Morganti: 3
- › Years of Experience: 10

EDUCATION

- › B.S. Construction
Management Southern
Polytechnic State
University

CERTIFICATIONS

- › OSHA 30 hour



ALICIA ROA
Asst. Project Manager

EXPERIENCE

- › Years with Morganti: 2
- › Years of Experience: 30

EDUCATION

- › M.S. Construction
Management -
Florida International
University
- › B.A. Architecture -
San Buenaventura
University



JEFF MELVIN
*Lead Superintendent /
COVID Coordinator*

EXPERIENCE

- › Years with Morganti: 5
- › Years of Experience: 31

CERTIFICATIONS

- › OSHA 30 Certified
- › First Aid CPR



RJ MADZI
*Superintendent /
Occupied Site Specialist*

EXPERIENCE

- › Years with Morganti: 5
- › Years of Experience: 31

EDUCATION

- › Florida Atlantic
University
- › Broward College

CERTIFICATIONS & TRAINING

- › OSHA Certified (30 hr)
- › First Aid / CPR
- › Storm Water / Erosion
Control Inspector



GARY GABERT
*Superintendent /
High School Specialist*

EXPERIENCE

- › Years with Morganti: 30
- › Years of Experience: 50

CERTIFICATIONS

- › OSHA 30 hour



JESSICA CREWS
Project Administrator

EXPERIENCE

- › Years of Experience: 20



NICOLE LACROIX
Project Administrator

EXPERIENCE

- › Years of Experience: 10

*Local team with
local K-12 experience*



1 | EXECUTIVE LEADERSHIP



STEPHEN SINES
LEED AP, CGC
Vice President of Operations

EXPERIENCE

- › Years with Morganti: 17
- › Years of Experience: 25

EDUCATION

- › BS Building Construction and Contracting - Georgia Southern University

LICENSE / CERTIFICATIONS / AFFILIATIONS

- › FL Certified General Contractor
- › LEED AP
- › OSHA Certified
- › AGC Board Member



MICHAEL OLENICK
Vice President of Corp. Affairs / Morganti Board Member

EXPERIENCE

- › Years with Morganti: 15
- › Years of Experience: 30

EDUCATION

- › BS Political Science/ Secondary Education - Lafayette College
- › JD Degree Doctor of Law - NSU

APPOINTMENTS

- › Martin County School Board Member
- › FDOE General Counsel and State Board of Education



JOHN ABNEY
Quality Control Subcontractor Outreach

EXPERIENCE

- › Years of Experience: 48

EDUCATION

- › BS Building Construction - UF

LICENSES & CERTIFICATIONS

- › FL State Certified General Contractor



BRENT MARTIN
LEED AP, CGC
Director of Pre-construction

EXPERIENCE

- › Years with Morganti: 2
- › Years of Experience: 23

EDUCATION

- › B.S. Construction and Planning - UF

LICENSE / CERTIFICATIONS / AFFILIATIONS

- › LEED AP
- › FL Certified General Contractor, Roofing Contractor, Plumbing Contractor
- › OSHA 30 hour



WES ABNEY
Quality Control Subcontractor Outreach

EXPERIENCE

- › Years of Experience: 28

EDUCATION

- › AS Building Construction - IRSC
- › Graduate of Okeechobee High School '90

LICENSES & CERTIFICATIONS

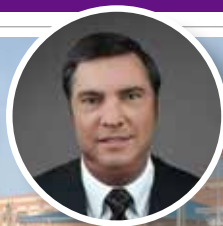
- › FL State Certified Building Contractor

Local leadership and license holders



STAFF EXPERIENCE WITH

1 | OCCUPIED K-12 CONSTRUCTION



Martin County High School



Murray Middle School



Indiantown Middle School

25+
Occupied schools
completed by this
team



Jupiter High School



JD Parker School



Cypress Bay High School



Jensen Beach High School



Blanche Ely High School



STAFF EXPERIENCE WITH

1 | SFCA & PHASED FUNDING PROJECTS



JD Parker School



Murray Middle School



Indiantown Middle School



Jensen Beach High School

30+

Phased funding
projects completed by
this team



Blanche Ely High School



Cypress Bay High School



STAFF EXPERIENCE WITH

1 | DAVIS-BACON & FEDERAL REQUIREMENTS



DBA COMPLIANCE IN FLORIDA:

Project	Palm Tran Bus Transit Expansion
Owner	Palm Beach County
Value	\$26.5M
Funding Source	Davis-Bacon
Status	Complaint / Completed

Project	Palm Beach Int'l Terminal Expansion
Owner	PBC Dept. of Airports
Value	\$50M
Funding Source	Davis-Bacon
Status	On Schedule

Project	PBI Escalator Replacement
Owner	PBC Dept. of Airports
Value	\$9M
Funding Source	Davis-Bacon
Status	Complaint / Completed

Project	Key West Int'l Terminal Addition
Owner	Monroe County
Value	\$36.6M
Funding Source	Davis-Bacon
Status	Complaint / Completed

Project	PBI Security Phase 1
Owner	PBC Dept. of Airports
Value	\$5M
Funding Source	Davis-Bacon
Status	Complaint / Completed

Project	Ft. Lauderdale Int'l Airport Terminal Reno.
Owner	Broward County
Value	\$20M
Funding Source	Davis-Bacon
Status	Complaint / Completed

Project	Broward County Convention Center Add.
Owner	Broward County
Value	\$30.7M
Funding Source	Davis-Bacon
Status	Complaint / Completed



Palm Tran Expansion



Key West Int'l Terminal



PBI Terminal Improvements



PBI Escalator Replacement



Ft. Lauderdale Int'l Airport



Broward County Convention Center Expansion

\$525M
Federal funding experience



STAFF EXPERIENCE WITH 1 | LOCAL CMAR EXPERIENCE



Martin County High School



Murray Middle School



Indiantown Middle

\$850M

Staff experience
with CMAR projects



Cypress Bay High School



Jupiter High School



JD Parker School



Jensen Beach High School



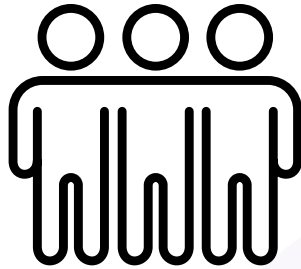
Blanche Ely High School



1 | EXPERIENCE MATTERS



LOCAL
PARTICIPATION



LOCAL
SUBCONTRACTOR
RELATIONSHIPS



K-12
CONSTRUCTION



OCCUPIED
CAMPUSES



DAVIS-BACON &
FEDERAL FUNDING



CMAR
DELIVERY



SFCA & PHASED
FUNDING



JESSICA LUNSFORD
ACT COMPLIANCE



SECTION 2

Local Participation





2 | LOCAL PARTICIPATION & OKEECHOBEE COUNTY



100+
projects in
Okeechobee County

OCSD OKEECHOBEE SCHOOLS

- ✓ Science Lab
- ✓ Vocational Building
- ✓ Football Field House
- ✓ Baseball Dugouts
- ✓ Outdoor Covered Recreational Buildings

OTHER

- ✓ Gilbert Chevrolet Dealership
- ✓ Ford Motor Company Dealership
- ✓ Okeechobee Health Care Facility
- ✓ Chamber of Commerce Building
- ✓ Walpole Inc Okeechobee Main Office
- ✓ Law Offices of Gerald Lefebvre
- ✓ Waste Management Admin. Building
- ✓ First Baptist Church of Okeechobee Sanctuary Addition and New Recreational Building

- ✓ Law Office of Cassels & McCall Addition
- ✓ Walpole Feed and Supply
- ✓ Anchor Dental Build Out
- ✓ Dr. Lombardo Renovation
- ✓ Okeechobee Value SPECS
- ✓ Walpole Airplane Hangar
- ✓ Okeechobee Self Storage
- ✓ Aspect Self Storage and many more...



2 | 3 STEPS TO LOCAL PARTICIPATION



Selecting a Quality and Experienced Local CM Partner

- In Okeechobee since 1956
- Location to the site
- Abney's connection to local subcontractors, vendors and labor



Local Outreach

- Subcontractor & Vendor Outreach
- Mentorship participation
- Community participation



Commitment to Local Success

- Ensuring all local participants are successful throughout construction and closeout



2 | WE LIVE HERE

STEP

1

We know
Okeechobee
County



Buckhead
Ridge

Zana

White City

River

Port

Beach

Port Salerno

Arundel

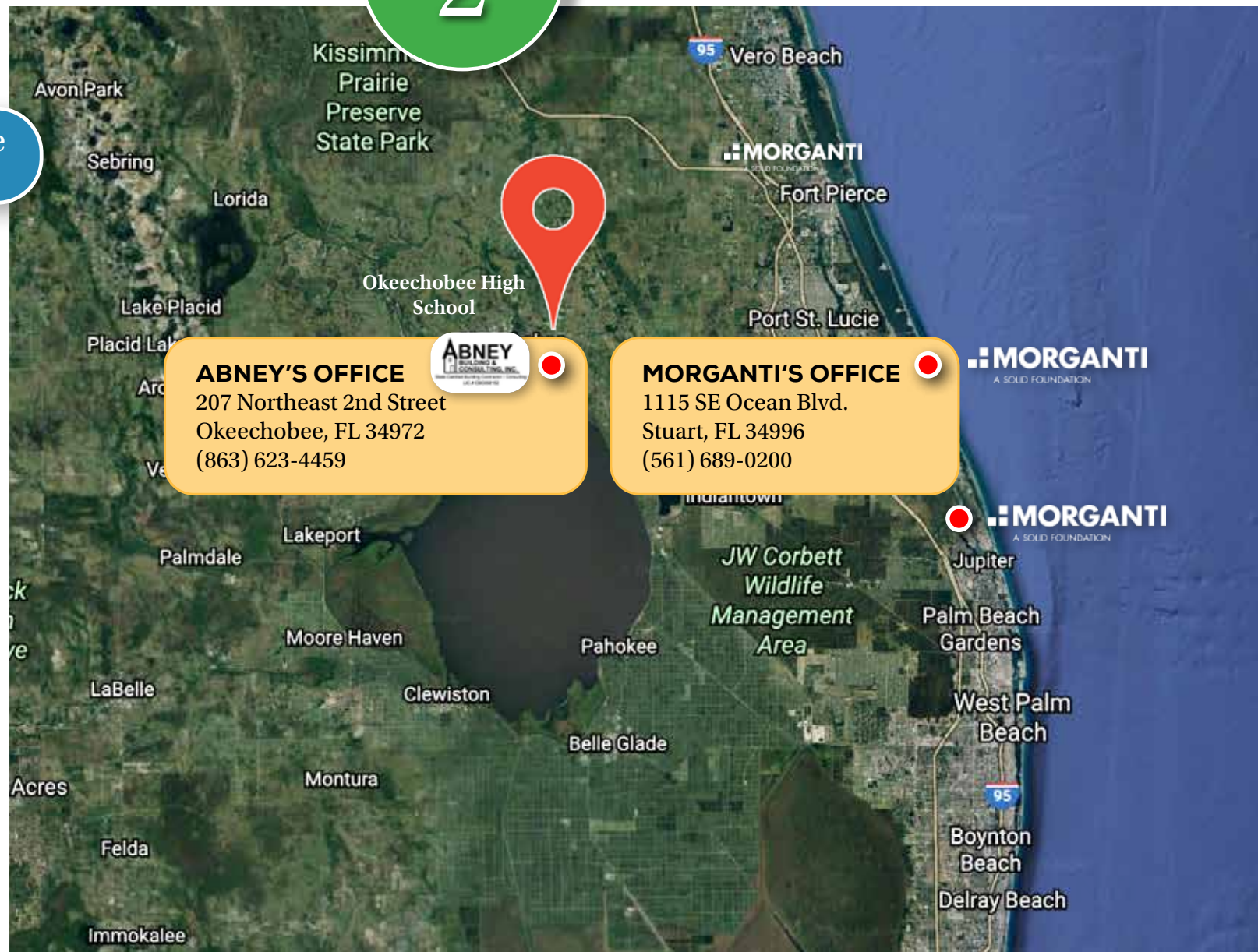
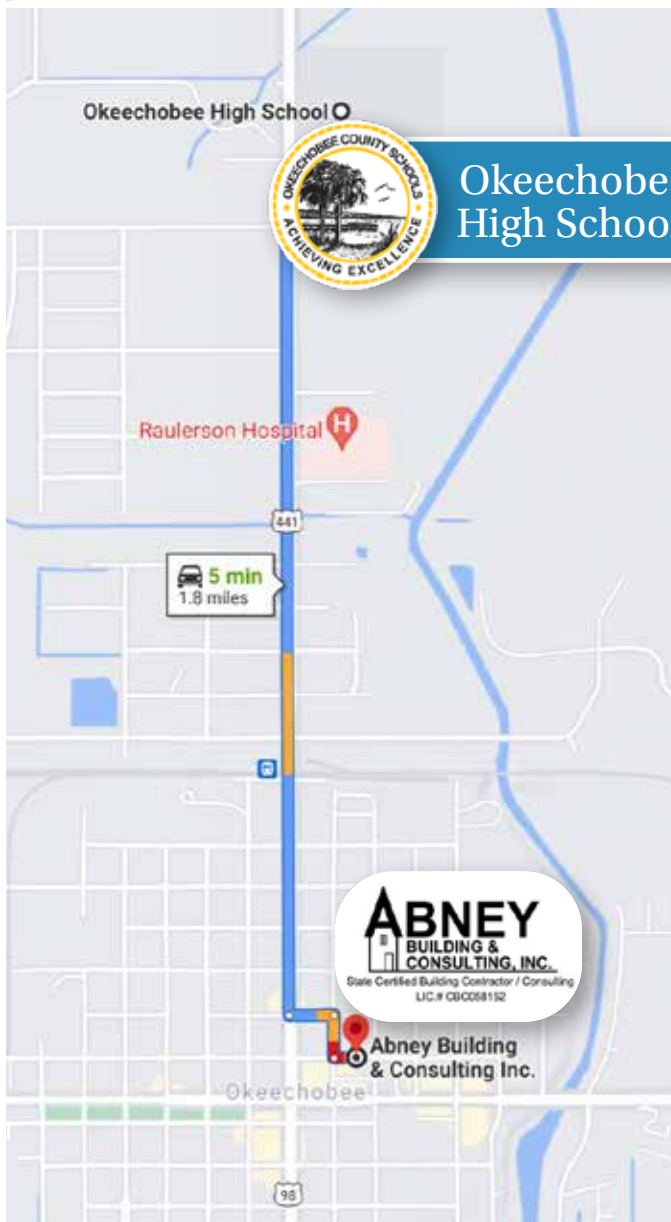
Hobe Sound

YOUR HOMETOWN TEAM



2 | LOCAL PRESENCE

STEP
2





2 | OUTREACH & TRAINING

STEP
2

Secure your next project.

Treasure Coast Contractor Outreach

Breakfast provided by:
Jupiter DONUTS

RSVP:

estimating@morganti.com



LEARN ABOUT

- Streamlined bidder pre-qualification process
- Projects currently under construction
- Upcoming projects
- Direct Material Purchase program
- Insurance requirements
- Prompt payment processes

WHO: All small and large Martin, St. Lucie, Palm Beach and Indian River County contractors

WHERE: Stuart | Martin Chamber of Commerce | 3850 S. Kanner Highway, Stuart, FL 34994

WHEN:

(Due to weather)

THIS HAS BEEN RESCHEDULED FOR

Thursday, October 13, 2016 | 7:30am - 8:30am

JENSEN BEACH
HIGH SCHOOL

63%

**LOCAL TRADE
PARTICIPATION**

MARTIN COUNTY
HIGH SCHOOL

60%

**LOCAL TRADE
PARTICIPATION**

JUPITER
HIGH SCHOOL

68%

**LOCAL TRADE
PARTICIPATION**



MORGANTI ABNEY
BUILDING & CONSULTING, INC.
A SOLID FOUNDATION

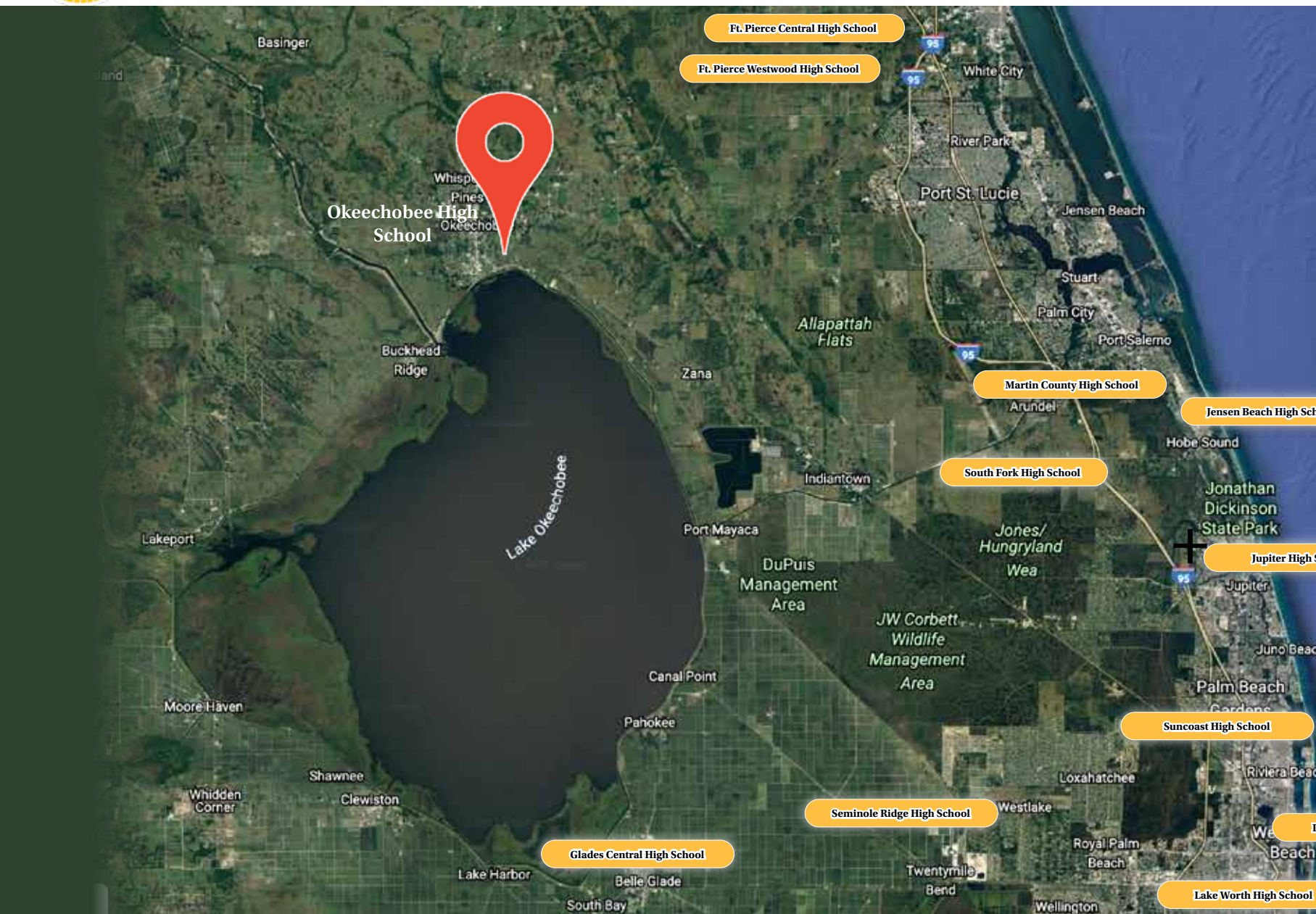
State Certified Building Contractor / Consulting
LIC # CBC008192



2 | HIGH SCHOOL EXPERIENCE

11

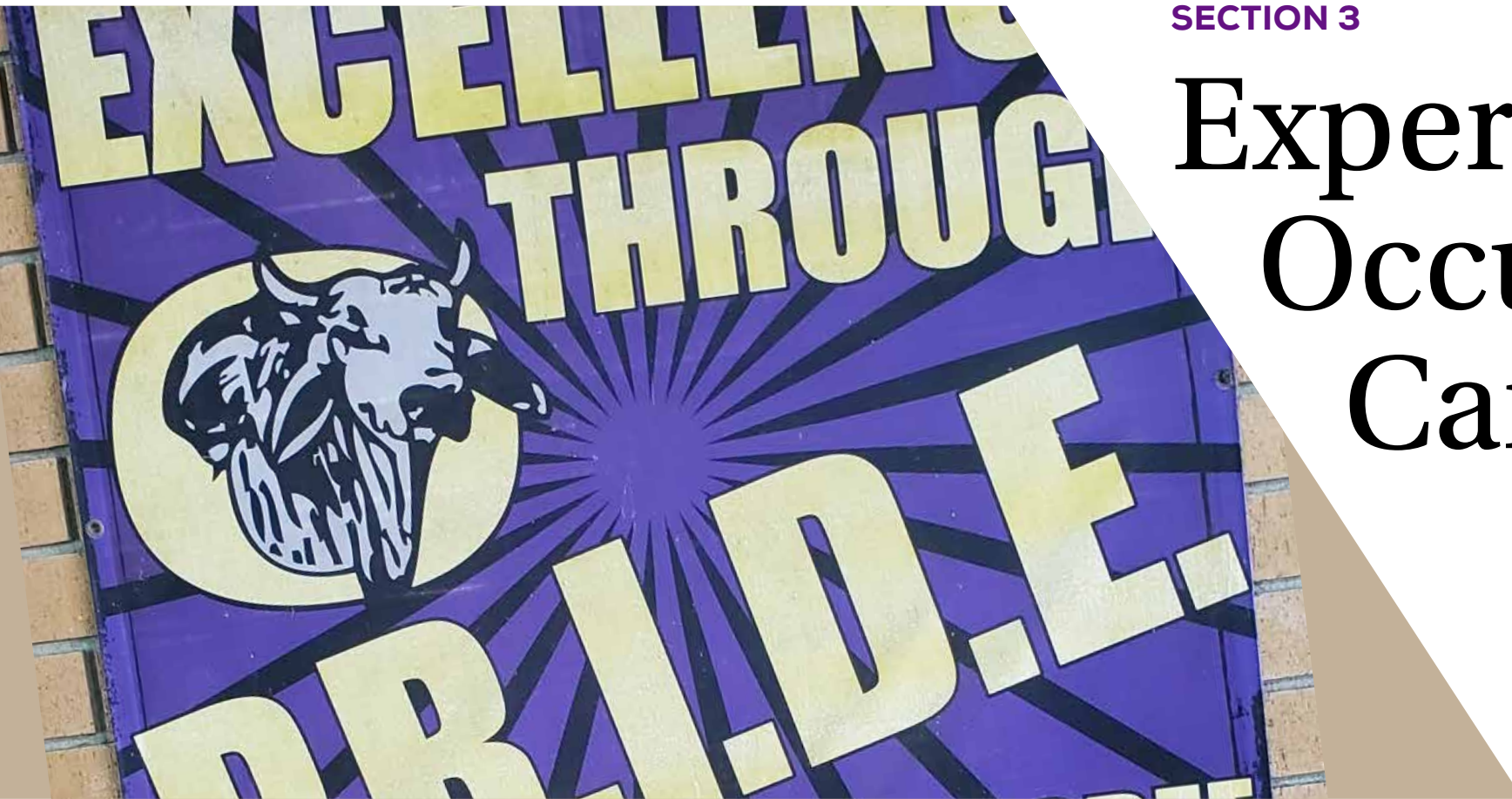
High School projects
constructed in
immediate area





SECTION 3

Experience on Occupied Campuses

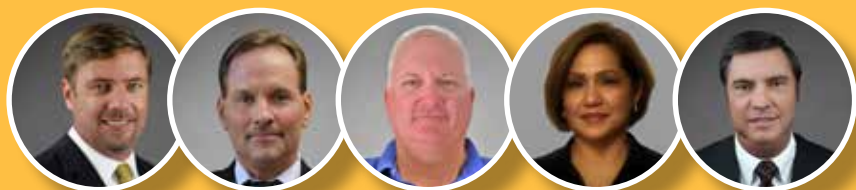




3 | OCCUPIED K-12 CAMPUS EXPERIENCE

BROWARD COUNTY SCHOOL PROJECTS

- ✓ **7 Awards**
- ✓ **\$100M Value**
- ✓ **100% Occupied**
- ✓ **100% On-Time**
- ✓ **100% On-Budget**



Blanche Ely High School



Cypress Bay High School



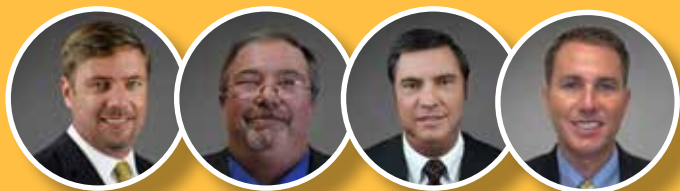
JP Taravella High School



3 | OCCUPIED K-12 CAMPUS EXPERIENCE

PALM BEACH COUNTY SCHOOL PROJECTS

- ✓ **15 Awards**
- ✓ **\$250M Value**
- ✓ **80% Occupied**
- ✓ **100% On-Time**
- ✓ **100% On-Budget**



Seminole Ridge High School



Jupiter High School



Indian Ridge Academy



Dreyfoos High School of the Arts



3 | OCCUPIED K-12 CAMPUS EXPERIENCE

MARTIN COUNTY SCHOOL PROJECTS

- ✓ **16 Awards**
- ✓ **\$155M Value**
- ✓ **85% Occupied**
- ✓ **100% On-Time**
- ✓ **100% On-Budget**



J.D. Parker Elementary School



Martin County High School



Jensen Beach High School



Murray Middle School



3 | OCCUPIED K-12 CAMPUS EXPERIENCE

ST. LUCIE COUNTY SCHOOL PROJECTS

- ✓ **47** Awards
- ✓ **\$125M** Value
- ✓ **90%** Occupied
- ✓ **100%** On-Time
- ✓ **100%** On-Budget



Lincoln Park Academy



Ft. Pierce Magnet School



Sam Gaines Academy



Somerset Academy

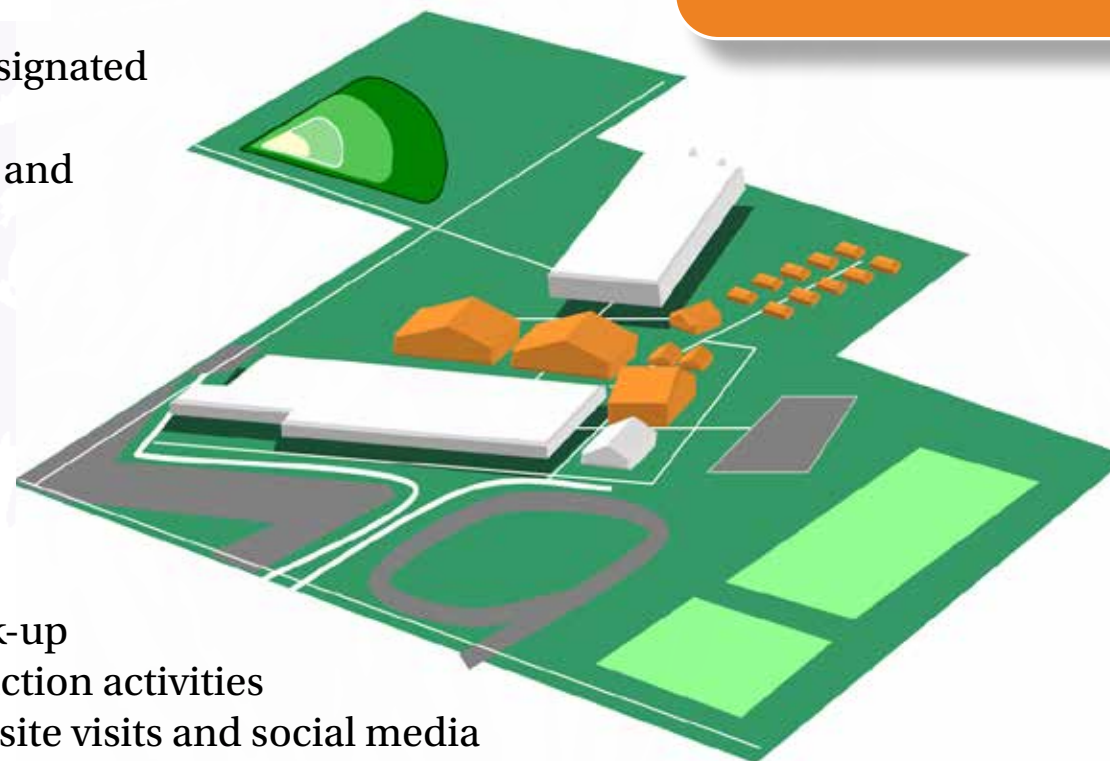


3 | EXPERIENCE ON OCCUPIED SITES

STANDARD OPERATING PROCEDURE

- ✓ Safety of students and staff is the top priority
- ✓ Designated liaison for Morganti to communicate with designated school representative
- ✓ Double fencing with visual barrier between construction and school operations.
- ✓ Jessica Lunsford Act
- ✓ Daily sign-in of all workers on site
- ✓ Zero tolerance for communication between construction workers and students or staff
- ✓ Coordination of student test dates
- ✓ Coordination of school calendar and after school functions
- ✓ Coordination of school traffic patterns, drop-off, and pick-up
- ✓ Coordination of all major material deliveries and construction activities
- ✓ Engage students, staff, and the community with periodic site visits and social media updates as approved by the School District

- Existing Buildings
- New Construction



85%

of Morganti projects
are on
OCCUPIED SITES



3 | JUPITER HIGH SCHOOL EXAMPLE



Phased Replacement 100%

Old Campus
New Buildings

OCCUPIED THROUGHOUT
CONSTRUCTION

- ✓ Occupied classroom building **8 months ahead of schedule**



3 | MENTORSHIP PARTICIPATION

For the past 10 years several of Morganti's team members have joined forces with apprenticeship programs and local mentorship organizations to bring awareness and opportunities to the youth in South Fork High School and across South Florida.

Morganti
INVESTS
in our
communities




ACE MENTOR PROGRAM
ARCHITECTURE • CONSTRUCTION • ENGINEERING



OKEECHOBEE COUNTY SCHOOL DISTRICT CAREER & TECHNICAL EDUCATION PROGRAMS OF STUDY



		16 CORE CURRICULUM CREDITS					8 ADDITIONAL CREDITS	
		ENGLISH 4 credits	MATH 4 credits	SCIENCE 3 credits, 2 with lab	SOCIAL STUDIES 3 credits	OTHER REQUIRED COURSES FINE ARTS (1 credit) PHYSICAL EDUCATION (1 credit)	CAREER AND TECHNICAL EDUCATION COURSES	RECOMMENDED ELECTIVES <small>(ALIGNED WITH COMMUNITY COLLEGE & STATE UNIVERSITY SYSTEM PROGRAMS)</small>
HIGH SCHOOL	<ul style="list-style-type: none">Students are encouraged to use flichoices.org to explore careers and postsecondary options.Students are also encouraged to participate in dual enrollment courses which may be used to satisfy high school graduation or Bright Futures Gold Seal Vocational Scholars course requirements.One course within the 24 credit program must be an online course. Cumulative GPA of 2.0 on a 4.0 scale for 4 credit program							
	9 th	English I	Algebra 1, Algebra 1A, or Geometry	Biology I	None	Personal Fitness	Building and Construction Technologies 1	Research
	10 th	English II	Algebra 1B or Geometry	Physical Science or Chemistry I	World History	PE/ Band / JROTC	Building and Construction Technologies 2 & 3	Spanish 1
	11 th	English III	Algebra 2, Geometry, or Math for College Readiness	Science Elective	American History	PE / Band / JROTC	Building and Construction Technologies 4 & 5	Spanish 2
	12 th	English IV	Algebra 2, Math for College Readiness, or Pre-Calculus	Science Elective	American Government/ Economics	Fine Arts or Practical Arts		

LRhodes@EducationFoundationMC.org; or visit www.EducationFoundationMC.org.



SECTION 4

Experience with SFCA & Phased Funding Projects



4 | SPECIAL FACILITIES CONSTRUCTION



Florida House of Representatives

Special Facility Construction Account

EDUCATION
FACT
SHEET
2010-11

What is the Special Facility Construction Account?

The Special Facility Construction Account is funded with Public Education Capital Outlay (PECO)¹ dollars and provides construction funds to school districts that have urgent construction needs but lack sufficient resources and cannot reasonably anticipate sufficient resources within three years in order to fund these construction needs.² Typically, small, rural school districts qualify for this funding because their property tax values are too low to fund a new construction project.

Are there limits on the number of construction projects for which a school district may receive funding from the Special Facility Construction Account?

Yes. A school district is not eligible to receive funding from the Special Facility Construction Account for more than one construction project during any three-year period.³

Does a school district have to meet certain criteria in order to receive funds from the Special Facility Construction Account?

Yes. A school district must meet the following criteria in order to receive funds from the Special Facility Construction Account:⁴

- ❖ The construction project must be deemed a critical need and must be recommended for funding by the Special Facility Construction Committee.⁵
- ❖ The construction project must be recommended in the most recent educational plant survey.⁶
- ❖ The construction project must appear on the district's approved project priority list.⁷

¹ Section 9(a)(2), Art XII of the State Constitution; s. 203.01(1)(a)1., F.S.

² Section 1013.64(2)(a), F.S.

³ *Id.*

⁴ *Id.*

⁵ The Special Facility Construction Committee is composed of two representatives of the Department of Education, a representative from the Governor's office, a representative selected annually by the district school boards, and a representative selected annually by the superintendents. The committee reviews the requests submitted from the districts, evaluates the ability of the project to relieve critical needs, and ranks the requests in priority order. This statewide priority list for special facilities construction is submitted to the Legislature in the commissioner's annual capital outlay legislative budget request at least 45 days prior to the legislative session. Section 1013.64 (2)(b) and (c), F.S.

⁶ Rule 6A-2.0010, F.A.C.; see Florida Department of Education, *State Requirements for Educational Facilities*, 33 (Dec. 15, 2009), available at <http://www.fldoe.org/edfacil/pdf/sref-rule.pdf> [hereinafter *Educational Facilities*]; s. 1013.31, F.S.

⁷ See *Educational Facilities*, *supra* note 6, at 9.

EXPERIENCE WITH SFCA SPECIAL FACILITY CONSTRUCTION ACCOUNT

Having spent the past five decades building K-12 facilities across Florida, the Morganti team has constructed numerous projects that were funded by the PECO program.

Morganti acknowledges that funding for the high school was achieved through FS 1013.64 (Special facilities Construction Account). In light of that we are also aware that historically this statutory provision could mandate as much as a 3 year phasing. It is our understanding that your funding was not phased but was funded in full with federal CARES money being a contingency. In any event we will proceed as determined by the district and DOE.

Additionally we are aware that accepting these funds mandates that student seat allocations are capped. Accordingly we will work with CRA Architects to assure that construction will meet this requirement.

Our Vice President, Michael Olenick was a former general counsel to the Florida Department of Education and will coordinate with DOE and the architect as needed via our Tallahassee office.

KEYS TO SUCCESS FOR SPECIAL FACILITY CONSTRUCTION

Understanding Phased Construction & GMPs

Morganti has
completed 100+
phased K-12 projects

Architect Coordination

Team approach.
Starts in pre-
construction.
Identify conflicts up
front.

Budget

100% completed
on-budget.
Value Engineering =
\$13M

Accounting

Accurate account.
Time/dollars graph for
phase funding projects.



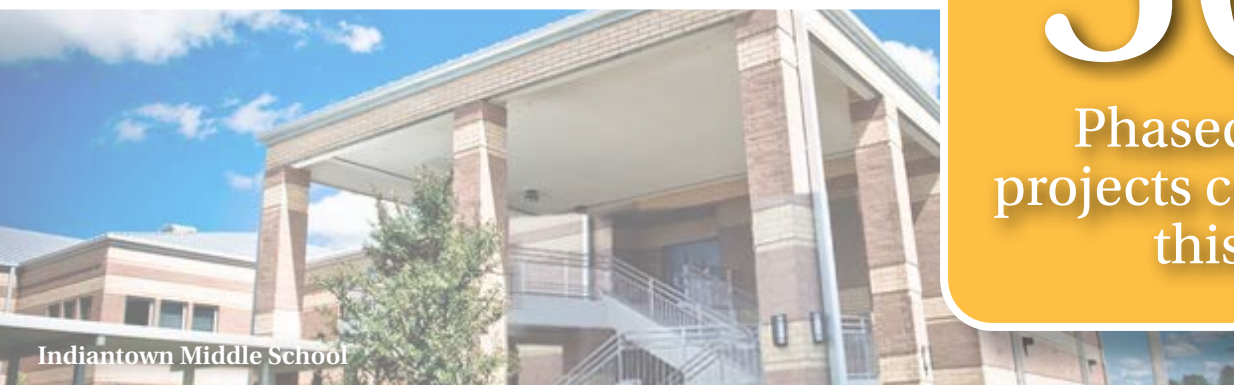
4 | SPECIAL ACCOUNTS & PHASED FUNDING



JD Parker School



Murray Middle School



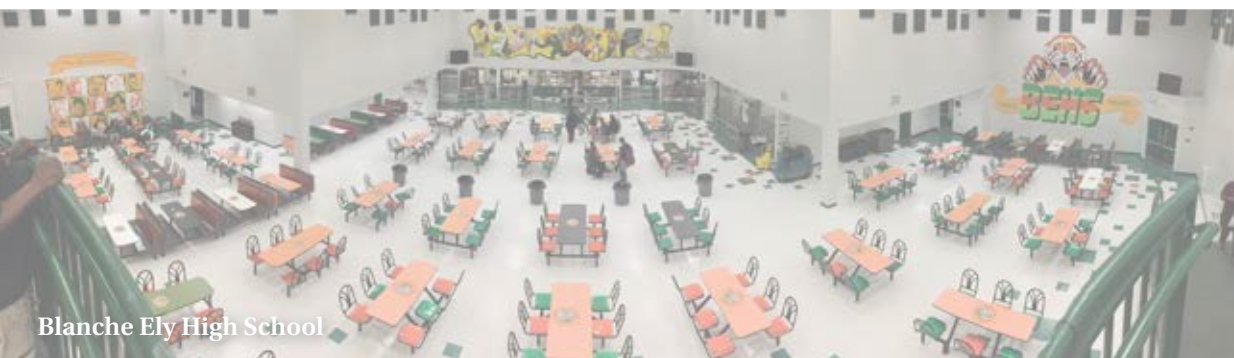
Indiantown Middle School

30+

Phased funding
projects completed by
this team



Jensen Beach High School



Blanche Ely High School



Cypress Bay High School



4 | CONTROLLING COST



CONTROLLING COST PER STUDENT STATION

- ✓ Accurate real-time pre-construction estimates
- ✓ Material selection analysis
- ✓ Subcontractor bid participation
- ✓ Monitoring student station factors



We provide financial forecasting tools



SECTION 5

Ability to Meet the Schedule





5 | ABILITY TO MEET DEADLINES

FLORIDA HIGH SCHOOL EXPERIENCE

87 K-12 projects in surrounding counties
100% ON-TIME & ON-BUDGET



Jensen Beach High School



Dreyfoos High School of the Arts



Martin County High School

Suncoast High School



JP Taravella High School



Blanche Ely High School



Jupiter Christian School



Glades Central High School



South Fork High School



Lincoln Park Academy



Seminole Ridge High School



Lake Worth High School



Cypress Bay High School



Ft. Pierce Central High School



Jupiter High School



Riverview High School



Port St. Lucie High School



Indian Ridge School



King High School



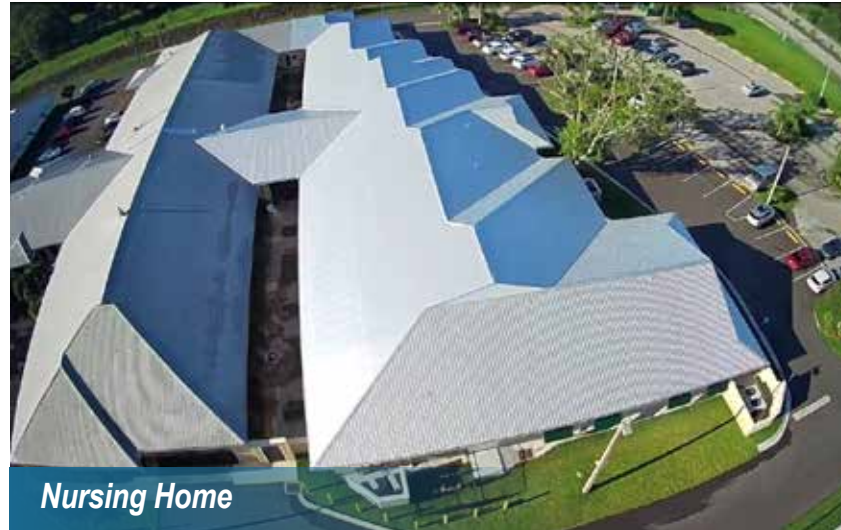
Ft. Pierce Westwood High School



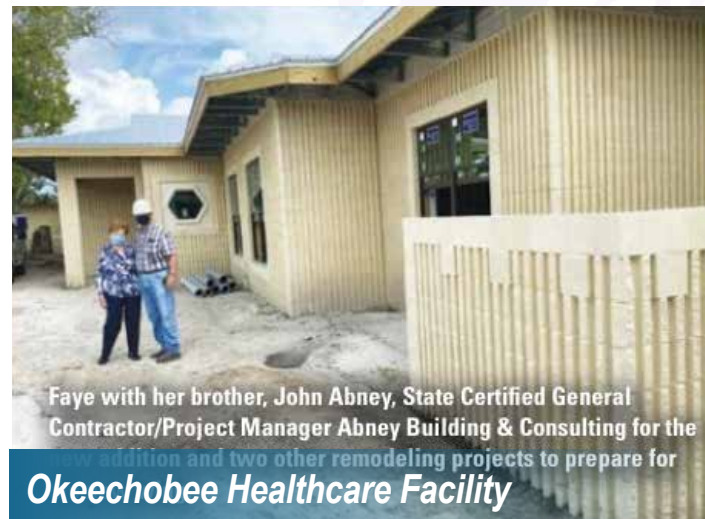
5 | ABNEY'S ABILITY TO MEET DEADLINES



60⁺ year
history of keeping
on schedule in
Okeechobee, FL



Nursing Home



Faye with her brother, John Abney, State Certified General Contractor/Project Manager Abney Building & Consulting for the new addition and two other remodeling projects to prepare for
Okeechobee Healthcare Facility



ROC Christian Academy

A name you can trust!



5 | SCHEDULE METHODOLOGY

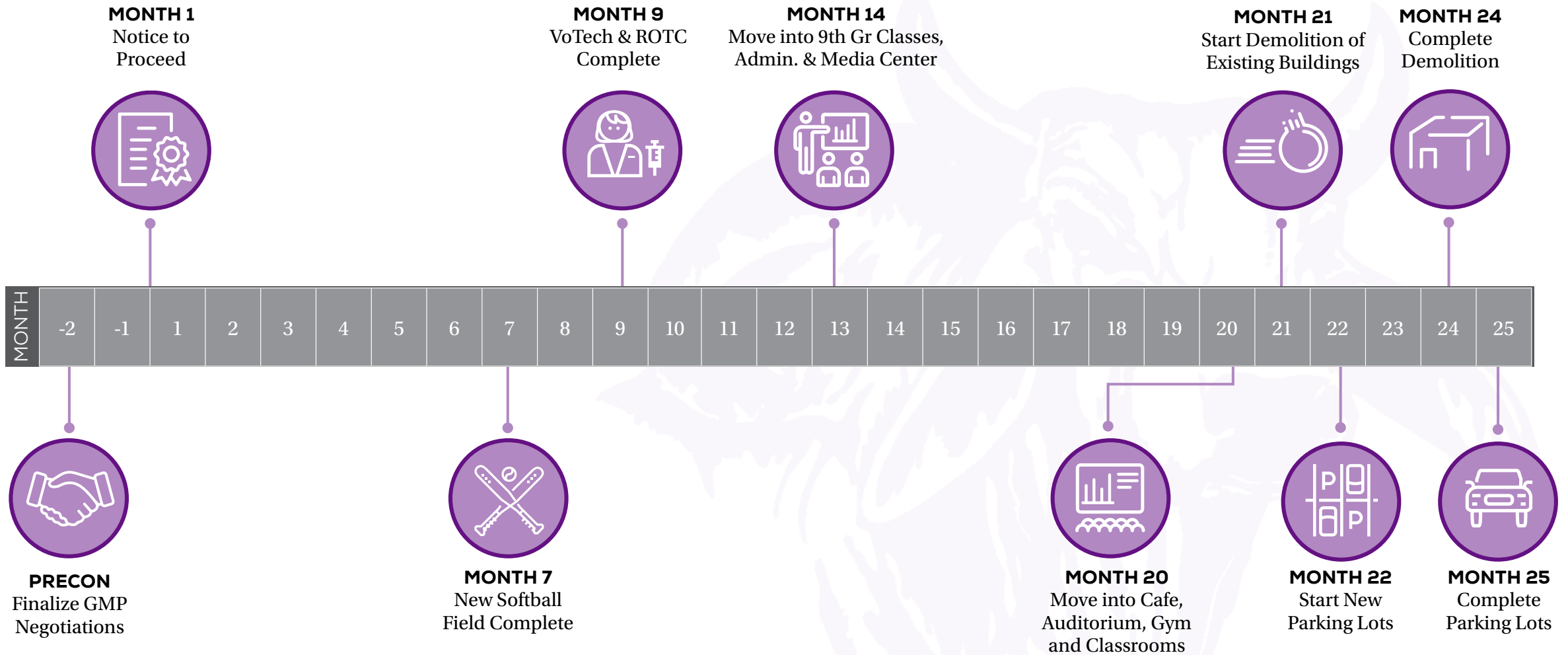


SCHEDULE MANAGEMENT

- ☑ Prepare pre-construction schedule immediately following award
- ☑ Create construction schedule incrementally as deliverables occur
- ☑ Advance schedule as construction documents progress and become more defined
- ☑ Ensure subcontractor adherence to schedule and contract
- ☑ Offer assistance to help trades maintain schedule if needed
- ☑ Update schedule weekly and provided to team throughout the project

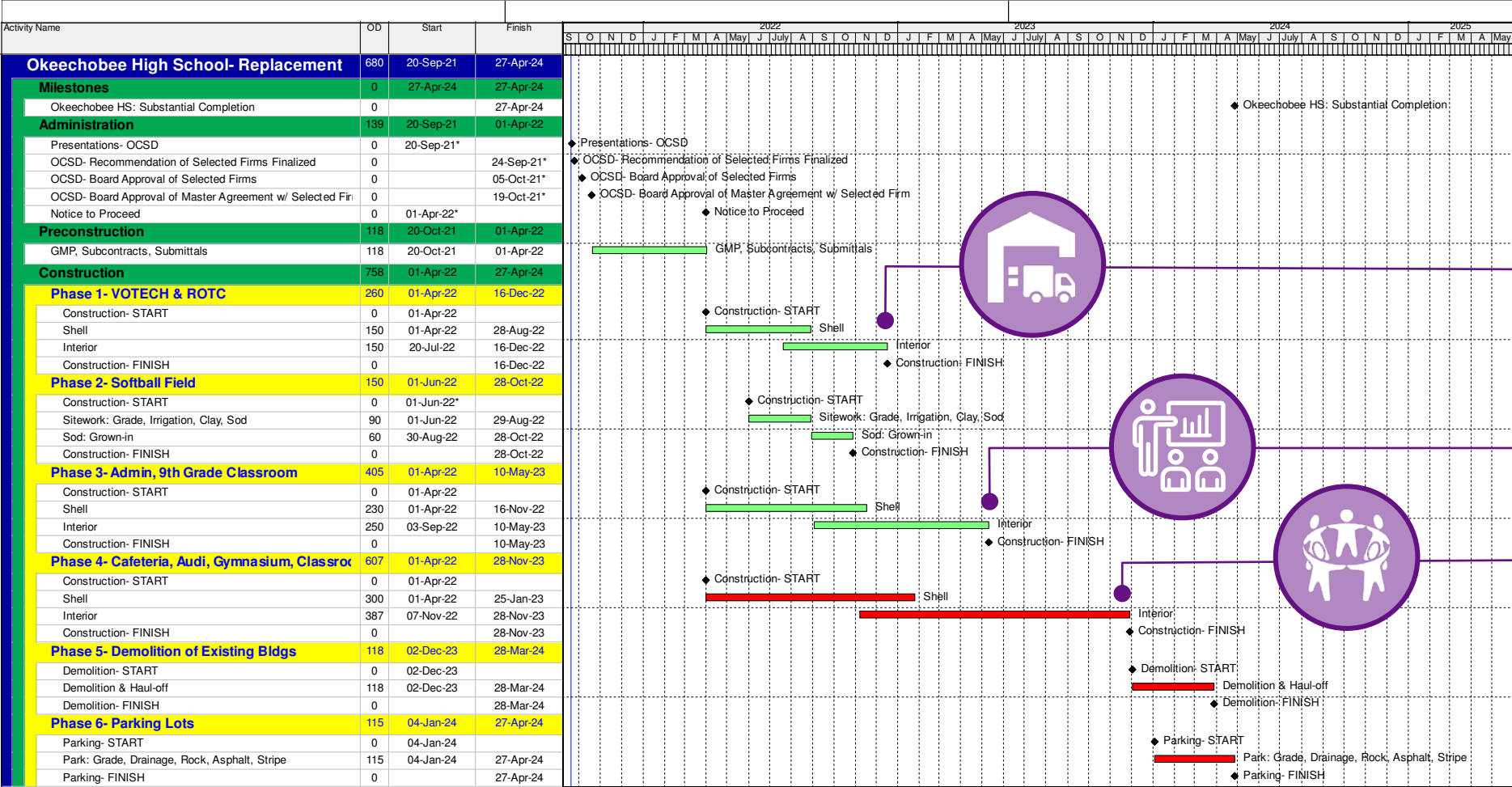


5 | TURNOVER SCHEDULE





5 | PRELIMINARY PROJECT SCHEDULE



Move equipment over winter break

9th grade starts 2023 school year on new high school campus

Able to move all students over winter break 2023





5 | CLIENT REFERENCES “Schedule Adherence”



AECOM

2301 NW 26th Street
Oakland Park, Florida 33311
+1 754 321 4850 Tel

September 15th, 2021

Reference: The Morganti Group, Inc.
Letter of Reference

To Whom It May Concern:

I am pleased to have the opportunity to write this letter of recommendation on behalf of the Morganti Group for the high level of quality work they provided on the Cypress Bay High School Project. Throughout this project, I was impressed with their dedication to excellence and commitment to the staff and students they serve.

Morganti collaborated with Zyscovich Architects on a complicated design to complete an 80,000 square-foot addition on an occupied site in the middle of the largest high school campus in the United States. Despite the challenges this presented, Morganti's team delivered a high level of quality work and managed to complete the project ahead of schedule. This accomplishment allowed our students and staff a seamless and timely transition back to the classroom.

Throughout the project, Morganti maintained constant communication and professionalism and their commitment to excellence was evident. I have been extremely impressed with their work and would not hesitate to highly recommend them for future projects.

Sincerely,

Matthew Hunt
Deputy Director of Construction

“Throughout this project, I was impressed with their (Morganti’s) dedication to excellence and commitment to the staff and students they serve.”

“Morganti’s team delivered a high level of quality work and managed to complete the project **ahead of schedule.**”



SECTION 6

Construction Phasing & Staging



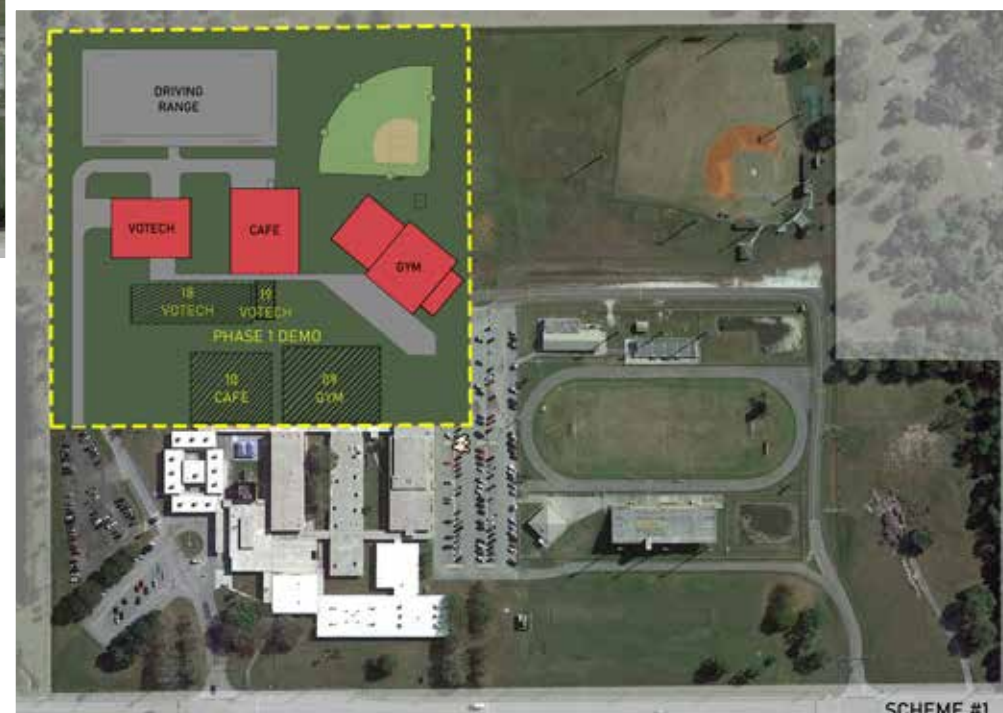
6 | PHASING OPTIONS



PROPOSED SCHEMES

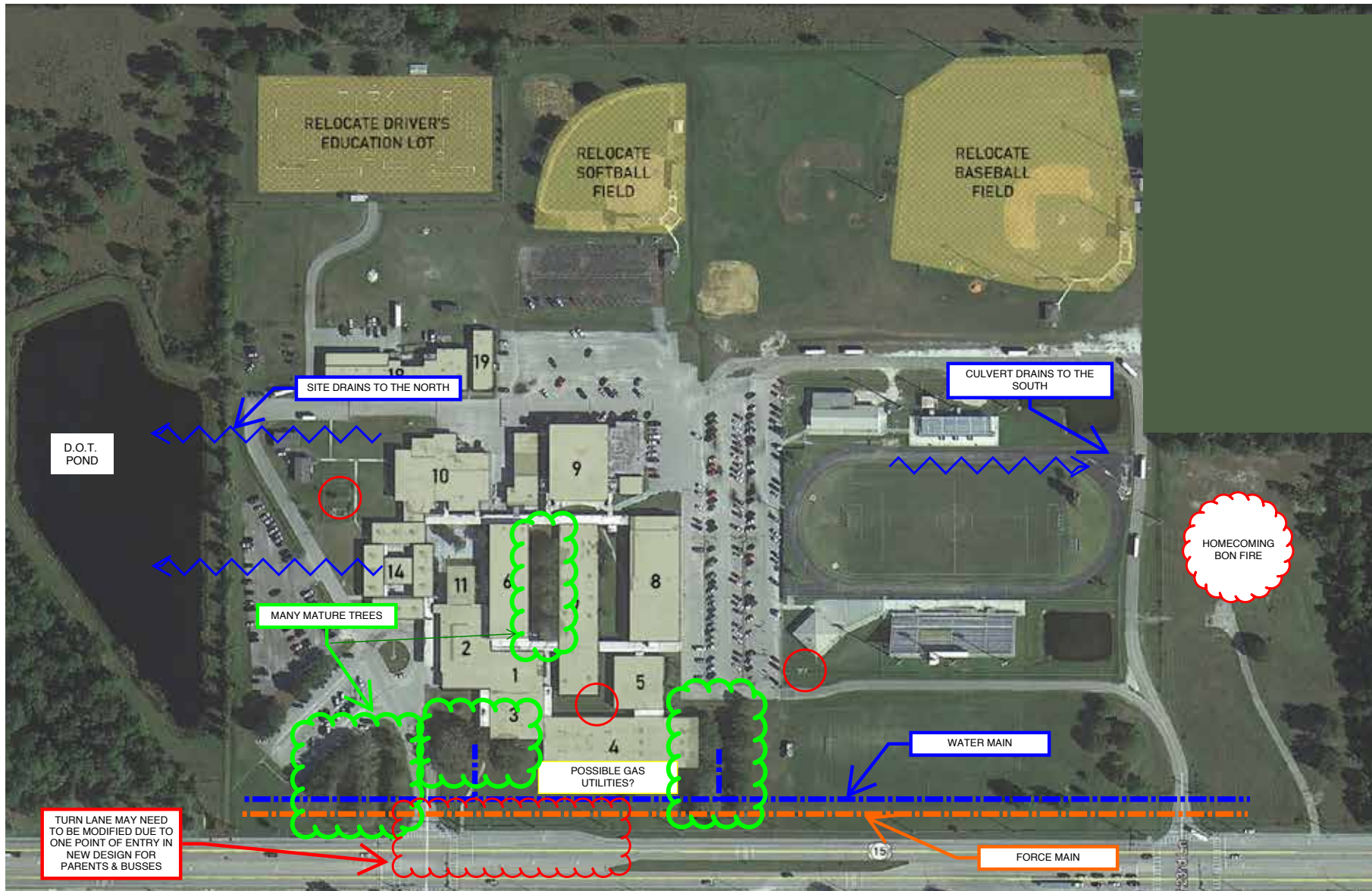
We examined all schemes

- ✓ More time
- ✓ More money
- ✓ Impacts to campus activities





6 | PHASING OPTIONS

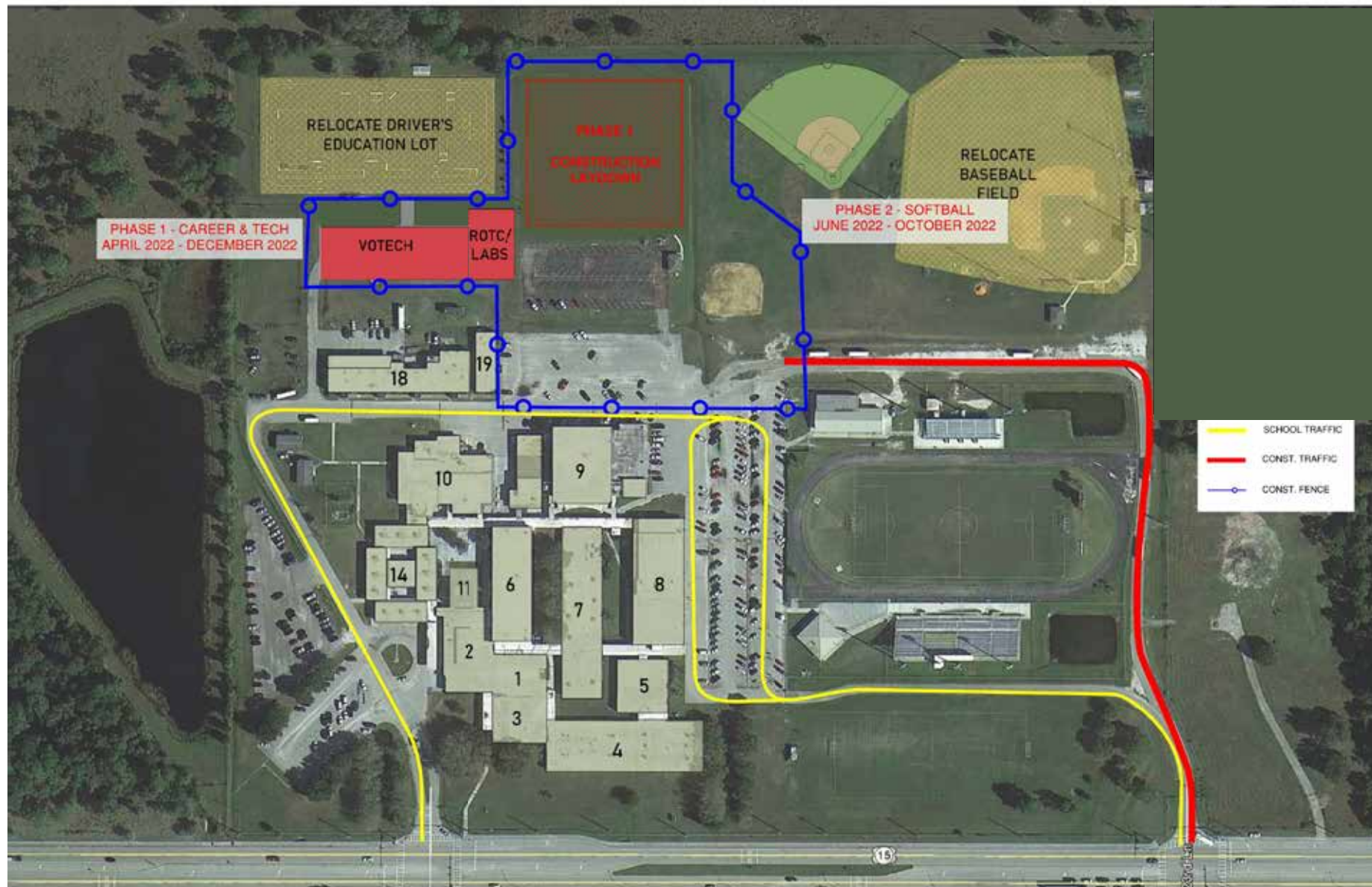


EXISTING CONDITIONS TO CONSIDER

- ✓ Right of way
- ✓ Utilities
- ✓ Drainage issues
- ✓ Mature trees
- ✓ Possible turn lane modification



6 | PHASING OPTIONS



PHASE 1

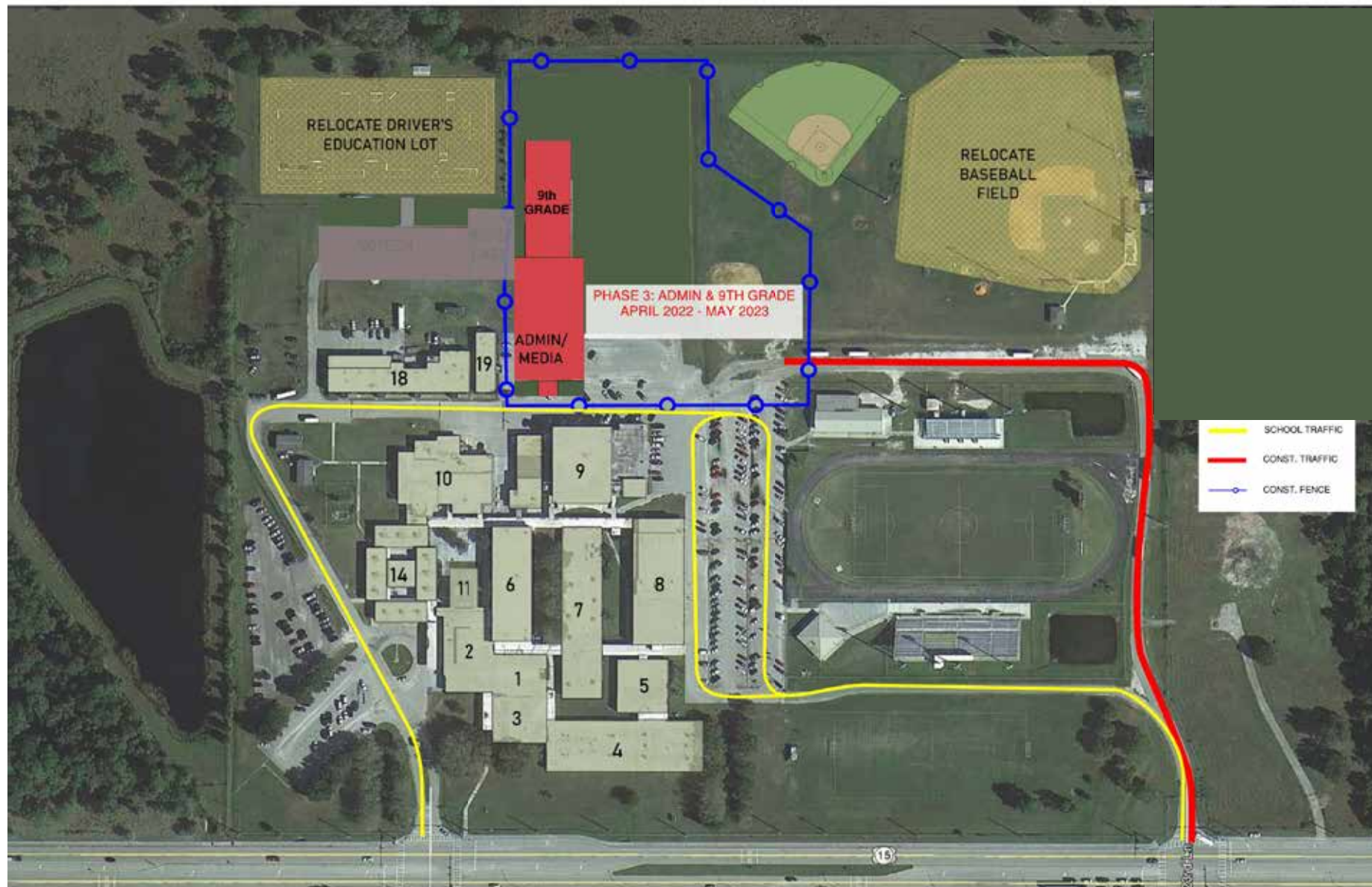
- ☑ Vocational building complete by December (winter break) for use in spring semester

PHASE 2

- ☑ Construct softball field to minimize interruptions



6 | PHASING OPTIONS

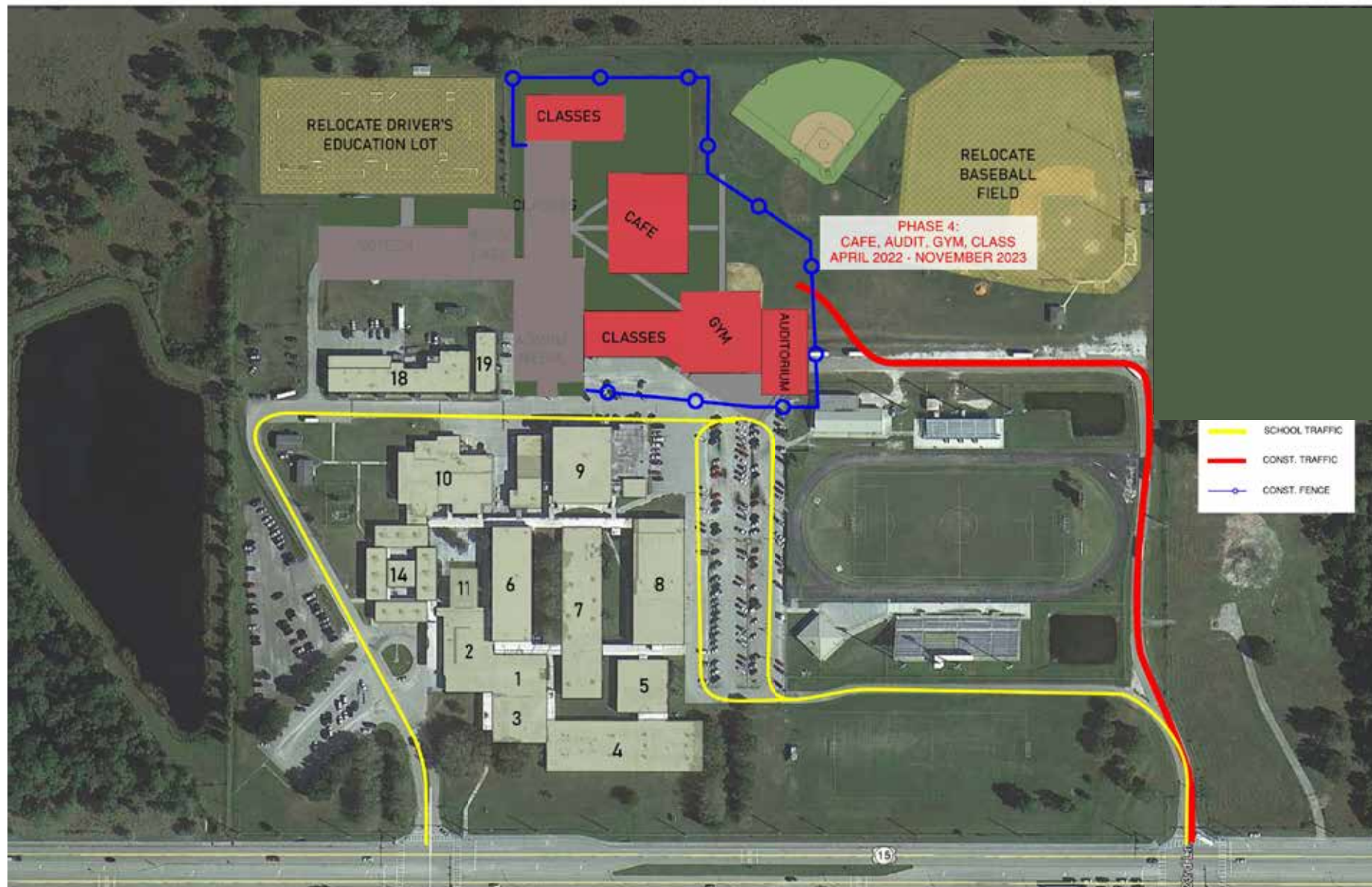


PHASE 3

- ☑ Complete 9th grade building and administration wing for start of the 2023 school year



6 | PHASING OPTIONS

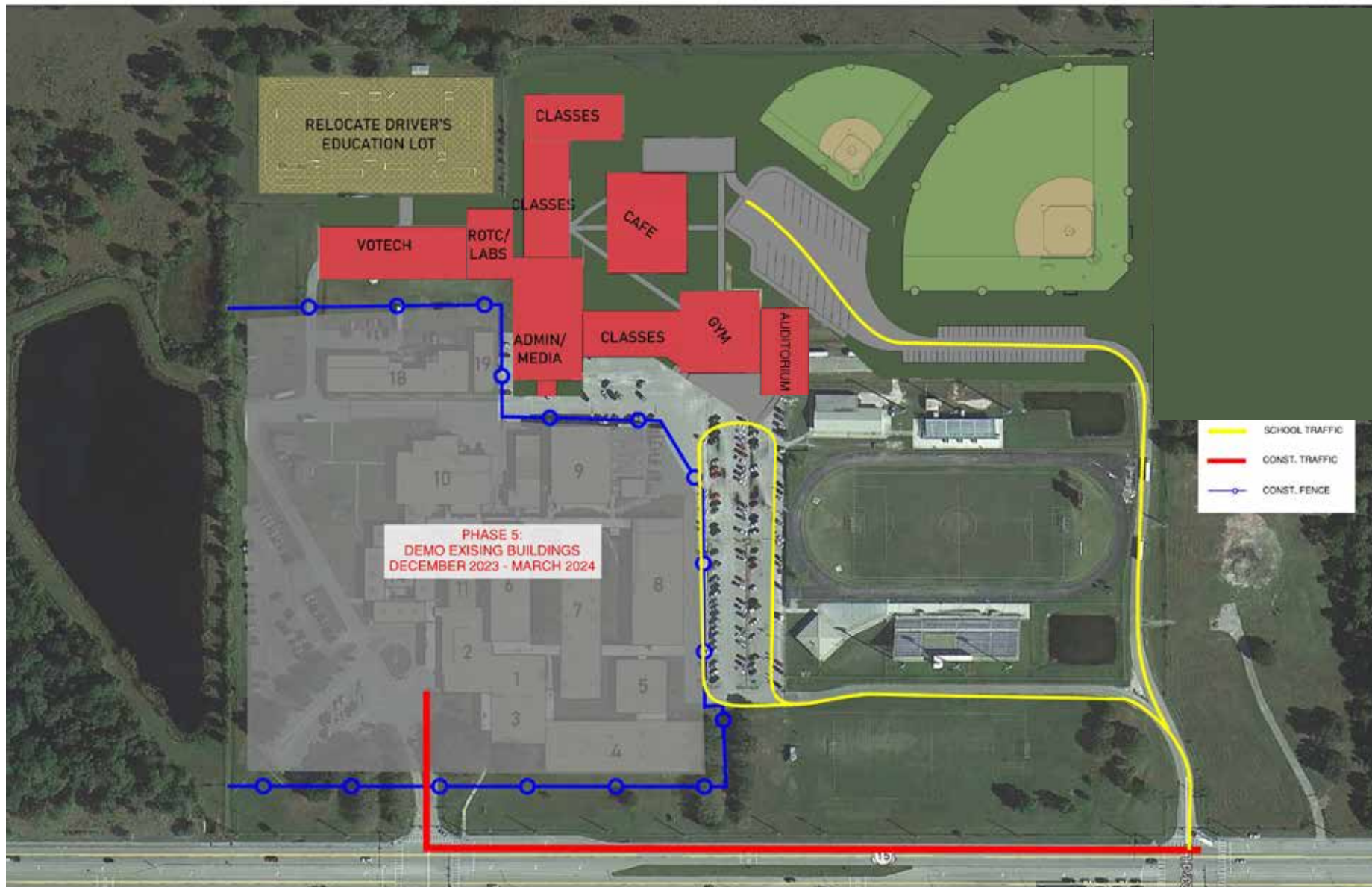


PHASE 4

- ☑ Complete remaining classroom, cafeteria, gymnasium and auditorium buildings by 2023 winter break



6 | PHASING OPTIONS



PHASE 5

- ☑ Build new parking lot by baseball and softball fields
- ☑ Demo existing campus



6 | MORGANTI APPROACH



PHASE 6

ADVANTAGES

- ✓ Less time
- ✓ Reduced impact to campus activities
- ✓ Costs less
- ✓ 9th Grade
- ✓ Vocational/CTE



6 | BEYOND THE CAMPUS



WINTER TRAFFIC PATTERNS

We live here!

- ✓ Special delivery pattern to minimize impact.

HOMECOMING EVENTS

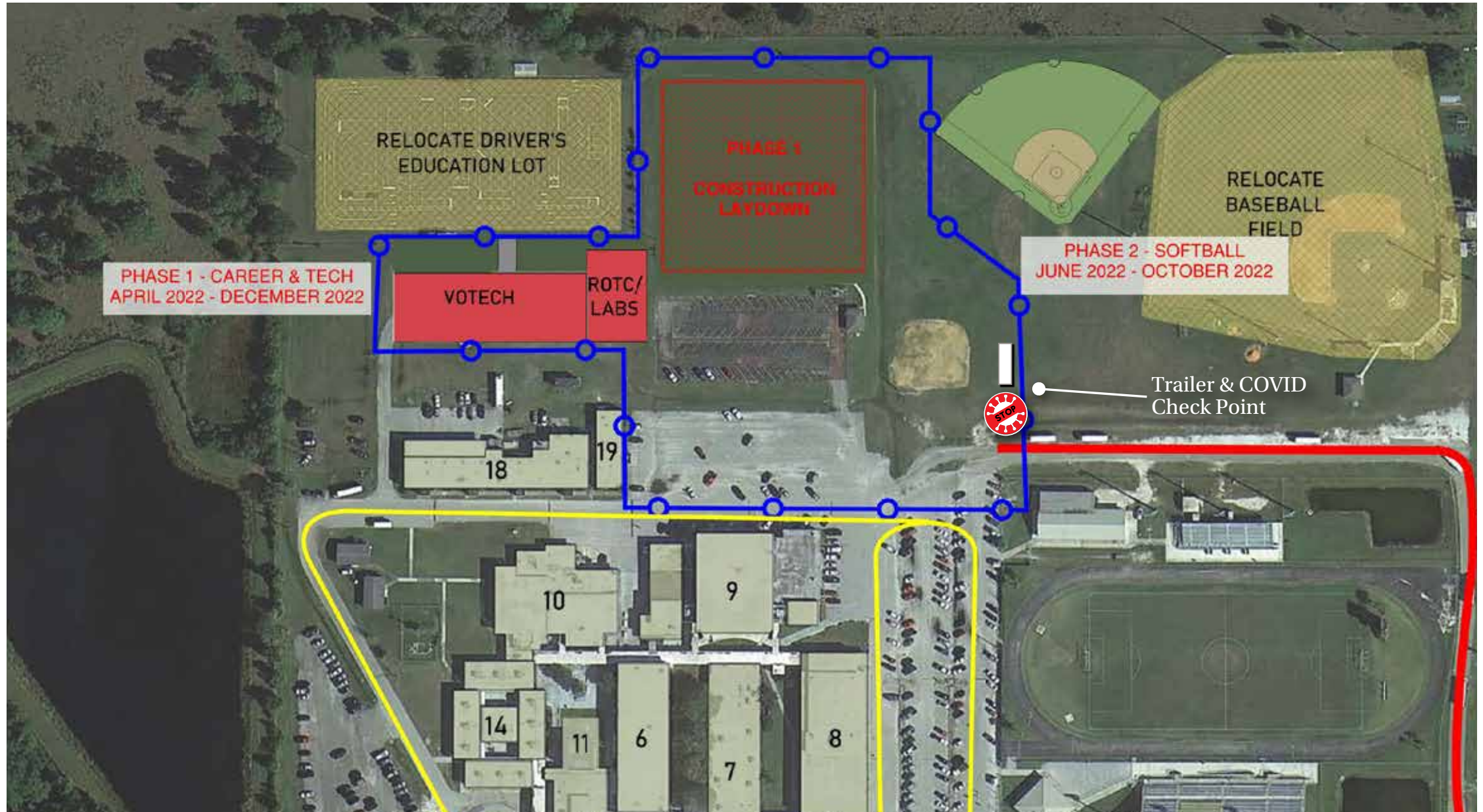
We are Okeechobee High School!

- ✓ We are alumni of Okeechobee High School
- ✓ We know the importance of this event
- ✓ We will keep this open!





6 | STAGING AND COVID CHECKPOINTS





6 | SITE SAFETY



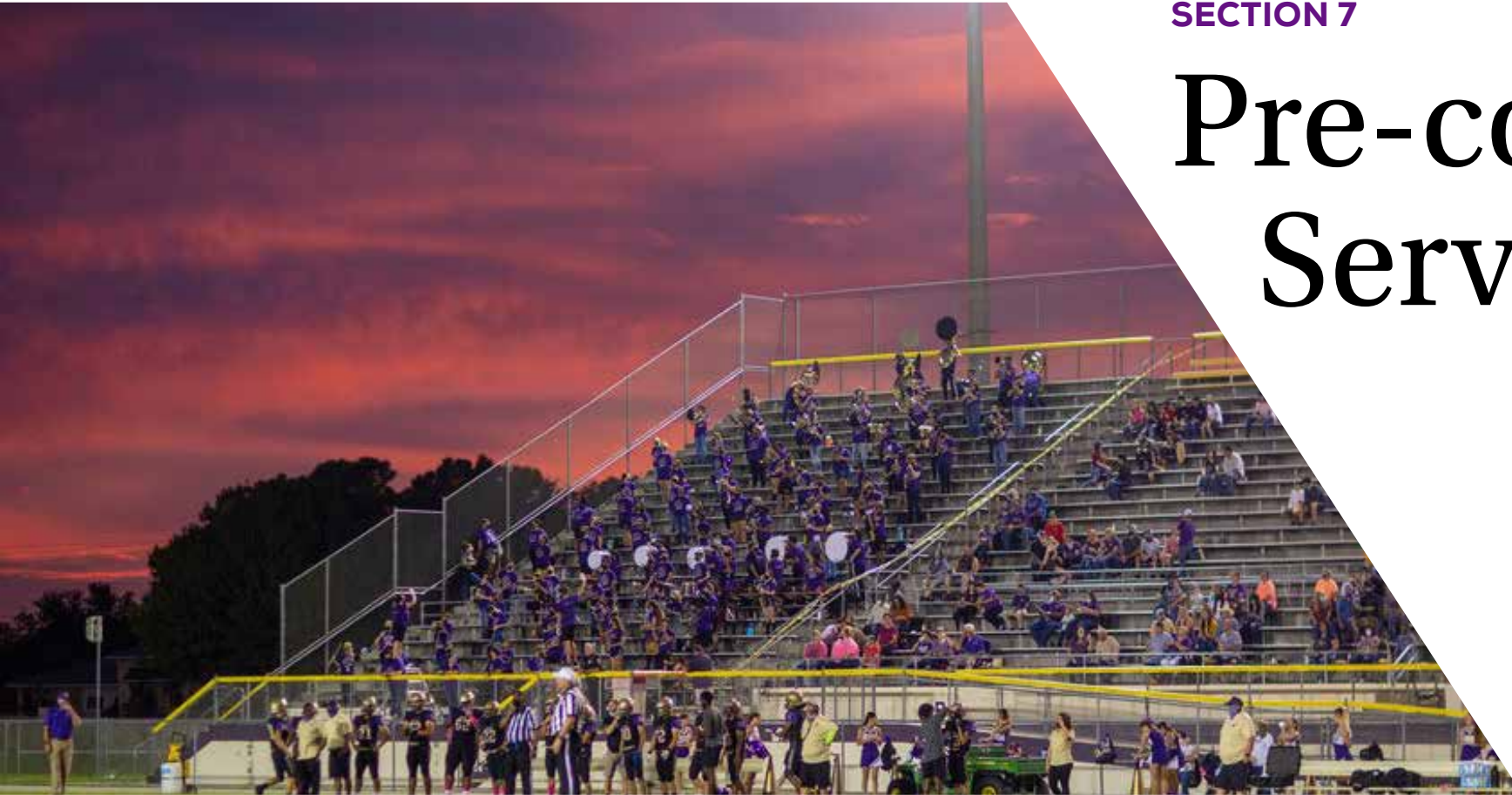
SAFETY MANAGEMENT

- ✓ Create site-specific safety plan
- ✓ JLA compliance with background checks and check in points
- ✓ COVID Coordinator / COVID check in station
- ✓ Hand washing stations and distancing
- ✓ 85% Workload is occupied
- ✓ 350+ Occupied site history
- ✓ 0 OSHA Violations



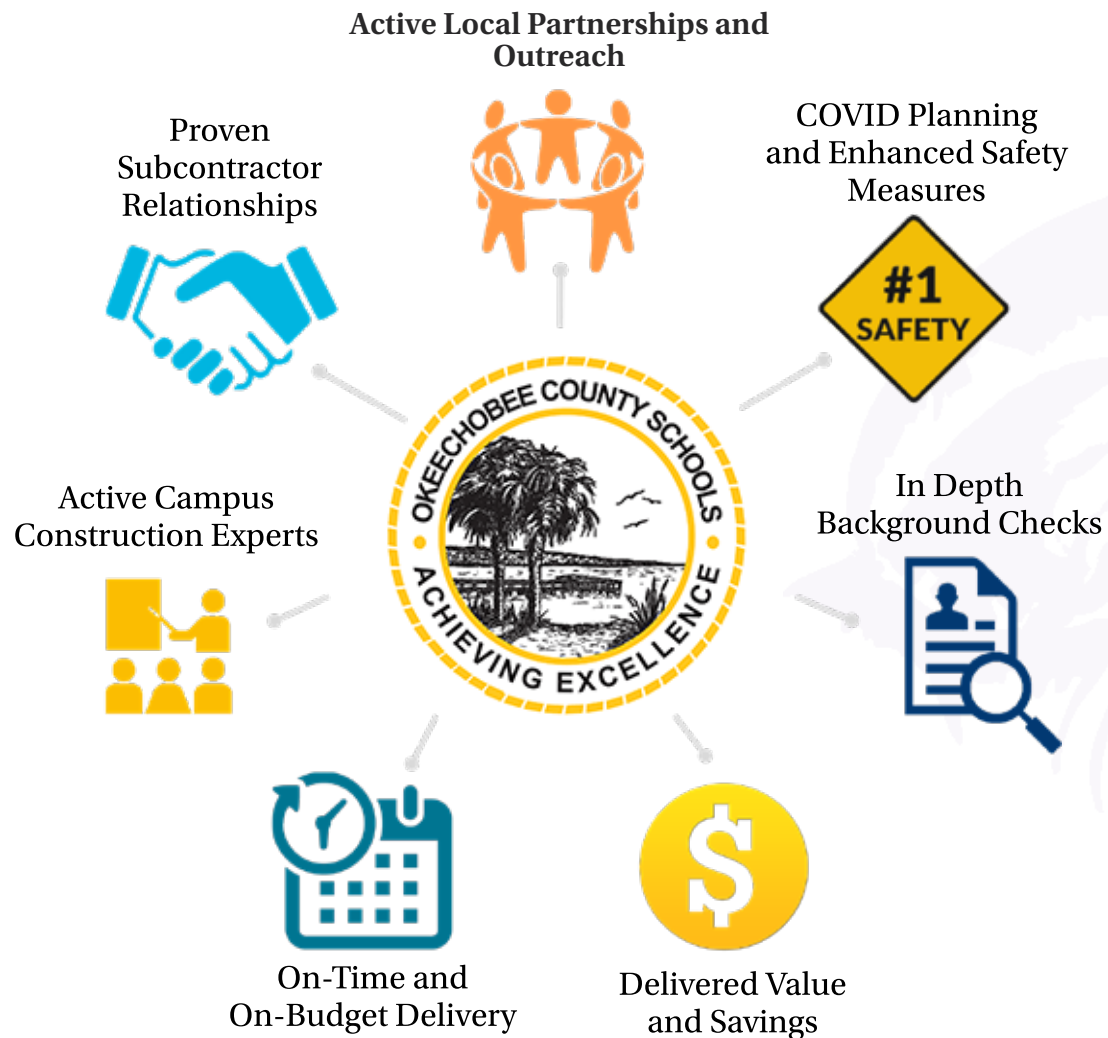
SECTION 7

Pre-construction Services





7 | PRE-CONSTRUCTION SERVICES



OWNER INTERFACE

- ✓ Working with Architect
- ✓ Working with Owner
- ✓ Working with School Staff

Key to Success



7 | PRE-CONSTRUCTION SERVICES

PHASE 1	PHASE 2	PHASE 3	PHASE 4
Support Building Design	Estimating	GMP Development	Scheduling & Construction Start-up
<ul style="list-style-type: none">✓ Constructability reviews✓ Value engineering ideas✓ Material evaluation✓ Construction details review✓ Site plan approval package✓ Compliance to local utility requirements	<ul style="list-style-type: none">✓ Provide estimates at each stage of design<ul style="list-style-type: none">• Design development 75% complete drawings/ cost estimate• Ready for permit drawings 100% cost estimate✓ Methods used to generate estimates<ul style="list-style-type: none">• Detailed quantities take-offs for individual trades• Current market material pricing for local suppliers• Current market labor pricing from local subs• Historical data from similar projects completed by Morganti	<ul style="list-style-type: none">✓ Public bid advertisement✓ Comprehensive bid package and work scopes✓ Pre-bid meetings✓ Formal bid submission & opening✓ Post-bid interviews	<ul style="list-style-type: none">✓ Permit procurement✓ Project “kick-off”✓ Mobilization✓ Construction✓ Completion

On-Site Investigation = Identify Conflicts Up Front



7 | MATERIAL PRICES

Morganti has recently completed buy out for more than

150 projects

in Martin, Palm Beach and St. Lucie County

Abney has recently completed buy out for more than

100 projects

in Okeechobee County

NO OTHER TEAM HAS THEIR FINGER ON THE PULSE OF LOCAL PRICING

EXAMPLE

- ☑ Light gauge metal trusses
- ☑ Structural steel
- ☑ Wood truss
- ☑ PVC
- ☑ Concrete form work

Additional Selections



7 | DIRECT PURCHASES

- ☑ We are familiar with the process
- ☑ We make it simplistic for finance department
- ☑ We go beyond the big manufacturer

EXAMPLE

- Trane
- Cemex
- Local W&W Lumber



Similar to our **Indiantown Middle School** project. We have the experience to utilize the local resources.



7 | PRE-CONSTRUCTION EXAMPLES



Southfork High School Renovation

CURRENTLY IN **FINAL PHASE OF
PRE-CONSTRUCTION**



Jupiter Middle School Renovation

CURRENTLY IN **FINAL PHASE OF
PRE-CONSTRUCTION**



SECTION 8

Ability to Meet the Budget





8 | PROVEN HISTORY OF COST CONTROL

\$1.6B

On-budget projects completed in Florida

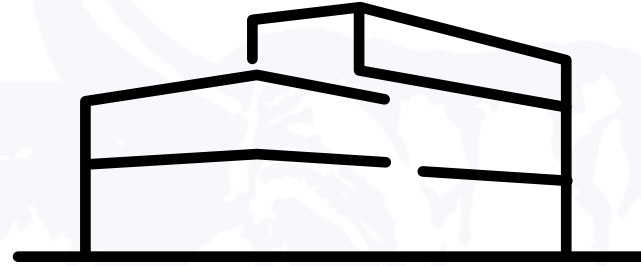




8 | ABILITY TO MEET THE BUDGET



80%
Pre-Construction



20%
Construction



8 | ABILITY TO MEET THE BUDGET

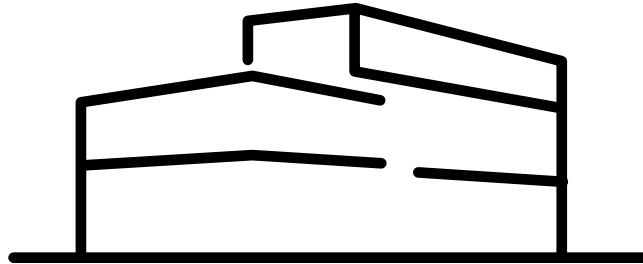


80%
Pre-Construction

- ✓ Detailed Cost Estimate
- ✓ Constructability reviews
- ✓ Value engineering
- ✓ Life cycle cost analysis
- ✓ Material selection analysis
- ✓ GMP within budget



8 | ABILITY TO MEET THE BUDGET



20%
Construction

- ✓ Detailed scopes for subcontractors
- ✓ Anticipating the unforeseen
- ✓ Real time cost reports
- ✓ Detailed schedule of values
- ✓ Accurate and timely pay applications
- ✓ Change management
- ✓ Direct material purchases



8 | PROVEN HISTORY WITH DAVIS-BACON

DBA COMPLIANCE IN FLORIDA:

Project	Palm Tran Bus Transit Expansion
Owner	Palm Beach County
Value	\$26.5M
Funding Source	Davis-Bacon
Status	Complaint / Completed

Project	Palm Beach Int'l Terminal Expansion
Owner	PBC Dept. of Airports
Value	\$50M
Funding Source	Davis-Bacon
Status	On Schedule

Project	PBI Escalator Replacement
Owner	PBC Dept. of Airports
Value	\$9M
Funding Source	Davis-Bacon
Status	Complaint / Completed

Project	Key West Int'l Terminal Addition
Owner	Monroe County
Value	\$36.6M
Funding Source	Davis-Bacon
Status	Complaint / Completed

Project	PBI Security Phase 1
Owner	PBC Dept. of Airports
Value	\$5M
Funding Source	Davis-Bacon
Status	Complaint / Completed

Project	Ft. Lauderdale Int'l Airport Terminal Reno.
Owner	Broward County
Value	\$20M
Funding Source	Davis-Bacon
Status	Complaint / Completed

Project	Broward County Convention Center Add.
Owner	Broward County
Value	\$30.7M
Funding Source	Davis-Bacon
Status	Complaint / Completed



Palm Tran Expansion



Key West Int'l Terminal



PBI Terminal Improvements



PBI Escalator Replacement

\$220M

Davis-Bacon Compliance Awards in Florida



Ft. Lauderdale Int'l Airport



Broward County Convention Center Expansion



8 | ABILITY TO MEET THE BUDGET



DAVIS-BACON ACT PROTECTION

- ☑ Review certified payroll submitted by subs
- ☑ Cross reference certified payroll to the daily sign-in log
- ☑ Interview subs employees
- ☑ Records kept both digitally and as a hard copy



8 | AUDIT-PROOF RECORDS

- ✓ Allows seamless process for school district and Morganti/Abney

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State Of Florida
Wage & Hour Record
HWY FL182 1/4/19 and BLDG FL220 2/1/2019

Week #54

Contractor: [Name] [Title]

DO HEREBY STATE:
(1) That I pay or supervise the payment of the persons employed by **Diversified Electrical Systems, Inc.** on the **Palm Tran Satellite Facility** (Building or Work) that during the period commencing on the **28 day of August 2021** and ending the **3 day of Sept. 2021** all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said Diversified Electrical Systems, Inc.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH
Each laborer listed in the above referenced payroll has been paid, as indicated on the payroll, an amount wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in Section 4(c) below.

(c) EXCEPTIONS:
EXCEPTION (CRAFT) EXPLANATION

Subcontractor of **DIVERSIFIED ELECTRICAL CONTRACTING, INC.**



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General Decision Number: FL180220 02/01/2019 FL220
Superseded General Decision Number: FL20189265
State: Florida
Construction Type: Building
County: Palm Beach County in Florida.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Under Executive Order (EO) 13658, an hourly minimum wage of \$10.60 for calendar year 2019 applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2015. If this contract is covered by the EO, the contractor must pay all workers in any classification listed on this wage determination at least \$10.60 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in calendar year 2019. If this contract is covered by the EO and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must pay workers in that classification at least the wage rate determined through the conference process set forth in 29 CFR 5.5(a)(1)(ii) (or the EO minimum wage rate, if it is higher than the conference wage rate). The EO minimum wage rate will be adjusted annually. Please note that this EO applies to the above-mentioned types of contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but it does not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60). Additional information on contractor requirements and worker protections under the EO is available at www.dol.gov/whd/govcontracts.

Modification Number 9
1
02/01/2019

ASBE0060-001 09/02/2016

Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR.....\$ 34.58	12.57
CARP1009-002 08/01/2016	
Rates	Fringes
CARPENTER: PILEDRIVERMAN.....\$ 25.20	10.36
ELEC0728-001 09/01/2018	
Rates	Fringes
ELECTRICIAN (Includes Low Voltage Wiring).....\$ 32.00	12.14
* ELEVO071-002 01/01/2019	

Signature: [Signature]
Title: [Title]
Date: [Date]
Seal: [Seal]

MORGANTI
A SOLID FOUNDATION

LABOR STANDARDS INTERVIEW

CONTRACT NUMBER 13202

NAME OF PRIME CONTRACTOR The Morganti Group, Inc.

NAME OF EMPLOYER [Name]

LAST NAME [Name] FIRST NAME [Name] STREET ADDRESS [Address] CITY [City] STATE [State] ZIP CODE [ZIP]

LAST NAME [Name] FIRST NAME [Name] NO. [Number] WORK CLASSIFICATION [Classification] WAGE RATE [Rate]

Do you work over 6 hours per day? YES

Do you work over 40 hours per week? YES

Are you paid at least time and a half for overtime hours? YES

Are you receiving any cash payments for fringe benefits required by the posted wage determination decision? YES

WHAT DEDUCTIONS OTHER THAN TAXES AND SOCIAL SECURITY ARE MADE FROM YOUR PAY? NONE

HOW MANY HOURS DID YOU WORK ON YOUR LAST WORK DAY BEFORE THIS INTERVIEW? 8 Hrs

TOOLS YOU USE [Tools]

DATE OF LAST WORK DAY & MORE INTERVIEW (YYYYMM) 2020/03/31

DATE YOU BEGAN WORK ON THIS PROJECT (YYYYMM) 2019/04/21

EMPLOYEE'S SIGNATURE [Signature] THE ABOVE IS CORRECT TO THE BEST OF MY KNOWLEDGE DATE (YYYYMM) 2020/03/31

INTERVIEWER'S SIGNATURE [Signature] INTERVIEWER'S PRINTED NAME [Name] DATE (YYYYMM) 2020/03/31

WORK EMPLOYEE WAS ON WHEN INTERVIEWED [Employee]

INTERVIEWER'S COMMENTS [Comments]

IS EMPLOYEE PROPERLY CLASSIFIED AND PAID? YES

ARE WAGE RATES AND POSTERS DISPLAYED? YES

FOR USE BY PAYROLL CHECKER

IS ABOVE INFORMATION IN AGREEMENT WITH PAYROLL DATA? YES

COMMENTS [Comments]

TEST NAME [Name] FIRST NAME [Name] LAST NAME [Name] JOB TITLE [Title]

SIGNATURE [Signature] DATE (YYYYMM) [Date]

AUTHORIZED FOR LOCAL REPRODUCTION Prescribed by OSA - FAR (48 CFR) 53.223(g)

STANDARD FORM 1445 REV 12/91 Prescribed by OSA - FAR (48 CFR) 53.223(g)



SUMMARY



WHY MORGANTI/ABNEY



Q&A

