



RFQ #: 21/22-01  
August 18, 2021

# The Replacement of Okeechobee High School

**THE MORGANTI GROUP, INC.**

1662 North US Highway 1, Suite C, Jupiter, FL 33469  
(561) 689-0200 | [www.morganti.com](http://www.morganti.com)



State Certified Building Contractor / Consulting  
LIC.# CBC058152



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School District of Okeechobee County  
700 SW 2nd Avenue, Okeechobee, FL 34972

Re: RFQ #: 21/22-01 The Replacement of Okeechobee High School





Dear Mr. Kenworthy and Selection Committee,  
The Morganti Group is pleased to present our qualifications for the Replacement of Okeechobee High School project.

## WE ARE THE PREMIER K-12 BUILDER IN THE SURROUNDING COUNTIES

Morganti is located in Martin County. We have successfully completed numerous K-12 projects including the Indiantown Middle School, Martin County High School, and Jensen Beach High School projects.

## TEAM FIT & LOCAL PARTNERSHIP

Morganti is teaming with local construction company Abney Building & Consulting, Inc., Together, this partnership proposes a proven team of exceptionally qualified and experience personnel, whom have local knowledge and K-12 experience. Morganti & Abney checks all the boxes.

EDUCATIONAL EXPERTISE <b>150+ K-12</b> <b>\$2.5 B</b>		SURROUNDING COUNTIES <b>20+ K-12 projects</b> <b>\$300 M</b>	
<b>100% LOCAL TEAM</b> <b>Local</b> AUTHORITY & UTILITY EXPERIENCE		HIGH SCHOOLS <b>50 projects</b> <b>\$945 M</b>	

## EXPERIENCED TEAM

Stephen Sines	Brent Martin	Arthur Norton	Joe Mayhew	John Abney	Wes Abney
Executive	Pre-Const.	Project Manager	Supt.	QA/QC	Outreach
<ul style="list-style-type: none"> <li>✓ Martin County Resident</li> <li>✓ <b>20+</b> Schools Constructed</li> </ul>	<ul style="list-style-type: none"> <li>✓ Martin County Resident</li> <li>✓ <b>10+</b> Schools Constructed</li> </ul>	<ul style="list-style-type: none"> <li>✓ Martin County Resident</li> <li>✓ <b>15+</b> Schools Constructed</li> </ul>	<ul style="list-style-type: none"> <li>✓ Okeechobee County Resident</li> <li>✓ <b>15+</b> Schools Constructed</li> </ul>	<ul style="list-style-type: none"> <li>✓ Okeechobee County Resident</li> <li>✓ <b>20+</b> Okeechobee Projects</li> </ul>	<ul style="list-style-type: none"> <li>✓ Okeechobee County Resident</li> <li>✓ <b>20+</b> Okeechobee Projects</li> </ul>

## BENEFITS

- Local project experience
- Available for the project
- Knowledge of local and state authorities
- Proven track record for budget and schedule adherence

We hope that you find our team approach, relevant experience, and on-site personnel qualified to manage this project. 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. | (561) 689-0200 | ssines@morganti.com



TAB 1

# Length of Time in Business





# HISTORY

Founded in Ridgefield, Connecticut by John Morganti in 1916, Morganti has continuously provided high quality construction and project management, design/build and general contracting services formore than 100 years.

In the 1950's through the 1980's, Morganti became a leader in education, healthcare, corporate office, waste water treatment, corrections and government construction throughout the Northeast, Florida, Texas and D.C., and **consistently ranked in the ENR top 100 largest national construction firms.**

# STRUCTURE

The Morganti Group is still a family-owned company and has 3 regional offices across the United States. Located in Florida, Texas and Connecticut, each of these offices operates independently.

Morganti's approach to CMAR resonates with a variety of public entities, including county and municipal governments, airports and public school districts. During the last three decades, these clients have awarded Morganti \$6 billion in construction management contracts. In Florida, this work can be found with **Orange County Schools, Manatee County Schools, Hillsborough County Schools, Martin County Schools, St. Lucie County Schools, Palm Beach County Schools, Broward County Schools and Pinellas County Schools.** Morganti's highly-qualified and experienced Central Florida team of education-focused professionals will work hand-in-hand with the School District of Okeechobee County 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.

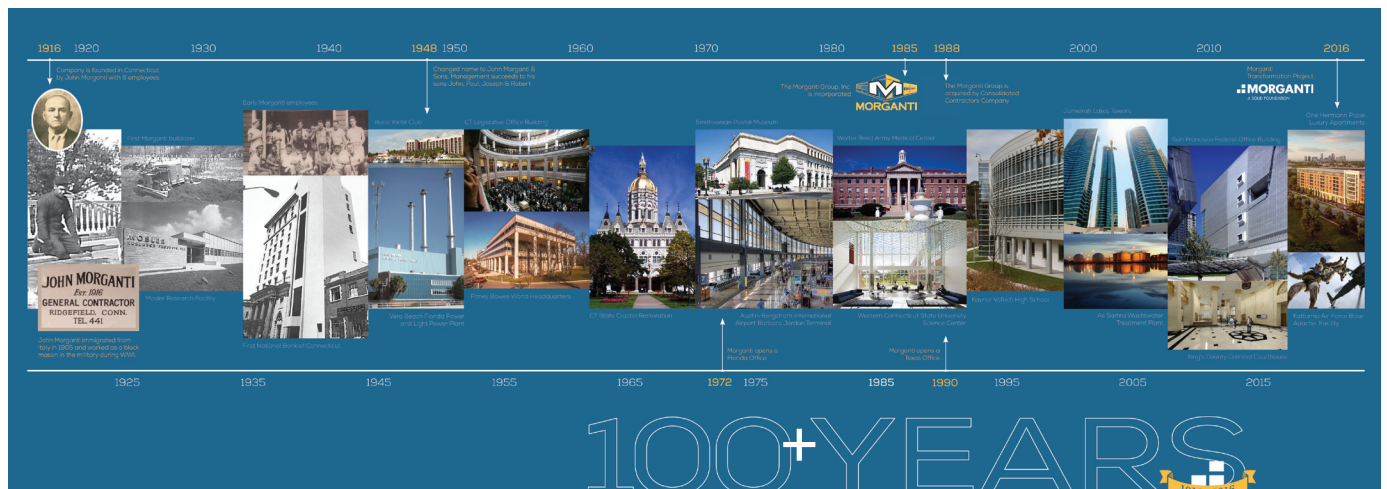
105

years in business

## TECHNICAL RESOURCES

FLORIDA PROFESSIONALS	#
Principals	2
Project Managers	9
Superintendents	6
Administrative	5
Estimators	1
Safety Management	1
QA/QC Management	2

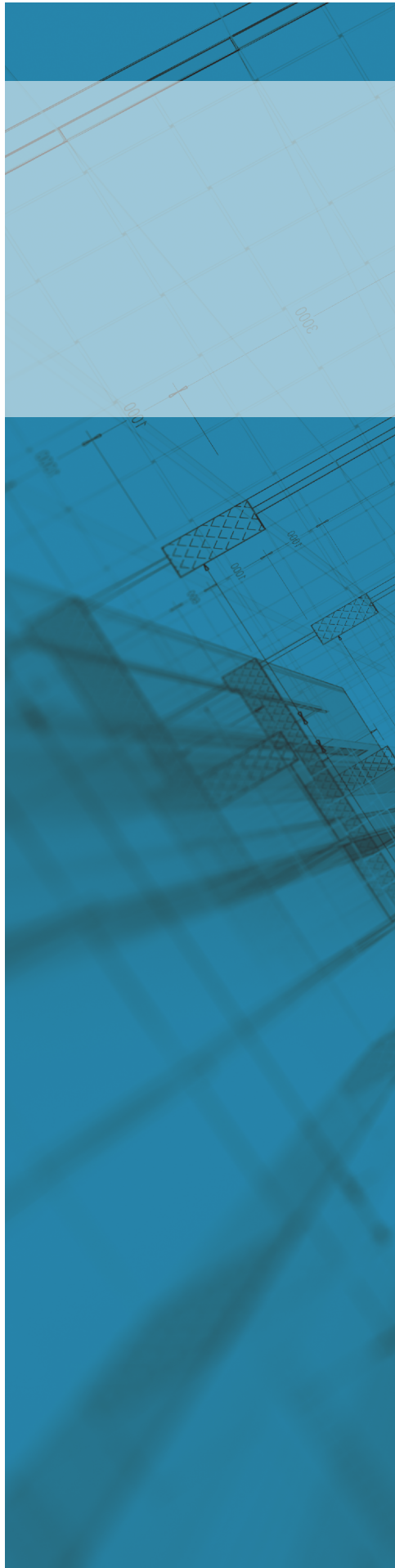
26





TAB 2

# Company Location







# OFFICE LOCATIONS

## MANAGING OFFICE

- 1662 N. US Highway 1, Suite C  
Jupiter, FL 33469  
(561) 689-0200



## SUPPORTING OFFICES

- 1115 SE Ocean Blvd.  
Stuart, FL 34996
- 823 Beard Street  
Tallahassee FL 32303

## LOCAL PARTNER'S OFFICE

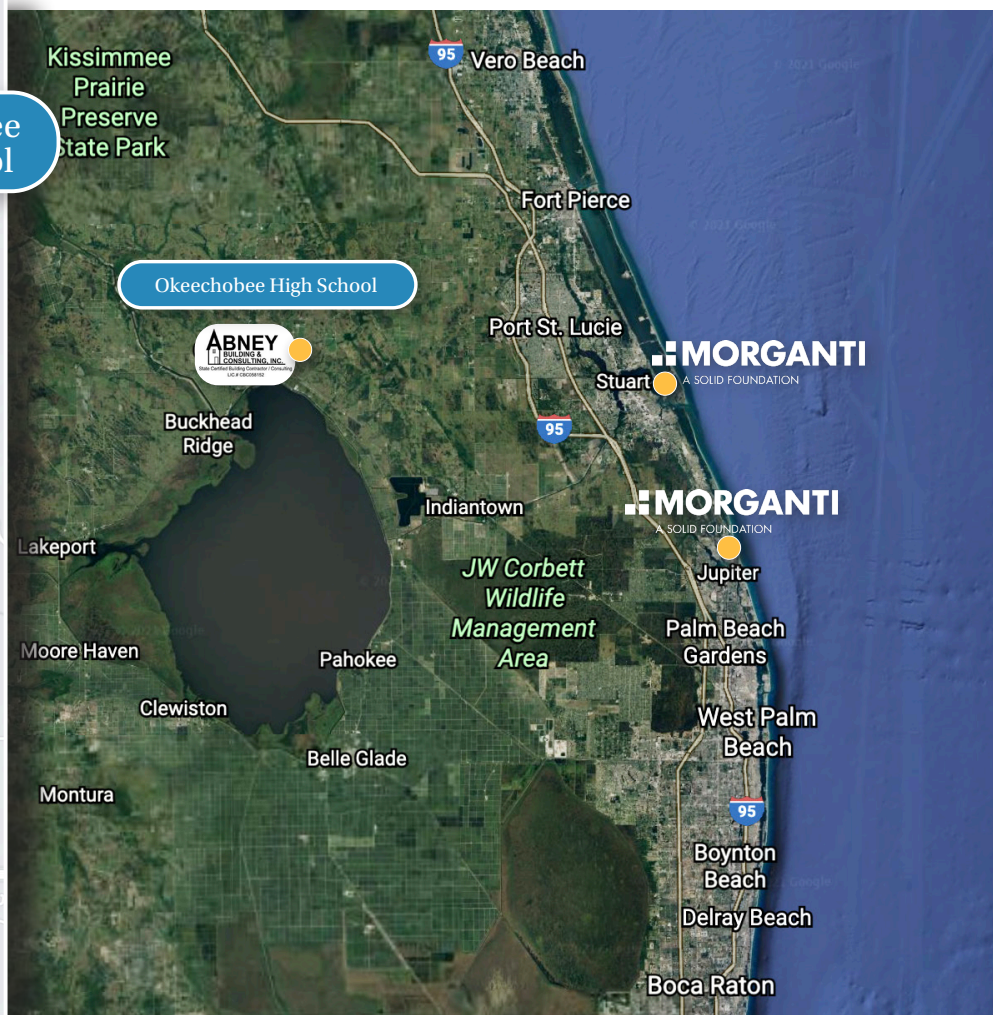
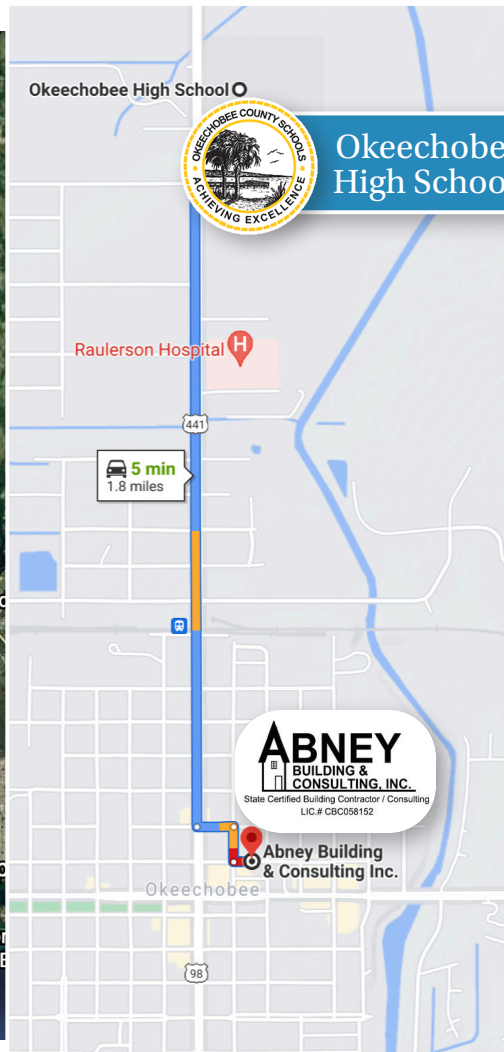
- 207 Northeast 2nd Street  
Okeechobee, FL 34972  
(863) 623-4459



# TEAM

Led by Senior Project Manager **Arthur Norton** and Asst. Project Manager **Joel Spiece** our highly qualified and experienced Treasure Coast / Central Florida team of education-focused professionals works hand-in-hand with SDOC 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.

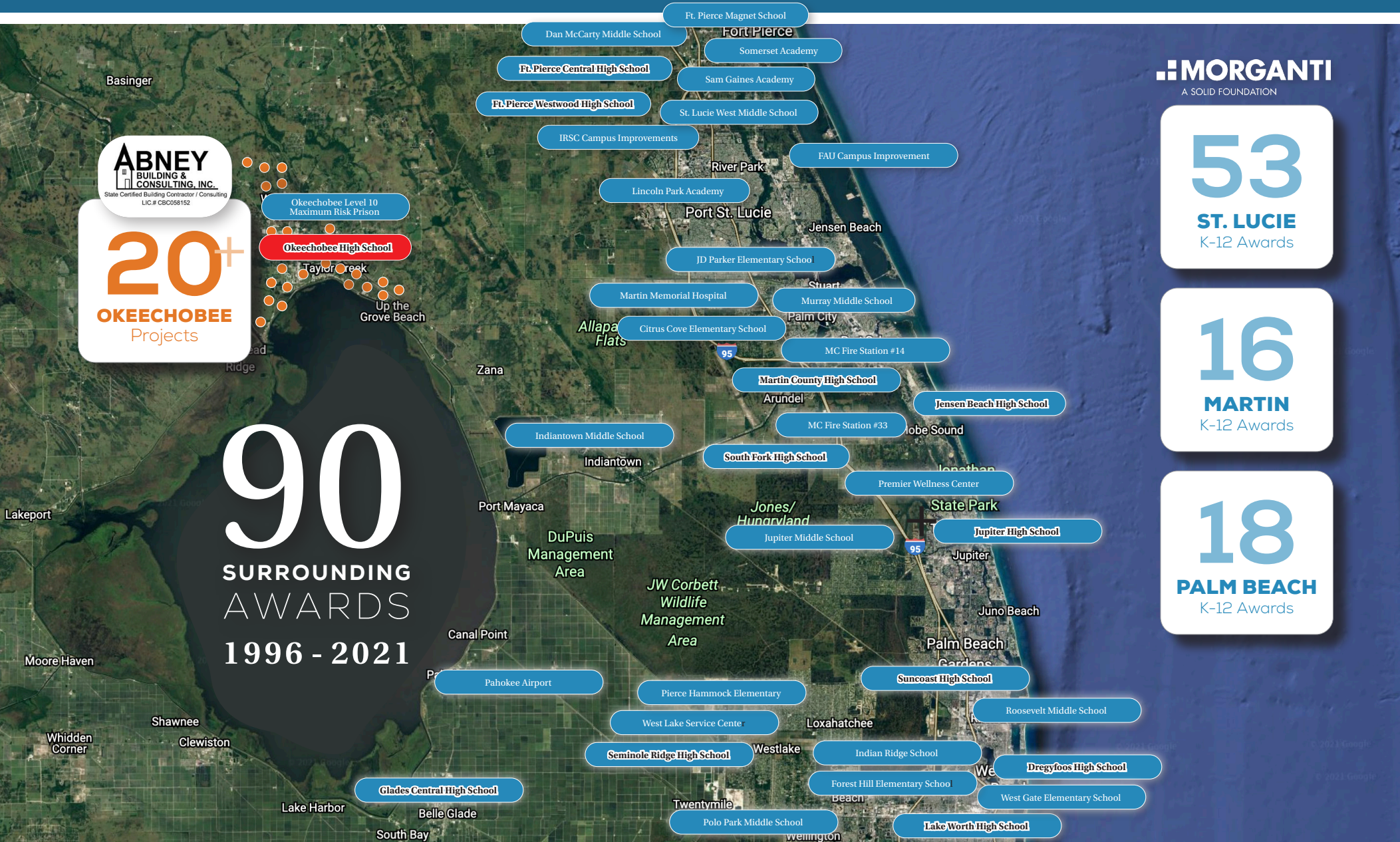
Morganti's approach to CMAR specifically resonates with public school districts. During the last three decades, K-12 clients have awarded Morganti \$6 billion in construction management contracts. In Florida, this work includes many similar high school construction projects with the owners like **Martin County School District**, **St. Lucie County Public Schools**, **School Board of Broward County** and **School District of Palm Beach County** to name a few.







# K-12 & LOCAL EXPERIENCE

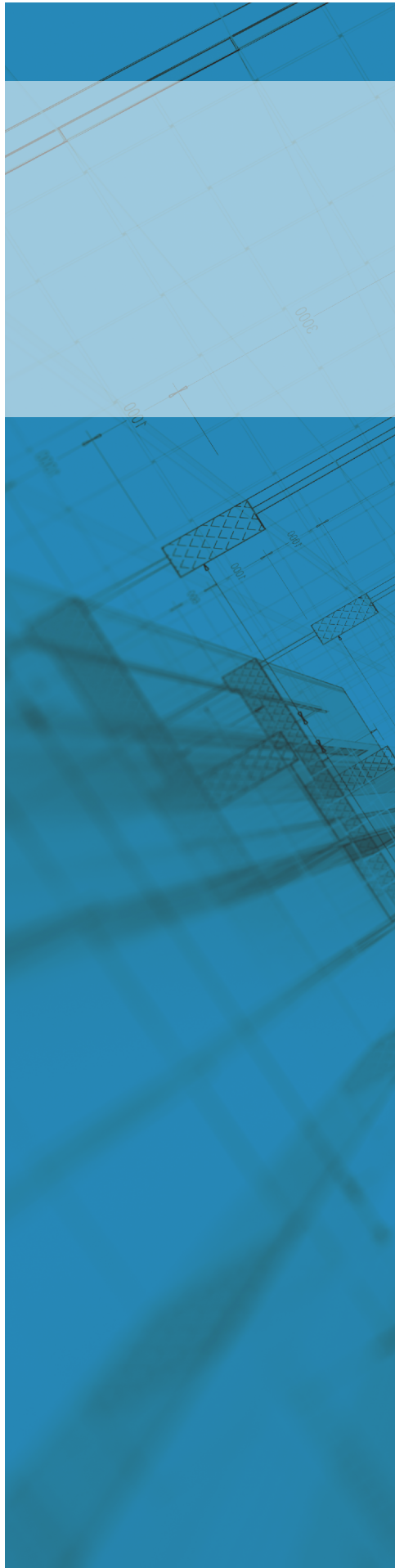






TAB 3

# Minority Business Enterprise, Women or Veteran Owned





# OUTREACH

Morganti is not an MBE, WBE or Veteran-owned business but we believe strongly in providing opportunities for local, minority-owned, woman-owned, veteran-owned or small/disadvantaged contractors. 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. It is the idea behind and our commitment to maximizing the participation of the local trade community in every project we manage and build.

This belief fuels Morganti's Minority Business Development Program, which has been successful in substantially increasing the number of contracts awarded to minority-owned, woman-owned, and small and disadvantaged business enterprises on its projects. Morganti's program empowers project teams to create innovative plans to enhance an owner's purchasing initiatives. It is aided by our comprehensive list of qualified local subcontractors and suppliers and our staff's involvement in local, regional, state and national trade and diversity associations. This list has been in the making since Morganti opened its doors in South Florida in 1972, and ensures the Morganti team receives highly competitive bids on all major areas of the construction from local trade companies.

As a result, our team has earned an excellent record of achieving the highest levels of local and small business participation. In fact, Morganti has awarded more than \$90 million in contracts to minority-owned, woman-owned, and small and disadvantaged businesses over the last five years. From project award, the Morganti team will partner with The School District of Okeechobee County and the local trade community to maximize local and minority subcontractor participation. This will be aided by a Pre-Bid Subcontractor Open House where we inform local trades and vendors of the project scope, services needed and timeline. These events have been crucial in Morganti's ability to receive excess bids in every area of work.



## TRADE OUTREACH

1. Plan Hub-Geo Net (25-50 mile radius from project address)
2. Advertise in local newspapers
  - Palm Beach Post
  - Lake Worth Herald
  - Coastal Observer
  - Town Crier
  - TC Palm
3. Facebook / Linked In / Social Media
4. Virtual Work Shops
5. ABC / AGC
6. Chamber of Commerce



Track record of  
exceeding minority  
participation by

**46%**



TAB 4

## Availability to Start and Meet Schedule



# CURRENT WORKLOAD | FLORIDA

## CURRENTLY NEGOTIATING | PRE-CONSTRUCTION (LOCAL OFFICE)

PROJECT	VALUE	PROJECTED SCHEDULE	OWNER	ARCHITECT
PBI Continuing CM Services	\$10,000,000	1/20 - 1/24	Palm Beach Department of Airports	Various
Southfork High School	\$18,000,000	11/21 - 11/22	School District of Palm Beach County	Song & Associates
Jupiter Middle School	\$6,000,000	3/22 - 3/23	School District of Palm Beach County	Carty & Associates
<b>TOTAL</b>	<b>\$34,000,000</b>			

## CURRENTLY ADMINISTERING | UNDER CONSTRUCTION (LOCAL OFFICE)

PROJECT	VALUE	TO BE COMPLETE	STATUS	OWNER	ARCHITECT
BCPS Cypress Bay High School	\$25,604,000	7/21	On-Schedule	School Board of Broward County	Zyscovich Architects
BCPS Blanche Ely High School	\$18,808,500	7/21	On-Schedule	School Board of Broward County	Wolfberg Alvarez
West Lake PBC Tax Collector	\$10,600,000	11/21	On-Schedule	Palm Beach County Tax Collector	Song & Associates
BCPS JP Taravella High School	\$12,500,000	12/21	On-Schedule	School Board of Broward County	Song & Associates
VCS Continuing CM Contract	\$2,000,000	6/22	On-Schedule	Volusia County School District	Various
PBI Escalator Replacement	\$9,000,000	2/22	On-Schedule	Palm Beach County Dept. of Airports	RS&H
Martin County Fire Station #33	\$3,300,000	1/22	On-Schedule	Martin County	Granfield Architects
Martin County Fire Station #14	\$3,300,000	6/21 - 6/22	On-Schedule	Martin County	CPZ Architects
Wellington Continuing CM Services	\$2,000,000	5/23	On-Schedule	Village of Wellington	Various
<b>TOTAL</b>	<b>\$87,112,500</b>				





# TEAM COMMITMENT

TEAM COMMITMENT

2021

2022

PROJECT / LOCATION	STAFF ASSIGNED	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
Martin County Fire Station #33 Stuart, FL	Joel Spiece																				
Volusia Schools Continuing CM Services Deland, FL	Joe Mayhew																				
West Lake Service Center PBC Tax Collector West Lake, FL	Arthur Norton																				
PBI Continuing CM Services West Palm Beach, FL	Steve Hatton																				
MCSD Martin County HS Security Improvements Stuart, FL	Joe Mayhew																				
Jensen Beach High School Jensen Beach, FL	Joe Mayhew																				
Village Continuing CM Services Wellington, FL	Other Morganti Staff																				
South Fork High School Renovation Stuart, FL	Other Morganti Staff																				
BCPS Blanche Ely High School Pompano Beach, FL	Other Morganti Staff																				
BCPS Cypress Bay High School Weston, FL	Other Morganti Staff																				
BCPS JP Taravella High School Coral Springs, FL	Other Morganti Staff																				

Team is available for the Okeechobee High School project

100%

Team is available for the Okeechobee High School project

# 100%

# TEAM AVAILABILITY

Current Assignments Okeechobee High School

We are committing this proposed team as 100% available to SDOC and the Okeechobee High School Replacement project.

100%													
75%													
50%													
25%													
	22-Q1	22-Q2	22-Q3	22-Q4	23-Q1	23-Q2	23-Q3	23-Q4	24-Q1	24-Q2	24-Q3	24-Q4	

*100% Available*

OKEECHOBEE HIGH SCHOOL



# SCHEDULE ADHERENCE

Morganti has built a solid reputation of successfully meeting or exceeding quality, scheduling and budget expectations. 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 projects below.

## BUDGET AND SCHEDULE ADHERENCE | LAST 10 PROJECTS

HIGHLIGHTED PROJECT	ORIGINAL SCHEDULE / FINAL SCHEDULE	ORIGINAL BUDGET / FINAL COST	SUMMARY
<b>West Lake Palm Beach County Tax Collector Service Center</b>	9/20 - 11/21 9/20 - On Schedule	\$10,600,000 On Budget	ON TIME ON BUDGET
<b>PBI Terminal Improvements Term Contracts</b>	1/19 - 1/24 1/19 - On Schedule	Budget set per project On Budget	ON TIME ON BUDGET
<b>Jensen Beach High School Improvements</b>	8/20 - 1/21 8/20 - 1/21	\$1,500,000 \$1,500,000	ON TIME ON BUDGET
<b>Martin County High School Security Improvements</b>	8/20 - 1/21 8/20 - 1/21	\$300,000 \$300,000	ON TIME ON BUDGET
<b>Seminole Ridge High School Cafe Modernization</b>	4/19 - 8/19 4/19 - 8/19	\$746,664 \$746,664	ON TIME ON BUDGET
<b>Drive Shack Golf Center</b>	4/18 - 10/19 4/18 - 10/19	\$15,067,535 \$15,067,535	ON TIME ON BUDGET
<b>Cypress Bay High School</b>	5/19 - 7/21 5/19 - On Schedule	\$25,604,000 On Budget	ON TIME ON BUDGET
<b>Blanche Ely High School</b>	6/17 - 7/21 6/17 - On Schedule	\$18,808,500 On Budget	ON TIME ON BUDGET
<b>JP Taravella High School</b>	6/20 - 12/21 6/20 - On Schedule	\$12,500,000 On Budget	ON TIME ON BUDGET
<b>Palm Tran South County Bus Transit Expansion</b>	4/19 - 12/20 4/19 - 12/20	\$26,710,000 \$26,710,000	ON TIME ON BUDGET
<b>Laureate Park Elementary School</b>	6/16 - 6/17 6/16 - 6/17	\$15,635,581 \$15,635,581	ON TIME ON BUDGET
<b>Martin County High School Science and Admin. Building</b>	7/16 - 7/17 7/16 - 7/17	\$17,300,000 \$17,300,000	ON TIME ON BUDGET
<b>Somerset Academy</b>	2/16 - 11/16 2/16 - 11/16	\$8,050,000 \$8,050,000	ON TIME ON BUDGET



# FINANCIAL STABILITY

## EDUCATIONAL EXPERTISE

 <p>FLORIDA DEPARTMENT OF <b>EDUCATION</b> fldoe.org</p>	<p><b>Proven Track Record of Delivering Excellence</b></p>
<p><b>\$4B</b></p>	<p><i>Educational Facility Awards</i></p>
<p><b>250<sup>+</sup></b></p>	<p><i>Educational Projects Completed</i></p>
<p><b>100%</b></p>	<p><i>Completed On-Time and On-Budget</i></p>

## BONDING CAPACITY

**\$200** MILLION  
Bonding Capacity Per Project

## FIRM LONGEVITY

**50** YRS.  
in Florida

**105** YRS.  
in business

## OCCUPIED SITE EXPERTISE

**350<sup>+</sup>**  
renovation/repair  
projects

## MINORITY PARTICIPATION

Track record of exceeding  
minority participation by  
**46%**

## DELIVERED OWNER SAVINGS

**\$400M**  
Direct Owner Purchase  
Savings

**\$13M**  
Value Engineering  
Savings



TAB 5

# Insurance, Bonding Capacity, Litigation and Settlements





# CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)  
08/12/2021

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).

<b>PRODUCER</b> Aon Risk Services Northeast, Inc. Boston MA office 53 State Street Suite 2201 Boston MA 02109 USA		<b>CONTACT NAME:</b> PHONE (A/C. No. Ext): (866) 283-7122 FAX (A/C. No.): (800) 363-0105 E-MAIL ADDRESS:															
<b>INSURED</b> The Morganti Group, Inc. 1662 North U.S. Highway 1 Suite C Jupiter FL 33469 USA		<b>INSURER(S) AFFORDING COVERAGE</b> <table border="1"> <tr> <th>INSURER</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Berkley Assurance Company</td> <td>39462</td> </tr> <tr> <td>INSURER B: Federal Insurance Company</td> <td>20281</td> </tr> <tr> <td>INSURER C: Chubb National Ins Co</td> <td>10052</td> </tr> <tr> <td>INSURER D: Executive Risk Indemnity Inc.</td> <td>35181</td> </tr> <tr> <td>INSURER E: Starr Indemnity &amp; Liability Company</td> <td>38318</td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>		INSURER	NAIC #	INSURER A: Berkley Assurance Company	39462	INSURER B: Federal Insurance Company	20281	INSURER C: Chubb National Ins Co	10052	INSURER D: Executive Risk Indemnity Inc.	35181	INSURER E: Starr Indemnity & Liability Company	38318	INSURER F:	
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INSURER F:																	

**COVERAGES** **CERTIFICATE NUMBER:** 570088827807 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR		TYPE OF INSURANCE		ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
D	X	COMMERCIAL GENERAL LIABILITY				54309476	12/31/2020	12/31/2021	EACH OCCURRENCE	\$2,000,000
		CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR				AOS			DAMAGE TO RENTED PREMISES (Ea occurrence)	\$100,000
						54309475	12/31/2020	12/31/2021	MED EXP (Any one person)	\$5,000
						CT			PERSONAL & ADV INJURY	\$2,000,000
		GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE	\$4,000,000
		POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC							PRODUCTS - COMP/OP AGG	\$4,000,000
		OTHER:								
B		AUTOMOBILE LIABILITY				54309474	12/31/2020	12/31/2021	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000
	X	ANY AUTO							BODILY INJURY (Per person)	
	X	OWNED AUTOS ONLY							BODILY INJURY (Per accident)	
	X	HIRED AUTOS ONLY							PROPERTY DAMAGE (Per accident)	
		SCHEDULED AUTOS NON-OWNED AUTOS ONLY								
E		UMBRELLA LIAB				1000584535201	12/31/2020	12/31/2021	EACH OCCURRENCE	\$1,000,000
	X	EXCESS LIAB							AGGREGATE	\$1,000,000
		DED <input type="checkbox"/> RETENTION								
B		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				54309477	12/31/2020	12/31/2021	X PER STATUTE	
		ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)							E.L. EACH ACCIDENT	\$1,000,000
		If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE-EA EMPLOYEE	\$1,000,000
									E.L. DISEASE-POLICY LIMIT	\$1,000,000
A		Env Prof (E&O)				PCADB50134141220	12/31/2020	12/31/2021	Each Claim	\$5,000,000
						Professional/Claims Made			SIR	\$250,000
						SIR applies per policy terms & conditions			Aggregate	\$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Evidence of Insurance. RE: The Replacement of Okeechobee High School - RFQ #21/22-01.

<b>CERTIFICATE HOLDER</b>  Okeechobee County School Board Superintendent's Office Attn: Ken Kenworthy 700 SW 2nd Avenue Okeechobee FL 34974 USA	<b>CANCELLATION</b>  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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August 11, 2021

Mr. Ken Kenworthy  
Okeechobee County School Board  
700 S.W. Second Avenue  
Okeechobee, FL 34974

RE: **The Morganti Group, Inc.**  
Request for Qualifications (RFQ) – Construction Management Services  
RFQ #21/22-01 – The Replacement of Okeechobee High School  
Estimated Construction Cost: \$66,000,000 +/-

Dear Mr. Kenworthy:

This letter confirms that The Morganti Group, Inc. ("Morganti") is a highly regarded and valued client of Alliant Insurance Services, Inc. ("Alliant"), Zurich American Insurance Company ("Zurich American") and Everest Reinsurance Company ("Everest"). As Morganti's bonding agent and co-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 their relationship, Zurich American and Everest have 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 and Everest are willing to support individual projects with contract values approaching \$200,000,000 with corresponding backlogs approaching \$750,000,000.

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 its co-surety. Please understand that any arrangement for surety bonds is a matter strictly between Morganti and its co-surety. As such, we assume no liability to you or any third party by the issuance of this letter.

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

Alliant, Zurich American Insurance Company and Everest Reinsurance Company strongly recommend Morganti to you. Please feel free to contact this office should you have any questions regarding the bonding capacity or technical ability of The Morganti Group, Inc.

Sincerely,

Gabriela Camacho  
Surety Account Manager  
Construction Services Group

Alliant Insurance  
Phone

**ZURICH AMERICAN INSURANCE COMPANY**  
CORPORATE AMERICAN CASUALTY AND SURETY COMPANY  
10000 W. 10th Avenue, Suite 1000, Denver, CO 80202  
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **THE MORGANTI GROUP, INC.**, a corporation of the State of Florida, for the purpose of authorizing the undersigned, **GABRIELA CAMACHO**, to execute, deliver, and file for record, on behalf of the undersigned, all such instruments, contracts, and documents, as may be required in connection with the performance of the undersigned's obligations as a surety, do hereby certify that the undersigned, **GABRIELA CAMACHO**, is duly qualified to execute, deliver, and file for record, on behalf of the undersigned, all such instruments, contracts, and documents, as may be required in connection with the performance of the undersigned's obligations as a surety.

IN WITNESS WHEREOF, the undersigned, **THE MORGANTI GROUP, INC.**, has caused this Power of Attorney to be signed by its duly authorized officer, **GABRIELA CAMACHO**, and the same to be attested by its Secretary, **DAVID L. BROWN**, on this 11th day of August, 2021.

ATTEST:  
By: **DAVID L. BROWN**  
Secretary

By: **GABRIELA CAMACHO**  
Surety Account Manager

**EXTRACT FROM BY-LAWS OF THE COMPANIES**

**Zurich American Insurance Company**  
The Zurich American Insurance Company is a member of the Alliant Insurance Services, Inc. group of companies. The Zurich American Insurance Company is a member of the Alliant Insurance Services, Inc. group of companies. The Zurich American Insurance Company is a member of the Alliant Insurance Services, Inc. group of companies.

**Everest Reinsurance Company**  
The Everest Reinsurance Company is a member of the Alliant Insurance Services, Inc. group of companies. The Everest Reinsurance Company is a member of the Alliant Insurance Services, Inc. group of companies. The Everest Reinsurance Company is a member of the Alliant Insurance Services, Inc. group of companies.

**POWER OF ATTORNEY**  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **THE MORGANTI GROUP, INC.**, a corporation of the State of Florida, for the purpose of authorizing the undersigned, **GABRIELA CAMACHO**, to execute, deliver, and file for record, on behalf of the undersigned, all such instruments, contracts, and documents, as may be required in connection with the performance of the undersigned's obligations as a surety, do hereby certify that the undersigned, **GABRIELA CAMACHO**, is duly qualified to execute, deliver, and file for record, on behalf of the undersigned, all such instruments, contracts, and documents, as may be required in connection with the performance of the undersigned's obligations as a surety.

IN WITNESS WHEREOF, the undersigned, **THE MORGANTI GROUP, INC.**, has caused this Power of Attorney to be signed by its duly authorized officer, **GABRIELA CAMACHO**, and the same to be attested by its Secretary, **DAVID L. BROWN**, on this 11th day of August, 2021.

ATTEST:  
By: **DAVID L. BROWN**  
Secretary

By: **GABRIELA CAMACHO**  
Surety Account Manager



# LITIGATION HISTORY

## LITIGATION HISTORY IN FLORIDA PAST 5 YEARS

It is Morganti's policy to resolve issues without litigation. In the course of business The Morganti Group has unfortunately found ourselves between adverse parties and has done our best to resolve these conflicts without litigation. Morganti acts as a proactive, user-friendly extension of the Owner's staff. With these efforts Morganti has successfully reduced litigation as is evidenced with few current claims listed below.

### Open Litigation

PROJECT NAME, LOCATION, AND OWNER	LIST ENFORCEMENT AGENCY AND ALL PARTIES	DESCRIPTION OF ACTION	AMOUNT IN DISPUTE	START/END DATES
NONE				

### Closed Litigation

PROJECT NAME, LOCATION, AND OWNER	LIST ENFORCEMENT AGENCY AND ALL PARTIES	DESCRIPTION OF ACTION	AMOUNT IN DISPUTE	START/END DATES
Laureate Park Elementary School Orange County Public Schools Orlando, FL	Orange County County Circuit Court, FL Case # 482018CA113830	Jaret Construction, LLC d/b/a WD Site Development (Plaintiff) Attorney for Plaintiff: David J. Volk VOLK Law Offices Melbourne, FL v. 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.	N/A	Nov. 2018 - Jan. 2019 <b>Settled</b>
Premier Wellness Center Interior Build Out in Stuart Premier Wellness Centers LLC Stuart, FL  The Morganti Group, Inc. (Plaintiff) v. Stuart North LLC (Defendants) Florida Attorney for Defendant: Daniel R. Vega Esq. Taylor Espino Vega & Tournon	In the Circuit of the 11th Judicial Circuit in and for Miami-Dade County, FL Case No. 16-002735 CA 02 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 compliant against Owner. Matter was closed by Bankruptcy Court.	\$22,500	Jan. 2017 Matter <b>Closed</b>
Broward County Airport Maintenance Facility Broward County Aviation Department Fort Lauderdale, FL	Circuit Court of the Seventeenth Judicial District in and for Broward County, FL  Case No. CACE-15-9031	A & A Sheetmetal Contractor Corp (Plaintiff) Attorney for Plaintiff: Jason D. Katz, Esq. v. The Morganti Group, Inc. (Defendant) DC Daly LLC (Additional Defendant) The Insurance Company of Pennsylvania (Additional Defendant) Attorney for Defendant: Joseph Ianno Jr. Complaint filed by the Plaintiff. Notice of filing original summons and return of service. Notice of Lack of prosecution / Court Motion to dismiss / notice of hearing. Joint Stipulation for voluntary dismissal with prejudice.	N/A	May. 2015- Aug. 2016 <b>Disposed</b>
Jacksonville University Chilled Water Plant Sodexo Construction Inc. Jacksonville, Florida	Tregoning Industries v. Sodexo Construction Inc., et.al.  Case No. 16-2015-CA- 004573 Surety Claim	Tanner-Bishop Attorneys will re-assess whether Morganti has any obligation to accept tender of the defense or to indemnify Sodexo. MGI filed lien for unpaid balance of contract, seeking additional CO's on behalf of subs. Sodexo provided a recent settlement letter for 41K. Confidential Settlement Agreement. Satisfaction and Release of Lien	\$41,000	Dec. 2015 - Jul. 2016 <b>Settled</b>
Old Federal Courthouse (Ed Austin State Attorney's Office) City of Jacksonville Jacksonville, FL  W.W. Gay Mechanical Contractors Inc., (Plaintiff) v. The Insurance Co of the State of PA Corporate Summons (Defendant)	Circuit Court Duval County DFS-SOP# 15-129346 The Insurance Co of State of PA Case # 16-2015-CA-006312- XXXX-MA	This is an action for damages in excess of \$15,000.00 exclusive of costs, interest and attorneys' fees. Action of statutory payment bond. Bonding company In default.	N/A	Oct. 2015 - Jun. 2016 <b>Settled</b>



TAB 6

## Qualifications of Staff Assigned to Project

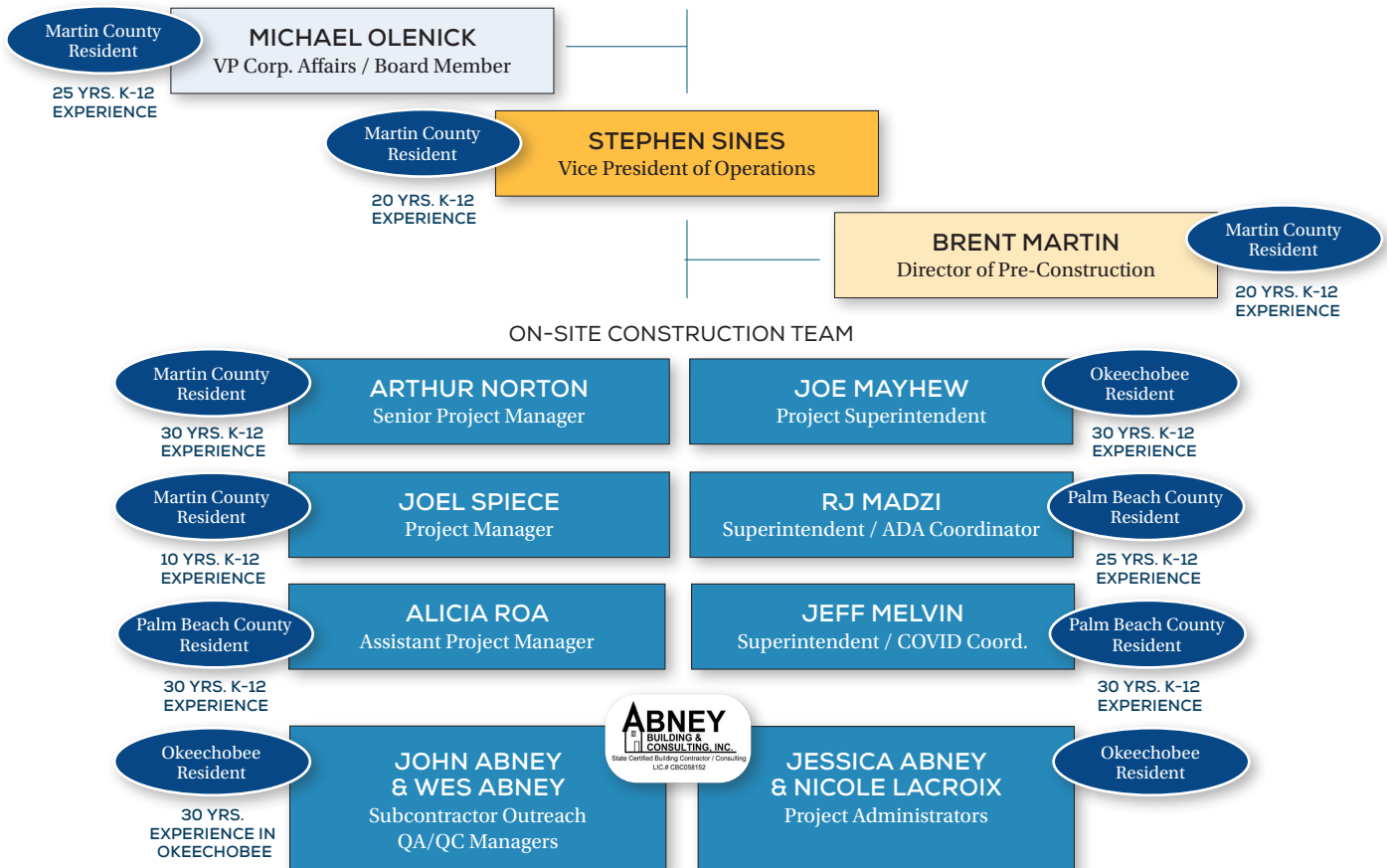
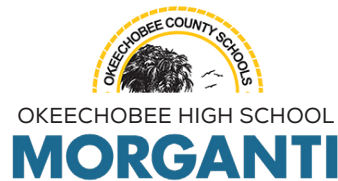




# TEAM EXPERTISE

The proposed team below are all K-12 construction professionals located within minutes of the Okeechobee High School project. This team has been critical in building public facilities in and around Okeechobee County for the past two decades.

	EDUCATIONAL EXPERTISE	OCCUPIED SITE PROFICIENCY	HIGH SCHOOL CONSTRUCTION	JLA COMPLIANCE
<b>Stephen Sines</b>   VP Operations	●	●	●	●
<b>Brent Martin</b>   Dir. Pre-Construction	●	●	●	●
<b>Arthur Norton</b>   Sr. Project Manager	●	●	●	●
<b>Joel Spiece</b>   Project Manager	●	●	●	●
<b>Joe Mayhew</b>   Project Superintendent	●	●	●	●
<b>RJ Madzi</b>   Superintendent   ADA Coordinator	●	●	●	●
<b>Jeff Melvin</b>   Superintendent   COVID Coordinator	●	●	●	●
<b>John Abney / Wes Abney</b>   Subcontractor Outreach   QA/QC Coordinators	●	●	●	●
<b>Jessica Abney / Nicole LaCroix</b>   Project Administrators	●	●	●	●





## STEPHEN SINES LEED AP, CGC

Vice President of Operations

Martin County  
Resident

Mr. Sines has been working in the construction industry since 1996. As a LEED Accredited Professional, Vice President of Operations, Certified General Contractor and firm Qualifier, Stephen is a dedicated professional committed to quality, safety, open communication and team success. Stephen is a dedicated professional, responsible for the management of all contracts and ensuring compliance with all terms and conditions. Mr. Sines' leadership, guidance and team support promotes a consistency with which Morganti's qualified staff have the tools to successfully manage a project from beginning to end.

### EXPERIENCE

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

### EDUCATION

- › BS Building Construction and Contracting – Georgia Southern University

### LICENSE / CERTIFICATIONS / AFFILIATIONS

- › Certified General Contractor
  - State of Florida
  - State of North Carolina
- › LEED AP
- › OSHA Certified
- › AGC Board Member

### MORGANTI EXPERIENCE

#### RELATED EXPERIENCE SAMPLING

FAU Continuing CM Services	CMAR	100,000sf+	\$14.6M	VP Operations
SLPS Continuing CM Services	CMAR	200,000sf+	\$22M	Ops Manager
VCSD Continuing CM Services	CMAR		\$2M	VP Operations
HCC Science Building 601	CMAR	44,600sf	\$8.4M	Sr. Proj. Manager
MCSD Martin County HS Security	CMAR		\$1.5M	VP Operations
MCSD Southfork High School	CMAR		\$18.5M	VP Operations
MCSD Martin County HS Sci/Adm	CMAR	70,000sf	\$17.3M	VP Operations
MCSD Indiantown Middle	CMAR	77,000sf	\$13.8M	Sr. Proj. Manager
MCSD JD Parker Elementary	CMAR	127,828sf	\$16.4M	Sr. Proj. Manager
MCSD Murray Middle Ph. I - 3	CMAR	77,000sf	\$16.7M	Sr. Proj. Manager
MCSD Citrus Grove Elementary	CMAR	110,000sf	\$23.3M	Project Manager
SDPBC Jupiter Middle School	CMAR		\$6.1M	VP Operations
SBBC Blanche Ely High School	CMAR	400,000sf	\$18.8M	VP Operations
SBBC Cypress Bay High School	CMAR	300,000sf	\$25.6M	VP Operations
SBBC JP Taravella Sr. High School	CMAR	200,000sf	\$12.5M	VP Operations
Somerset Academy	CMAR	40,000sf	\$8.1M	Ops Manager
OCPS Laureate Park Elementary	CMAR	88,180sf	\$15.6M	Ops Manager
OCPS Lockhart Elementary	CMAR	120,000sf	\$13.3M	Ops Manager
OCPS Lancaster Elementary	CMAR	105,000sf	\$14.5M	Ops Manager
Lake Worth Christian School	CMAR	13,000sf	\$1.8M	Ops Manager
HCSD 4 Classroom Buildings	CMAR	66,154sf	\$10M	Project Exec
GCSD NW MS/HS Renovation	CMAR	80,000sf	\$8.5M	Sr. Proj. Manager
SDPBC Seminole Ridge High Cafe	LS		\$800K	VP Operations
VOW Continuing CM Services	CMAR		\$5M	VP Operations
PBI Continuing CM Services	CMAR		\$60M	VP Operations
DOH Continuing CM Services	CMAR		\$2.5M	VP Operations
Martin County Fire Station #33	LS	15,000sf	\$3.3M	VP Operations
Martin County Fire Station #14	LS	15,000sf	\$3.3M	VP Operations
West Lake Tax Collector Srvc. Ctr.	CMAR	23,735sf	\$10.6M	VP Operations
Drive Shack Golf Center	LS	20,000sf	\$14.5M	VP Operations
Hernando Health Admin Bldg.	CMAR	57,000sf	\$12.2M	Sr. Proj. Manager
PBC Tax Central Service Center	CMAR	39,000sf	\$10.4M	Ops Manager
Ed Austin State Attorney's Office	LS	254,000sf	\$25.8M	Ops Manager

CURRENT ASSIGNMENT:  
All Florida pursuits

AVAILABLE FOR THIS  
PROJECT

YES



## BRENT MARTIN LEED AP, CGC *Director of Pre-Construction*

Martin County  
Resident

### EXPERIENCE

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

### EDUCATION

- › B.S. Construction and Planning - University of Florida

### LICENSE / CERTIFICATIONS / AFFILIATIONS

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

Mr. Martin has been working in the construction industry since 1998. As Pre-Construction Director, he leads the entire project team in facilitating critical construction activities from pre-construction to completion. He has many years of building construction experience on both the Pre-Construction and Construction side. Brent oversees the complete GMP process and remains involved in the project once it has started to ensure the budget is maintain and all goals are met. He works with the estimating team to ensure design specifications/state regulation compliance, schematic design/development coordination, constructability analysis, preliminary scheduling, alternate systems analysis, and value engineering, as well as, interfacing with bid documents and sub contracts.

### MORGANTI EXPERIENCE

#### RELATED EXPERIENCE SAMPLING

FAU Continuing CM Services	CMAR	100,000sf+	\$14.6M	Pre-Construction
VCSD Continuing CM Services	CMAR		\$2M	Pre-Construction
MCSD Southfork HS Reno	CMAR		\$18.5M	Pre-Construction
SDPBC Jupiter Middle School	CMAR		\$6.1M	Pre-Construction
MCSD Jensen Beach HS Reno	LS		\$300K	Pre-Construction
MCSD Martin County HS Sec.	LS		\$1.5M	Pre-Construction
VOW Continuing CM Services	CMAR		\$5M	Pre-Construction
PBI Continuing CM Services	CMAR		\$60M	Pre-Construction
Martin County Fire Station #14	LS	15,000sf	\$3.3M	Pre-Construction
Martin County Fire Station #33	LS	15,000sf	\$3.3M	Pre-Construction
West Lake Tax Collector Srvc. Ctr.	CMAR	23,735sf	\$10.6M	Pre-Construction
Drive Shack Golf Center	LS	20,000sf	\$14.5M	Pre-Construction
PBC Palm Tran South Exp.	CMAR	29,400sf	\$24.2M	Pre-Construction

### PERSONAL EXPERIENCE

#### RELATED EXPERIENCE SAMPLING

SDPBC Dwyer HS Facade	CMAR		\$300K	Pre-Construction
SDPBC North Palm Beach ES	CMAR	120,000sf	\$21M	Pre-Construction
SDPBC Dwight D. Eisenhower ES	CMAR		\$1.1M	Pre-Construction
SDPBC John I. Leonard HS Cafe	CMAR		\$1.3M	Pre-Construction
SDPBC Olympic Heights HS Facade	CMAR		\$300K	Pre-Construction
SDPBC ITV-Server Room	CMAR		\$450K	Pre-Construction
SDPBC Suncoast HS Low Voltage	CMAR		\$60K	Pre-Construction
SDPBC Continuing Term Contract				Pre-Construction
SBBC Blanche Ely HS	CMAR	400,000sf	\$18.8M	Pre-Construction
SBBC Cypress Bay HS	CMAR	300,000sf	\$25.6M	Pre-Construction
SBBC JP Taravella Sr. HS	CMAR	200,000sf	\$12.5M	Pre-Construction
MCSD Southfork HS	CMAR		\$18.5M	Pre-Construction
MCSD Jensen Beach HS	LS		\$300K	Pre-Construction
MCSD Martin County HS	LS		\$1.5M	Pre-Construction
MCSD Martin County HS	CMAR	70,000sf	\$17.3M	Pre-Construction
MCSD Pinewood ES	CMAR		\$9M	Pre-Construction
MCSD Anderson MS	CMAR		\$34M	Pre-Construction
MCSD Hobe Sound ES	CMAR		\$14M	Pre-Construction
IRSD Fellsmere ES	CMAR		\$8.6M	Pre-Construction
VOW Town Center	CMAR		\$6M	Pre-Construction
VOW Tennis Center	CMAR		\$7M	Pre-Construction

**CURRENT ASSIGNMENT:**  
All Florida pursuits

**AVAILABLE FOR THIS  
PROJECT**

**YES**



## JOHN ABNEY

QA/QC Coordinator / Subcontractor Outreach

Okeechobee County  
Resident

### EXPERIENCE

- › Years of Experience: 48

### EDUCATION

- › BS Building Construction - University of Florida

### LICENSES & CERTIFICATIONS

- › FL State Certified General Contractor # CGC003425

John W. Abney Sr. grew up in Okeechobee and attended Okeechobee County Schools, Indian River State College and graduated with a building construction degree from the University of Florida. His sons were also raised in Okeechobee and are State Certified Contractors. John W. "Wes" Abney, Jr. **OHS '90** and is President of Abney Building & Consulting, Inc. John spent his career working with local government including Okeechobee County Licensing Board, District IX Health Council, Glades County/Okeechobee County Economic Development Council, Okeechobee Task Force Advisory, Okeechobee County Comprehensive Plan Advisory, Okeechobee Utility Authority Working Group, Board of County Commissioners District 4, Treasure Coast Council of Local Government, Okeechobee Chamber of Commerce Member, United Way of Okeechobee County Board of Directors, Okeechobee Contractor's Association, Economic Council of Okeechobee, Okeechobee Education Foundation and Take Stock in Children.

### RELATED PROJECTS

- › Gilbert Chevrolet Dealership
- › Ford Motor Company Dealership
- › Okeechobee Health Care Facility
- › Chamber of Commerce Building
- › Walpole Inc Main Office
- › Law Offices of Gerald Lefebvre
- › Waste Management Administration Building
- › First Baptist Church of Okeechobee: Addition
- › Law Office of Cassels & McCall Addition



## WES ABNEY

QA/QC Coordinator / Subcontractor Outreach

Okeechobee County  
Resident

### EXPERIENCE

- › Years of Experience: 28

### EDUCATION

- › AS Building Construction - Indian River State College
- › Graduate of Okeechobee High School '90



### LICENSES & CERTIFICATIONS

- › FL State Certified Building Contractor # CBC058152

As the owner of Abney Building & Consulting, Inc., Wes is committed to Okeechobee County and Okeechobee High School where he graduated in 1990. John will work hand in hand with the Morganti team to implement programs in compliance with State and/or Federal guidelines. He has extensive knowledge in navigating local governing authorities and will be essential in public relations, and local vendor outreach. He will work closely with local and state building authorities, sub-contractors, and suppliers. Wes' connections with the Okeechobee community are critical to the success of this project.

### RELATED PROJECTS

- › Walpole Feed and Supply
- › Anchor Dental Build Out
- › Dr. Lombardo Total Renovation
- › Okeechobee Value SPECS
- › NexAir: Various smaller jobs
- › Walpole Airplane Hangar
- › Okeechobee Self Storage
- › Aspect Self Storage

AVAILABLE FOR THIS  
PROJECT

YES







## ARTHUR NORTON LEED AP

Senior Project Manager

Martin County  
Resident

Mr. Norton has been in the Construction industry since 1986. As a LEED Accredited Senior Project Manager, Arthur offers a proven track record of leadership, management, negotiation, and communication.

### EXPERIENCE

- › Years with Morganti: 15
- › Years of Experience: 35

### EDUCATION

- › BS Industrial Technology  
Central Connecticut State  
University

### CERTIFICATIONS

- › LEED AP
- › OSHA 30 hour

### MORGANTI EXPERIENCE

#### RELATED EXPERIENCE SAMPLING

FAU Continuing CM Services	CMAR	100,000sf+	\$14.6M	Project Manager
SLPS Continuing CM Services	CMAR	200,000sf+	\$22M	Project Manager
MCSD Martin County HS	CMAR	70,000sf	\$17.3M	Sr. Project Manager
SLPS Sam Gaines Academy	CMAR	320,000sf	\$37.8M	Project Manager
SLPS Port St. Lucie HS HVAC	CMAR	--	\$5M	Project Manager
DOH Continuing CM Services	CMAR		\$2.5M	Project Manager
PBI Continuing CM Services	CMAR		\$60M	Project Manager
West Lake Tax Collector	CMAR	20,000sf	\$10.6M	Sr. Project Manager
Drive Shack Golf Center	LS	60,000sf	\$14.5M	Sr. Project Manager
PBC Health Dept. Admin. Bldg.	CMAR	92,000sf	\$20.5M	Project Manager
Riviera Dental Clinic Renovation	CMAR	3,000sf	\$1.5M	Project Manager
PBC Tax Central Service Center	CMAR	39,000sf	\$10.4M	Project Manager
Hernando Health Admin Bldg.	CMAR	57,000sf	\$12.2M	Project Manager

### PERSONAL EXPERIENCE

#### RELATED EXPERIENCE SAMPLING

MCSD Martin County HS Reno	CMAR	7,000sf	\$900K	Project Manager
MCSD Murray Middle School	CMAR	4,000sf	\$450K	Project Manager
SDPBC Palm Springs ES Reno	CMAR	5,000sf	\$1M	Project Manager
SDPBC Suncoast HS Reno	CMAR	8,000sf	\$1.2M	Project Manager
SDPBC Forest Hill ES Reno	CMAR	6,000sf	\$700K	Project Manager
SDPBC Jupiter ES Reno	CMAR	7,000sf	\$700K	Project Manager
SDPBC Boca Raton HS Reno	CMAR	4,500sf	\$650K	Project Manager
SDPBC Lantana ES Reno	CMAR	2,500sf	\$600K	Project Manager
SLPS Mariposa ES Chiller	CMAR	5,000sf	\$1.9M	Project Manager
SLPS Southern Oaks ES Chiller	CMAR	5,000sf	\$890K	Project Manager
SLPS Mariposa ES Chiller	CMAR	5,000sf	\$1.1M	Project Manager
FPL Meter Facility	LS	--	\$2.4M	Project Manager
WPB Fire Maintenance Building	LS	5,000sf	\$1M	Project Manager
PBC SWA Transfer Station	LS	18,000sf	\$6M	Project Manager
Coconut Creek Car Dealership	LS	90,000sf	\$12M	Project Manager

CURRENT ASSIGNMENT:  
West Lake Tax Collector

AVAILABLE FOR THIS  
PROJECT

YES





# JOEL SPIECE

*Project Manager*

Martin County  
Resident

Mr. Spiece has been in the Construction industry since 2011. 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.

## EXPERIENCE

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

## EDUCATION

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

## CERTIFICATIONS

- › OSHA 30 hour

## MORGANTI EXPERIENCE

### RELATED EXPERIENCE SAMPLING

MCSD Jensen Beach High Reno	LS		\$300K	Project Manager
MCSD Martin County High Reno	LS		\$1.5M	Project Manager
SBBC Cypress Bay High School	CMAR	330,000 sf	\$25.6M	Pre-Construction
PBC Palm Tran South Expansion	CMAR	29,400 sf	\$24.4M	Project Manager
Martin County Fire Station #33	LS	15,000sf	\$3.3M	Project Manager

## PERSONAL EXPERIENCE

### RELATED EXPERIENCE SAMPLING

Emory U Health Sciences Research	CMAR		\$69M	Project Manager
Spelman College Read Wellness Ctr	CMAR		\$14M	Asst. Project Manager
Emory U Genetics Testing Lab	CMAR		\$12.7M	Asst. Project Manager
Emory U Oxford College Science	CMAR		\$23M	Project Engineer
Academy of Scholars Phase II	CMAR		\$3.2M	Project Engineer
Arylessence R&D Lab	CMAR		\$10M	Project Engineer

**CURRENT ASSIGNMENT:**  
Martin County Fire Station #33

**AVAILABLE FOR THIS  
PROJECT**

**YES**



## ALICIA ROA

Assistant Project Manager

Palm Beach  
County Resident

Ms. Roa has worked in the industry since 1989. She is an experience project manager with an architectural background, committed to producing high quality deliverables that are on time, within scope and on budget. Alicia is proficient in organization, time management, team building, leadership and site management.

### EXPERIENCE

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

### EDUCATION

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

### MORGANTI EXPERIENCE

#### RELATED EXPERIENCE SAMPLING

VCS Continuing CM Services	CMAR	\$3M	Asst. Project Manager
SBBC Blanche Ely High	CMAR	302,000sf	\$18.8M Project Manager

### PERSONAL EXPERIENCE

#### RELATED EXPERIENCE SAMPLING

MDCSD Melrose Elementary	CMAR	\$4.8M	Project Manager
MDCSD West Lakes Prep Academy	CMAR	\$7.2M	Project Manager
MDCSD IPrep 5 Math Facilities	CMAR	\$2.5M	Project Manager
MDCSD Neva King Cooper School	CMAR	\$250K	Project Manager
MDCSD Coral Park Elementary	CMAR	\$465K	Project Manager
MDCSD Highland Oaks Middle	CMAR	\$767K	Project Manager
MDCSD Hialeah Middle	CMAR	\$990K	Project Manager
MDCSD Jose Marti Middle	CMAR	\$990K	Project Manager
MDCSD Citrus Grove Middle	CMAR	\$990K	Project Manager
MDCSD Palm Springs Middle	CMAR	\$3.73M	Project Manager
MDCSD JFK Middle	CMAR	\$990K	Project Manager
MDCSD Miami Lakes Tech Center	CMAR	\$5.95M	Project Manager
FIU Additions/Renovations	CMAR	\$1.3M	Project Manager
MDCSD Chapman Elementary	CMAR		Close Out
MDCSD Mays Middle School	CMAR		Close Out
MDCSD South Miami Heights ES	CMAR		Close Out
MDCSD Miami Heights ES	CMAR		Close Out
MDCSD Caribbean Elementary	CMAR		Close Out
MDCSD Oak Grove Elementary	CMAR		Close Out
MDCSD Miami South Ridge HS	CMAR		Close Out
MDCSD Morningside Elementary	CMAR		Close Out
Shoppes of Civica	LS	\$7.3M	Project Engineer
Barcelona	LS	132,400sf	Project Manager
Lomas de Juanambu	LS	139,930sf	Project Manager
Altillos de Juanambu	LS	242,300sf	Project Manager
Isla de Creta	LS	24,200sf	Project Manager
El Jaguey	LS	59,200sf	Project Manager
Lomitas	LS	58,500sf	Project Manager
Santa Monica Real Complex	LS	193,000sf	Project Manager

**CURRENT ASSIGNMENT:**  
Blanche Ely High School

**AVAILABLE FOR THIS  
PROJECT**

**YES**



## JOE MAYHEW

*Project Superintendent*

Okeechobee County  
Resident

Mr. Mayhew has been involved in the construction industry since 1986. Joe has worked on many complex project types including: Aviation, Educational and Municipal Facilities. As an OSHA Certified Project Superintendent he is the key to quality control and safety management regarding the on-site construction staff. The leadership he provides represents a significant contribution to the project's on-time and on-budget completion.

### EXPERIENCE

- › Years with Morganti: 23
- › Years of Experience: 35

### CERTIFICATIONS

- › OSHA 30 hour

## MORGANTI EXPERIENCE

### RELATED EXPERIENCE SAMPLING

IRSC Continuing CM Services	CMAR	1,000sf	\$1M	Superintendent
SLPS Continuing CM Services	CMAR	200,000sf+	\$22M	Superintendent
FAU Continuing CM Services	CMAR	100,000sf+	\$14.6M	Superintendent
MCSD Jensen Beach High	CMAR	300,000sf	\$47.8M	Superintendent
MCSD Martin County High School	CMAR	70,000sf	\$17.3M	Superintendent
MCSD JD Parker Elementary	CMAR	127,000sf	\$16.3M	Superintendent
MCSD Indiantown Middle School	CMAR	77,000sf	\$13.8M	Superintendent
FAU Campus Improvements	CMAR	100,000sf+	\$11.9M	Superintendent
SDPBC Pierce Hammock ES	CMAR	120,000sf	\$12.7M	Superintendent
SDPBC Forest Hill Elementary	CMAR	93,000sf	\$10.8M	Superintendent
SDPBC Jupiter High School	CMAR	340,000sf	\$47.3M	Superintendent
MCSD Murray Middle School	CMAR	77,000sf	\$16.6M	Superintendent
SLPS Lincoln Park Academy	CMAR	100,000sf	\$20.3M	Superintendent
SLPS Ft. Pierce Magnet Roof	CMAR	100,000sf	\$1.25M	Superintendent
GCSD NW Middle School	CMAR	80,000sf	\$5.7M	Superintendent
GCSD NW High School	CMAR	30,000sf	\$2.8M	Superintendent
PBI Continuing CM Services	CMAR		\$60M	Superintendent
PBI Utility Roadway	LS	.5 miles	\$12M	Superintendent
Ed Austin State Attorney's Office	LS	254,000sf	\$25.8M	Superintendent
EYW Passenger Terminal	CMAR	185,000sf	\$31.6M	Superintendent
FLL Terminals 2 & 3 Renovations	CMAR	662,000sf	\$20.5M	Superintendent
Lake Worth Casino Building	CMAR	32,000sf	\$12.7M	Superintendent
MTH Airport Renovations	CMAR	18,000sf	\$4M	Superintendent

### CURRENT ASSIGNMENT:

Martin County High School  
Jensen Beach High School

AVAILABLE FOR THIS  
PROJECT

YES



## JEFF MELVIN

*Superintendent / COVID Coordinator*

Palm Beach  
County Resident

### EXPERIENCE

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

### CERTIFICATIONS

- › OSHA 30 Certified
- › First Aid CPR

Mr. Melvin has been involved in the construction industry since 1990. Jeff is an experienced commercial construction superintendent, well-versed in the fast paced construction process in South Florida. He has worked successfully with a vast amount of different Owners including County Governments, US Army Corps of Engineers, U.S. Navy, School Boards, Colleges, USPS, Medical and Private Owners utilizing multiple delivery methods. As a carpenter, foreman and OSHA Certified Project Superintendent, Jeff's years of experience, attention to detail and unmatched safety record have given him the solid reputation as a well-qualified and respected construction professional.

### MORGANTI EXPERIENCE

#### RELATED EXPERIENCE SAMPLING

MCSD Martin County High	CMAR	70,000 sf	\$17.3M	Superintendent
Somerset Academy	CMAR	40,000 sf	\$8.1M	Superintendent

### PERSONAL EXPERIENCE

#### RELATED EXPERIENCE SAMPLING

MCSD Pinewood Elementary	CMAR	\$7.1M	Superintendent
OCPS SunRidge Middle	CMAR	\$31M	Superintendent
SBBC Lake Forest Elementary	CMAR	\$4.5M	Superintendent
SBBC Westwood Heights Elementary	CMAR	\$3.9M	Superintendent
MDSD Ponce DeLeon Middle	CMAR	\$12.5M	Superintendent
MDSD Miami Coral Park High	CMAR	\$13M	Superintendent
MDSD Henry Filer MS Auditorium	CMAR	\$4.5M	Superintendent
Broward Health Medical Center	CMAR	\$2.7M	Superintendent
Broward College Concert Hall	CMAR	\$6.4M	Superintendent
Port Everglades Terminal 18	CMAR	\$55M	Superintendent
Miramar Regional Park & Wetlands	CMAR	\$11M	Superintendent
Circle Site Primary Learning Center	CMAR	\$7.2M	Superintendent
Nob Hill Soccer Fields & Clubhouse	CMAR	\$5.2M	Superintendent
Sawgrass Sanctuary Park	CMAR	\$2.8M	Superintendent
PBC Convention Parking Garage	CMAR	\$44M	Superintendent
Jupiter Island Beach Club	CMAR	\$26M	Superintendent
Palm Beach Beach Club	CMAR	\$7M	Superintendent
VA Hospital 6th Floor Renovation	LS	\$1M	Superintendent
Special Needs Gym & Event Center	CMAR	\$14M	Superintendent
Boy Scout Briton Environmental Ctr	CMAR	\$4.5M	Superintendent
US Navy Bachelor Officer Quarters	LS	\$10.8M	Superintendent
Ley Memorial Historic Renovations	LS	\$1.5M	Superintendent
Truman School & Gov't Building	LS	\$4.2M	Superintendent
New Tequesta USPS Post Office	LS	\$2.5M	Superintendent

**CURRENT ASSIGNMENT:**  
Fire Station #33

**AVAILABLE FOR THIS  
PROJECT**

**YES**



## RJ MADZI

*Superintendent / ADA Coordinator*

Palm Beach  
County Resident

Mr. Madzi has been involved in the construction industry since 1990. RJ has worked on dozens of projects in the tri-county area with a heavy focus on educational construction. In addition to K-12 he has extensive experience in residential, medical, light industrial, financial, recreational and retail construction. He has experience supervising LEED projects and uses his skills to ensure the highest levels of safety and delivered quality.

### 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

### MORGANTI EXPERIENCE

#### RELATED EXPERIENCE SAMPLING

SBBC Blanche Ely High	CMAR	302,000sf	\$18.8M	Superintendent
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### PERSONAL EXPERIENCE

#### RELATED EXPERIENCE SAMPLING

SBBC Coral Glades High School	CMAR	\$3M	Superintendent
SBBC Monarch High School	CMAR	\$3M	Superintendent
SBBC JP Taravella High School	CMAR	\$3M	Superintendent
SBBC Dolphin Bay Elementary	CMAR	\$27M	Superintendent
SBBC Cypress Run Alt. Edu. Center	CMAR	\$16M	Superintendent
SBBC Stoneman Douglas High	CMAR	\$13M	Superintendent
SBBC Western High School	CMAR	\$5M	Superintendent
MCSD Crystal Lake Elementary	CMAR	\$2.5M	Superintendent
FAU / SDPBC AD Henderson K-12	CMAR	\$5M	Superintendent
FIU Campus Renovations	CMAR	\$2M	Superintendent
Broward Health ADA Renovations	CMAR	\$1M	Superintendent
Wellington Tennis Facility	CMAR	\$7M	Superintendent
Wellington Community Center	CMAR	\$7M	Superintendent

**CURRENT ASSIGNMENT:**  
Blanche Ely High School

**AVAILABLE FOR THIS  
PROJECT**

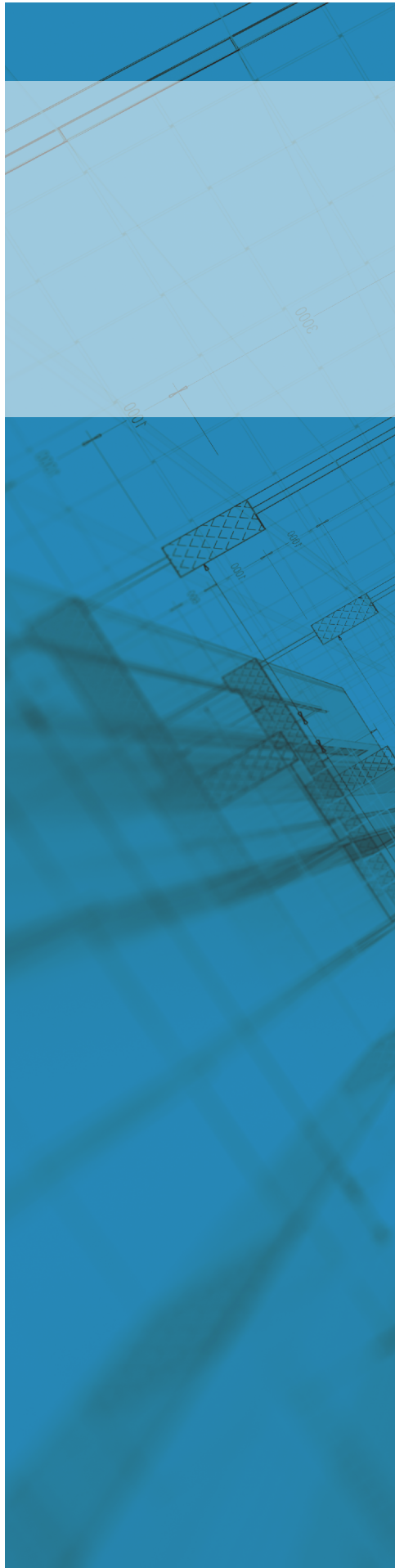
**YES**





TAB 7

# Past Performance Clients





SF330 FORM

# ARCHITECT - ENGINEER QUALIFICATIONS

## PART I - CONTRACT-SPECIFIC QUALIFICATIONS

### A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

The Replacement of Okeechobee High School

2. PUBLIC NOTICE DATE

June 28, 2021

3. SOLICITATION OR PROJECT NUMBER

21/22-01

### B. CONSTRUCTION MANAGER ~~ARCHITECT-ENGINEER~~ POINT OF CONTACT

4. NAME AND TITLE

Stephen Sines - Vice President of Operations

5. NAME OF FIRM

the Morganti Group, Inc.

6. TELEPHONE NUMBER

(561) 689-0200

7. FAX NUMBER

N/A

8. E-MAIL ADDRESS

ssines@morganti.com

### C. PROPOSED TEAM (Complete this section for the prime contractor and all key subcontractors.)

(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCONTRACTOR			
a	X			Morganti Group, Inc. <input type="checkbox"/> CHECK IF BRANCH OFFICE	1662 North US Highway 1, Suite C Jupiter, FL 33469	Construction Manager
b		X		Abney Construction <input type="checkbox"/> CHECK IF BRANCH OFFICE	207 NE 2nd Street Okeechobee, FL 34972	CM Partner
c				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

### D. ORGANIZATIONAL CHART OF PROPOSED TEAM

X

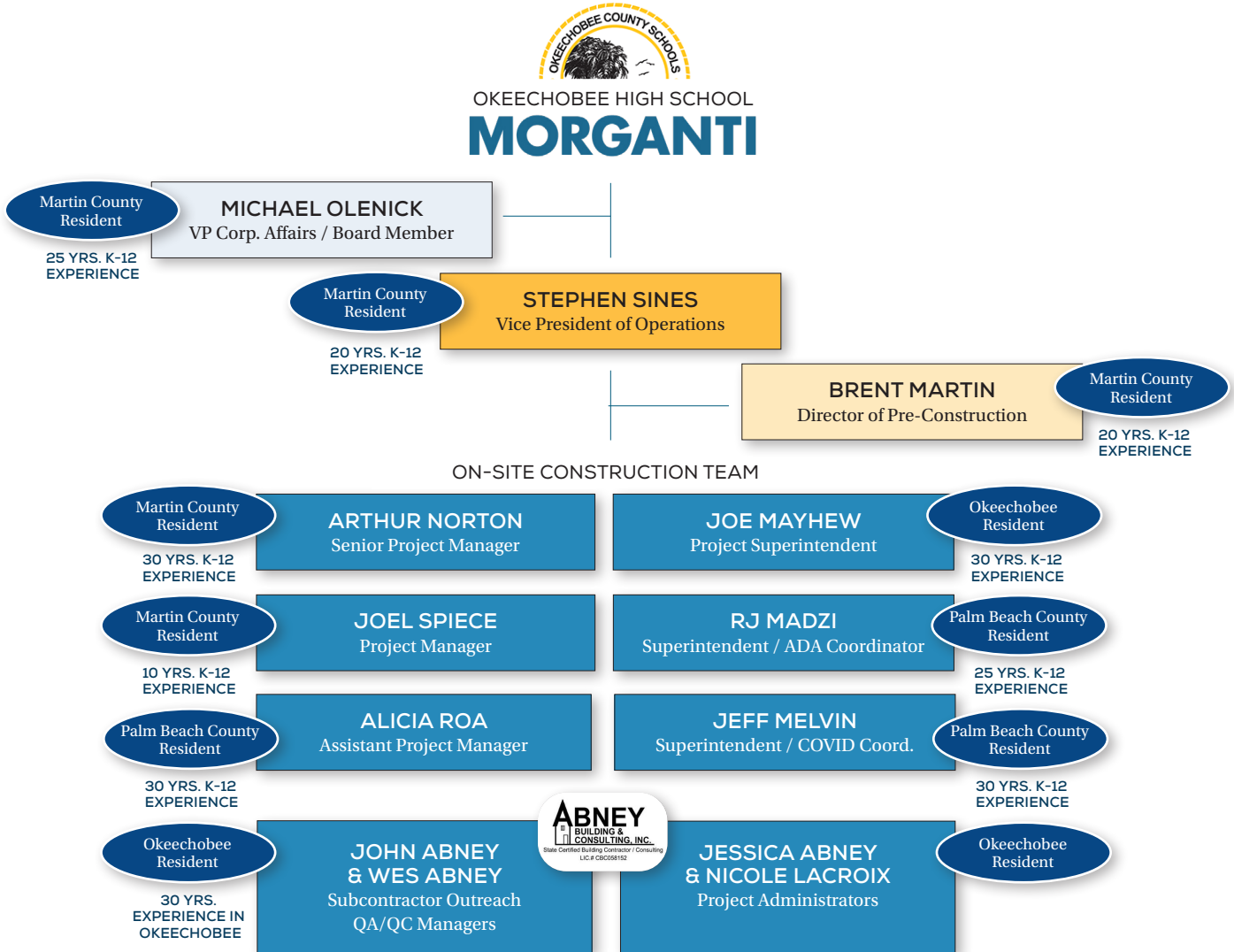
(Attached)

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## D. ORGANIZATIONAL CHART



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## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Stephen Sines	VP of Operations	a. TOTAL 25	b. WITH CURRENT FIRM 17
15. FIRM NAME AND LOCATION (City and State) Morganti Group, Inc. - Jupiter, FL			
16. EDUCATION (Degree and Specialization) BS Building Construction and Contracting - Georgia Southern University		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Certified General Contractor - State of Florida & North Carolina	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) LEED AP   OSHA Certified			
19. RELEVANT PROJECTS			
a	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	MCSD Indiantown Middle School	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Indiantown, FL	CONSTRUCTION (If Applicable)
			N/A
			2010
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
\$13.8M   77,000 SF   Occupied Campus   Additions and Renovation			
b	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	MCSD Martin County High School	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Stuart FL	CONSTRUCTION (If Applicable)
			N/A
			2017
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
\$17.3M   70,000 SF   Occupied Campus   Science and Admin Building Addition   Renovation and Demolition			
c	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	SBBC Blanche Ely High School	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Pompano, FL	CONSTRUCTION (If Applicable)
			N/A
			2021
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
\$18.8M   302,000 SF   Occupied Campus   Additions and Renovations			
d	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	SBBC Cypress Bay High School	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Weston, FL	CONSTRUCTION (If Applicable)
			N/A
			2021
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
\$25.6M   437,686 SF   Occupied Campus   Additions and Renovations			

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## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Arthur Norton	Senior Project Manager	a. TOTAL 35	b. WITH CURRENT FIRM 15
15. FIRM NAME AND LOCATION (City and State) Morganti Group, Inc. - Jupiter, FL			
16. EDUCATION (Degree and Specialization) BS Industrial Technology - Central Connecticut State University		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) LEED AP   OSHA 30 hour			
19. RELEVANT PROJECTS			
a	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	SLPS Sam Gaines Academy	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Fort Pierce, FL	CONSTRUCTION (If Applicable)
			N/A
			2007
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
\$37.7M   32,000 SF   New School Construction			
b	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	MCSD Martin County High School	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Stuart FL	CONSTRUCTION (If Applicable)
			N/A
			2017
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
\$17.3M   70,000 SF   Occupied Campus   Science and Admin Building Addition   Renovation and Demolition			
c	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	SLPS Port St. Lucie High School HVAC	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Port St. Lucie, FL	CONSTRUCTION (If Applicable)
			N/A
			2013
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
\$5.5M   Occupied Campus   Systems Upgrade			
d	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	PBC Tax Collector Central Service Center	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Lake Worth, FL	CONSTRUCTION (If Applicable)
			N/A
			2016
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
\$13.3M   New Administration Building			

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## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Joel Spiece	Project Manager	a. TOTAL 10	b. WITH CURRENT FIRM 3
15. FIRM NAME AND LOCATION (City and State) Morganti Group, Inc. - Jupiter, FL			
16. EDUCATION (Degree and Specialization) B.S. Construction Management Southern Polytechnic State University		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) OSHA 30 hour			
19. RELEVANT PROJECTS			
a	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	PBC Palm Tran South Expansion	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Delray Beach, FL	CONSTRUCTION (If Applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		N/A
			2021
		X	Check if project performed with current firm
\$24.2M   50,000 SF   Demolition and New Construction on Active Bus Terminal Site			
b	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	MCSD Jensen Beach High School Upgrades	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Jensen Beach FL	CONSTRUCTION (If Applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		N/A
			2021
		X	Check if project performed with current firm
\$300K   Occupied Campus   System Upgrades			
c	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	MCSD Martin County High School Upgrades	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Stuart FL	CONSTRUCTION (If Applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		N/A
			2021
		X	Check if project performed with current firm
\$1.5M   Occupied Campus   System Upgrades			
d	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	Emory U Health Sciences Research	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Atlanta, GA	CONSTRUCTION (If Applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		N/A
			2016
			Check if project performed with current firm
\$69M   Occupied Campus   New Health Science Research Building Addition			

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SF330 FORM

## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Alicia Roa	Assistant Project Manager	a. TOTAL 32	b. WITH CURRENT FIRM 2
15. FIRM NAME AND LOCATION (City and State) Morganti Group, Inc. - Jupiter, FL			
16. EDUCATION (Degree and Specialization) M.S. Construction Management - Florida International University B.A. Architecture - San Buenaventura University		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			
19. RELEVANT PROJECTS			
a	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	SBBC Blanche Ely High School	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Pompano, FL	CONSTRUCTION (If Applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		N/A
			2021
		X	Check if project performed with current firm
\$18.8M   302,000 SF   Occupied Campus   Additions and Renovations			
b	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	Volusia County School Continuing CM Services	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Deland FL	CONSTRUCTION (If Applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		N/A
			2021
		X	Check if project performed with current firm
\$3M   Occupied Campus   Renovations			
c	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	SBBC Cypress Bay High School	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Weston, FL	CONSTRUCTION (If Applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		N/A
			2021
		X	Check if project performed with current firm
\$25.6M   437,686 SF   Occupied Campus   Additions and Renovations			
d	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	MCSD Melrose Elementary	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Miami, FL	CONSTRUCTION (If Applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		N/A
			2017
			Check if project performed with current firm
\$4.8M   Occupied Campus   Additions and Renovations			

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## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Joe Mayhew	Superintendent	a. TOTAL 35	b. WITH CURRENT FIRM 23
15. FIRM NAME AND LOCATION (City and State) Morganti Group, Inc. - Jupiter, FL			
16. EDUCATION (Degree and Specialization)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) OSHA 30 hour			
19. RELEVANT PROJECTS			
a	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	MCSD Indiantown Middle School	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Indiantown, FL	CONSTRUCTION (If Applicable)
			N/A
			2010
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
\$13.8M   77,000 SF   Occupied Campus   Additions and Renovation			
b	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	MCSD Martin County High School	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Stuart FL	CONSTRUCTION (If Applicable)
			N/A
			2017
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
\$17.3M   70,000 SF   Occupied Campus   Science and Admin Building Addition   Renovation and Demolition			
c	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	MCSD Jensen Beach High School	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Jensen Beach, FL	CONSTRUCTION (If Applicable)
			N/A
			2005
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
\$48M   301,728 SF   New Construction			
d	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	SLPS Lincoln Park Academy	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Ft. Pierce, FL	CONSTRUCTION (If Applicable)
			N/A
			2012
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
\$20.3M   100,064 SF   Occupied Campus   Demolition and New Construction			

AUTHORIZED FOR LOCAL REPRODUCTION | STANDARD FORM 330





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## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
RJ Madzi	Superintendent / ADA Coordinator	a. TOTAL 31	b. WITH CURRENT FIRM 5

15. FIRM NAME AND LOCATION (City and State)			
Morganti Group, Inc. - Jupiter, FL			

16. EDUCATION (Degree and Specialization)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
Florida Atlantic University			

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS			
a	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	SBBC Blanche Ely High School	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Pompano, FL	CONSTRUCTION (If Applicable)
		N/A	2021
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X Check if project performed with current firm
\$18.8M   302,000 SF   Occupied Campus   Additions and Renovations			
b	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	SBBC Dolphin Bay Elementary	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Ft. Lauderdale FL	CONSTRUCTION (If Applicable)
		N/A	2015
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		Check if project performed with current firm
\$27M   New Elementary School			
c	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	SBBC Cypress Run Adult Education Center	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Weston, FL	CONSTRUCTION (If Applicable)
		N/A	2014
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		Check if project performed with current firm
\$16M   New Construction			
d	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	SBBC Stoneman Douglas High School	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Coral Springs, FL	CONSTRUCTION (If Applicable)
		N/A	2013
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		Check if project performed with current firm
\$13M   Occupied Campus   Additions and Renovations			

AUTHORIZED FOR LOCAL REPRODUCTION | STANDARD FORM 330



SF330 FORM

## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Jeff Melvin	Superintendent / COVID Coordinator	a. TOTAL 31	b. WITH CURRENT FIRM 5
15. FIRM NAME AND LOCATION (City and State) Morganti Group, Inc. - Jupiter, FL			
16. EDUCATION (Degree and Specialization)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS			
a	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	MCSD Martin County High School	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Stuart, FL	CONSTRUCTION (If Applicable)
			N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
\$17.3M   70,000 SF   Occupied Campus   Additions and Renovations			
b	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	MCSD Pinewood Elementary School	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Stuart, FL	CONSTRUCTION (If Applicable)
			N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE			Check if project performed with current firm
\$71M   Occupied Site   Additions and Renovation			
c	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	Somerset Academy	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Fort Pierce, FL	CONSTRUCTION (If Applicable)
			N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
\$8M   40,000 SF   New Construction			
d	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	OCPS SunRidge Middle School	PROFESSIONAL SERVICES
	PROJECT LOCATION:	Orlando, FL	CONSTRUCTION (If Applicable)
			N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE			Check if project performed with current firm
\$31M   New Construction			

AUTHORIZED FOR LOCAL REPRODUCTION | STANDARD FORM 330



SF330 FORM

## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Wes Abney	QA/QC Coordinator & Sub Outreach	a. TOTAL 28	b. WITH CURRENT FIRM 10

15. FIRM NAME AND LOCATION (City and State)  
Abney Building & Consulting

16. EDUCATION (Degree and Specialization) AS Building Construction - IRSC Graduate of Okeechobee High School '90	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) FL State Certified Building Contracts # CBC058152
--	---

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

19. RELEVANT PROJECTS				
a	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	PROJECT NAME:	Walpole Feed and Supply	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Okeechobee, FL	N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
b	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	PROJECT NAME:	Okeechobee Value SPECS	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Okeechobee, FL	N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE			Check if project performed with current firm
c	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	PROJECT NAME:	Walpole Airplane Hangar	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Okeechobee, FL	N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
d	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	PROJECT NAME:	Okeechobee Self Storage	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Okeechobee, FL	N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm

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## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
John Abney	QA/QC Coordinator & Sub Outreach	a. TOTAL 48	b. WITH CURRENT FIRM 10
15. FIRM NAME AND LOCATION (City and State) Abney Building & Consulting			
16. EDUCATION (Degree and Specialization) BS Building Construction - University of Florida		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) FL State Certified General Contracts # CGC003425	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS			
a	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	Okeechobee Health Care Facility	PROFESSIONAL SERVICES      CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Okeechobee, FL	N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X      Check if project performed with current firm
b	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	Chamber of Commerce Building	PROFESSIONAL SERVICES      CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Okeechobee, FL	N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		Check if project performed with current firm
c	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	Waste Management Administration Building	PROFESSIONAL SERVICES      CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Okeechobee, FL	N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X      Check if project performed with current firm
d	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:	First Baptist Church of Okeechobee	PROFESSIONAL SERVICES      CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Okeechobee, FL	N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X      Check if project performed with current firm

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## F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

**1**

21. TITLE AND LOCATION (City and State)		22. YEAR COMPLETED	
Jensen Beach High School New Construction and various renovations		PROFESSIONAL SERVICES N/A	CONSTRUCTION 2002-2021
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER <b>Martin County School District</b>	b. POINT OF CONTACT <b>Mark Sechrist</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>(772) 219-1200</b>	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			
<p>This 301,728 sf high school included both roadway construction to access the site and the construction of a complete campus with 2-story classroom buildings, music, art, science labs, vocational labs, food service, media center, administration, gymnasium and an auditorium. In addition the school functions as a Category 5 Hurricane Shelter for Martin County.</p> <p>The campus required a stadium complex for both football, track and field events including stadium bleachers lighting, locker rooms and press boxes on both sides. The football field was an elaborate design with an underdrain system installed diagonally every thirty feet for proper drainage to allow superior growing conditions for the Bermuda sports turf.</p> <p>Among the many construction management services provided, value engineering was one of the most important. The owner accepted \$3,824,291 worth of value engineering providing the school items that were only on their wish list: including the addition of Stadium Building #7 housing locker rooms and athletic offices.</p>			
PROJECT COSTS		SERVICES PROVIDED	
CONSTRUCTION COST	\$75,411,612 (adjusted to 2021 dollars)	Construction Management at Risk	
DESIGN FEE	N/A		
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME The Morganti Group, Inc.	(2) FIRM LOCATION (City and State) Jupiter, FL	(3) ROLE CMAR
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

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## F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

2

21. TITLE AND LOCATION (City and State)		22. YEAR COMPLETED	
Martin County High School Science and Admin Bldg Addition and various renovations		PROFESSIONAL SERVICES N/A	CONSTRUCTION 2016 - 2021
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER <b>Martin County School District</b>	b. POINT OF CONTACT <b>Mark Sechrist</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>(772) 219-1200</b>	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			
<p>This project consists of a new 80,000 sf 2-story Classroom / Administration Building boasting Science Labs and Office Suites. All construction was conducted on an active / occupied high school campus, requiring a high level of schedule coordination and safety management. The project also included demolition of the old Administration Building, site work and code compliance upgrades to meet the requirements of the Martin County Schools Facility list.</p>			
PROJECT COSTS		SERVICES PROVIDED	
CONSTRUCTION COST	\$17,300,000	Construction Management at Risk	
DESIGN FEE	N/A		
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME The Morganti Group, Inc.	(2) FIRM LOCATION (City and State) Jupiter, FL	(3) ROLE CMAR
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

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## F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

**3**

21. TITLE AND LOCATION (City and State)	22. YEAR COMPLETED
Cypress Bay High School Improvements	PROFESSIONAL SERVICES N/A
	CONSTRUCTION 2018 - 2021

### 23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER <b>Broward County Public Schools</b>	b. POINT OF CONTACT <b>Matthew Hunt</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>(954) 744-5515</b>
--	--	---

### 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Cypress Bay Senior High School is an existing school originally built in 2001 encompassing nine (9) buildings and sixty-one (61) portable facilities. Phase 1 consists of envelope improvements to 355,686 sf of space including Building 8 and HVAC improvements for Buildings 1 and 3 and safety and security improvements for Building 99 on the Cypress Bay High School campus. Phase 2 consists of construction of a new 82,000 sf three story classroom building on the high school campus which will house 61 education spaces for grades 9-12. Work also includes associated site work, utilities and selected off-site work.

This project has been let out in two phases to allow the renovation and improvement work to begin while the new classroom addition was finishing design and permitting. The new classroom building is designed to resemble the school's lightning bolt logo when viewed from above with two distinct kinks in the building. This adds complexity and coordination to construct this unique design.



PROJECT COSTS	SERVICES PROVIDED
CONSTRUCTION COST \$25,604,000	Construction Management at Risk
DESIGN FEE N/A	

### 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME The Morganti Group, Inc.	(2) FIRM LOCATION (City and State) Jupiter, FL	(3) ROLE CMAR
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

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## F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

4

21. TITLE AND LOCATION (City and State)

Blanche Ely High School Improvements

22. YEAR COMPLETED

PROFESSIONAL SERVICES  
N/A

CONSTRUCTION  
2017 - 2021

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

**Broward County Public Schools**

b. POINT OF CONTACT

**Gustavo Martinez**

c. POINT OF CONTACT TELEPHONE NUMBER

**(754) 321-4859**

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Blanche Ely High School is an occupied campus renovation project that includes gymnasium accessibility, ADA lifts, outdoor dining renovation, fire sprinkler system upgrade, HVAC improvements, several of the buildings have building envelope improvements, the stem labs and media center are upgraded and new roofs on most of the buildings. This 302,000sf facility is broken down over sixteen different buildings. This scope of work has been put into five different phases. Strict adherence to schedule and tight site logistics were required as this campus is still occupied with students. The demolition of the roof, changing out the central plant and getting it back on line, plus the demo and build back of the HVAC equipment in the different mechanical rooms throughout the buildings.



PROJECT COSTS

CONSTRUCTION COST \$18,808,500

DESIGN FEE N/A

SERVICES PROVIDED

Construction Management at Risk

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME The Morganti Group, Inc.	(2) FIRM LOCATION (City and State) Jupiter, FL	(3) ROLE CMAR
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

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### F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

5

#### 21. TITLE AND LOCATION (City and State)

JP Taravella High School Improvements

#### 22. YEAR COMPLETED

PROFESSIONAL SERVICES  
N/A

CONSTRUCTION  
2020 - 2021

#### 23. PROJECT OWNER'S INFORMATION

##### a. PROJECT OWNER

**Broward County Public Schools**

##### b. POINT OF CONTACT

**Jaime Margulles**

##### c. POINT OF CONTACT TELEPHONE NUMBER

**(305) 441-1556**

#### 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The JP Taravella High School renovation project, currently in construction, consists of upgrades to the Fire Sprinklers, Security Systems, Building Envelope, HVAC, STEM Lab and Media Center. All improvements are being constructed in a fully-high school campus.

This included 120,000 sf of re-roof of Classroom Buildings, replacement of Cooling Towers, Chillers, Air Handling Units, and Ductwork in classroom buildings and the remodel of the STEM Lab, Media Center, Hospitality Room (food service).

A complete replacement of Cooling Towers and Chillers will take place during the summer to include a temporary chiller to maintain climate control in the school. All re-roofing work is to occur at night to eliminate disruption to the school's daily activities.



#### PROJECT COSTS

CONSTRUCTION COST \$12,500,000

DESIGN FEE N/A

#### SERVICES PROVIDED

Construction Management at Risk

#### 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME The Morganti Group, Inc.	(2) FIRM LOCATION (City and State) Jupiter, FL	(3) ROLE CMAR
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

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## F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

6

21. TITLE AND LOCATION (City and State)

Lincoln Park Academy 6-12 Additions and Renovation

22. YEAR COMPLETED

PROFESSIONAL SERVICES  
N/A

CONSTRUCTION  
2012

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

St. Lucie County Public Schools

b. POINT OF CONTACT

Marty Sanders

c. POINT OF CONTACT TELEPHONE NUMBER

(772) 340-7100

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The Lincoln Park Academy project consisted of demolition of existing buildings 1-9, 11-13, 15-20, 24 and 27, the new construction of a 66,464 sf 2-story LEED Silver classroom building, a new 33,600 sf LEED Certified cafeteria building, sitework and landscaping. The construction took place on a 6th -12th grade campus (both Middle School & High School Served From Plant) that remained occupied and fully-functional throughout construction. As the project was nearing completion the district asked Morganti to stay on site and complete the ball fields. The locker room included the renovation of multiple gang restrooms each containing 5 (women's) stalls/1 handicap/5 sinks, 2 urinals/3 (men's) stalls/1 handicap/5 sinks, tile walls and floor; new plumbing fixtures and HVAC duct adjustments.

The project also required a complete replacement of the existing chiller building and system with a new LEED Certified Thermal Energy Storage Ice Storage Plant with Glycol Management which supported the new buildings as well as the existing high school. The new plant had to be integrated into the existing chilled that serviced the existing AHU while the campus remained operational.



PROJECT COSTS

CONSTRUCTION COST \$25,324,784 (adjusted to 2021 dollars)

DESIGN FEE N/A

SERVICES PROVIDED

Construction Management at Risk

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME The Morganti Group, Inc.	(2) FIRM LOCATION (City and State) Jupiter, FL	(3) ROLE CMAR
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

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## F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

7

21. TITLE AND LOCATION (City and State)

Sam Gaines Academy  
Fort Pierce, FL

22. YEAR COMPLETED

PROFESSIONAL SERVICES CONSTRUCTION  
N/A 2007

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

**St. Lucie County Public Schools**

b. POINT OF CONTACT

**Marty Sanders**

c. POINT OF CONTACT TELEPHONE NUMBER

**(772) 340-7100**

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

This new 320,000 sf K-8 campus was comprised of multiple academic classrooms, administration areas, music suites, art rooms, science labs, gymnasium, auditorium and athletic fields. The site was mired with undesirable soil conditions. Through Morganti's teamwork and dedication, the project was completed in less than a year.



PROJECT COSTS

CONSTRUCTION COST \$52,814,128.76 (adjusted to 2021 dollars)

DESIGN FEE N/A

SERVICES PROVIDED

Construction Management at Risk

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME The Morganti Group, Inc.	(2) FIRM LOCATION (City and State) Jupiter, FL	(3) ROLE CMAR
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

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## F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

8

21. TITLE AND LOCATION (City and State)

Indiantown Middle School  
Indiantown, FL

22. YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION
N/A	2010

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

**Martin County School District**

b. POINT OF CONTACT

**Mark Sechrist**

c. POINT OF CONTACT TELEPHONE NUMBER

**(772) 219-1200**

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The Morganti Group was awarded this phased middle school modernization project as a direct result of the recent successful delivery of the same project at Murray Middle School. This project consisted of the construction of a new 2-story Classroom Building and Cafeteria, upgrades to the existing HVAC Plant and renovations to the existing facility to provide current code compliance and meet the requirements of the Martin County Schools Facility list. This school remained occupied throughout construction.



PROJECT COSTS

CONSTRUCTION COST	\$17,489,446 (adjusted to 2021 dollars)
DESIGN FEE	N/A

SERVICES PROVIDED

Construction Management at Risk

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME The Morganti Group, Inc.	(2) FIRM LOCATION (City and State) Jupiter, FL	(3) ROLE CMAR
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

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## F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

9

21. TITLE AND LOCATION (City and State)		22. YEAR COMPLETED	
Murray Middle School Stuart, FL		PROFESSIONAL SERVICES N/A	CONSTRUCTION 2010
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER	b. POINT OF CONTACT	c. POINT OF CONTACT TELEPHONE NUMBER	
Martin County School District	Mark Sechrist	(772) 219-1200	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			
<p>This multi-phased middle school project covered 77,000 sf of new construction, remodeling and renovation to educational spaces. Each phase was completed while the campus was occupied and school was in session. Phase 1 consisted of the construction of a new 27,000 sf cafeteria. Phase 2 included the addition of a new 50,000 sf classroom building. Phase 3 involved the construction of a new chiller plant and cooling tower with seamless integration into existing campus systems.</p>			
PROJECT COSTS		SERVICES PROVIDED	
CONSTRUCTION COST	\$21,204,030 (adjusted to 2021 dollars)	Construction Management at Risk	
DESIGN FEE	N/A		
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME The Morganti Group, Inc.	(2) FIRM LOCATION (City and State) Jupiter, FL	(3) ROLE CMAR
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

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## F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

**10**

21. TITLE AND LOCATION (City and State)

**Palm Beach International Terminal Improvements**

22. YEAR COMPLETED

PROFESSIONAL SERVICES  
N/A

CONSTRUCTION  
2008 - 2024

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

**Palm Beach Dept. of Airports**

b. POINT OF CONTACT

**Cindy Portnoy**

c. POINT OF CONTACT TELEPHONE NUMBER

**(561) 471-7411**

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

This award is a multiple projects contract handling additions and renovations within the Palm Beach International Airport. All projects have been located within or adjacent to fully operational airports demanding strict adherence to operational procedures and safety standards. These projects include renovations and additions to security, lighting, baggage, cooling towers, fire station, roofing, duct banks, maintenance compound and main concourses. Since the first award in 2008, Morganti has worked on more than 500,000 sf of space within the Palm Beach County airport system. Due to Morganti's attention to detail and implementation of strict safety procedures there have never been any issues regarding safety on any project. Morganti is happy to have just been awarded the 3rd renewal of this contract extending our relationship with Palm Beach County Department of Airports through 2024.



PROJECT COSTS

CONSTRUCTION COST **\$50,200,000**

DESIGN FEE **N/A**

SERVICES PROVIDED

**Construction Management at Risk**

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME <b>The Morganti Group, Inc.</b>	(2) FIRM LOCATION (City and State) <b>Jupiter, FL</b>	(3) ROLE <b>CMAR</b>
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

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## G. KEY PERSONNEL PARTICIPATION

**26. NAMES OF KEY PERSONNEL**  
(From Section E, Block 12)

**27. ROLE IN THIS CONTRACT**  
(From Section E, Block 13)

**28. EXAMPLE PROJECTS LISTED IN SECTION F** (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role)

		1	2	3	4	5	6	7	8	9	10
Stephen Sines	VP of Operations	X	X	X	X	X	X	X	X	X	X
Arthur Norton	Senior Project Manager		X				X	X		X	X
Joel Spiece	Project Manager	X	X	X							
Alica Roa	Assistant Project Manager				X	X	X				
Joe Mayhew	Superintendent	X	X				X	X	X	X	X
RJ Madzi	Superintendent				X	X	X				
Jeff Melvin	Superintendent		X								
John Abney	QA/QC and Subcontractor Outreach										
West Abney	QA/QC and Subcontractor Outreach										

### 29. EXAMPLE KEY PROJECTS

No	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	Jensen Beach High School
2	Martin County High School
3	Cypress Bay High School
4	Blanche Ely High School
5	JP Taravella High School

No	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
6	Lincoln Park Academy
7	Sam Gaines Academy
8	Indiantown Middle School
9	Murray Middle School
10	PBIA Terminal Improvements

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## H. ADDITIONAL INFORMATION

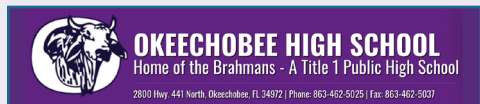
**30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS IF NECESSARY.**

Open continuous communication is essential at every stage of this project. Managers from every level of government, design, and construction have widely varying communication needs and requirements. The Morganti Group, Inc has successfully completed projects under every major construction delivery system commonly used and we have found that regardless of the method used to deliver a project communication is the key to success.

The Morganti Group, Inc. is prepared to commit our substantial local resources in personnel, consultants and subcontractors to the successful completion of this project On Time and On Budget.

## WE KNOW THIS *School*

### OKEECHOBEE HIGH SCHOOL



Principal: **Lauren Myers (863) 462-5025**

Choice Programs:

- **Fine Arts**
- **JROTC**
- **Career & Technology Education**

### SCHOOL DISTRICT FOCUS

- ✓ ***Perseverance***
- ✓ ***Respect***
- ✓ ***Integrity***
- ✓ ***Dependability***
- ✓ ***Ethics***



### POTENTIAL CHALLENGES/RESOLUTIONS

#### Enhanced Campus Activities

The Morganti/Abney team is in tune with the multiple activities within the Okeechobee High School campus, including its Choice and Project-Based Learning programs.

#### Occupied Campus

More than 80 percent of Morganti's projects are on occupied campus, and we have a site-specific construction and safety/COVID plan for Okeechobee High School.

#### Seamless Operation Cutovers

Schedule shutdowns and cutovers to occur during school breaks.

#### Limited Site Access

Site access is limited due to active campus operations. Morganti/Abney will coordinate site access to the campus with administration to avoid problems with bus drop-off and student/staff traffic.

## I. AUTHORIZED REPRESENTATIVE The foregoing is a statement of fact

31. Signature

32. Date August 18, 2021

33. Name and Title

**Stephen Sines Vice President of Operations**

AUTHORIZED FOR LOCAL REPRODUCTION | STANDARD FORM 330





SF330 FORM

# ARCHITECT - ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (if any)

21/22-01

## PART II - General Qualifications

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME

Morganti Group, Inc.

3. YEAR ESTABLISHED

1906

4. DUNS #

14-493-3744

2b. STREET

1662 North US Highway 1, Suite C

5. OWNERSHIP Corporation

2c. CITY

Jupiter

2d. STATE

FL

2e. ZIP CODE

33469

b. SMALL BUSINESS STATUS

6a. POINT OF CONTACT NAME AND TITLE

Stephen Sines - Vice President of Operations

7. NAME OF FIRM (If block 2a. is a branch office)

N/A

6b. TELEPHONE NUMBER

(561) 689-0200

6c. E-MAIL ADDRESS

ssines@morganti.com

8a. FORMER FIRM NAME(S) (If any)

N/A

8b. YR ESTABLISHED

N/A

8c. DUNS #

N/A

## 9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees
		(1) FIRM
16	Administrative	25
18/61	Estimator	5
16	Project Executives	4
16	Operations Directors	3
48/61	Project Managers	14
48/51/53	Superintendents	19
48/53	Project Engineers	7
14	Information Tech.	3
	Other Employees	
	Total	80

## 10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index # (see below)
A01, A05, A06, C15, C18, D04, E05, E02, G01, V01	Aviation	10
A11, O01, C15, C18, D04, E02, E05, E02, H08, L01, L04, V01	K-12 Education	10
A11, C15, C18, D04, E05, H05, H09, V01	Health Care	10
A11, B04, C15, C18, D04, E02, E05, E02, H08, L01, L04, V01	Higher Education	10
C15, C18, E02, D04, E05, A06, V01	Correctional	10
B04, C11, C15, C18, D04, E05, G01, H08, J01, L04, O01, P11, P13, V01	Government	10
C15, C18, D04, E05, G01, O01,	Office Buildings	10
C15, C18, D04, E05, G01,	Residential	10
C15, C18, D04, E05, G01, H11,	Retail	10
C04, C07, D04, H13, I03, U03, W02	Water Treatment	10

## 11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)

	2020	2019	2018
a. Federal Work	10	10	10
b. Non-Federal Work	10	10	10
c. Total Work	10	10	10

## PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than \$100,000
2. \$100,000 to less than \$250,000
3. \$250,000 to less than \$500,000
4. \$500,000 to less than \$1 million
5. \$1 million to less than \$2 million
6. \$2 million to less than \$5 million
7. \$5 million to less than \$10 million
8. \$10 million to less than \$25 million
9. \$25 million to less than \$50 million
10. \$50 million or greater

## 12. AUTHORIZED REPRESENTATIVE The foregoing is a statement of facts.

a. SIGNATURE

b. DATE August 18, 2021

c. NAME AND TITLE Stephen Sines - VP of Operations

AUTHORIZED FOR LOCAL REPRODUCTION | STANDARD FORM 330



# HEAR WHAT OUR Clients Have To Say

“Through the district’s 21-year working relationship with Morganti, the Morganti team has maintained a strong relationship with out representatives, thanks to the consistent channel of open communication resulting in successful project completion .”

(Re: St. Lucie School District History)

**Marty Sanders**  
Facilities Director | St. Lucie Public  
Schools



THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY, FL

FACILITIES CONSTRUCTION  
3661 INTERSTATE PARK ROAD N., SUITE 200  
RIVIERA BEACH, FL 33404

PHONE: 561-882-1923 / FAX: 561

[WWW.PALMBEACHSCHOOLS.ORG/FACILITIESCONSTRUCTION](http://WWW.PALMBEACHSCHOOLS.ORG/FACILITIESCONSTRUCTION)

DAVID G. DOLAN, MBA  
DEPUTY CHIEF – FACILITIES MANAGEMENT

WANDA F. PAUL, M.Ed., MBA  
CHIEF OPERATING OFFICER

August 3, 2020

To Whom It May Concern:

I’ve had the pleasure of working with Clarence Anthony since the fall of 2019. Mr. Anthony came on board as a consultant for the District and took on the role of Project Field Coordinator on multiple major capital projects. These projects include two renovation projects, one at Del Prado Elementary and the other at Lighthouse Elementary, involving the replacement of the AHUs, chilled water pumps, and fire alarm systems among other items; an HVAC modernization at W.T. Dwyer High replacing the AHUs, VAVs and controls in Buildings 5000, 6000 & 7000; a 26 modular classroom addition including a new restroom building, an expansion to the student parking, and the relocation of the Agriculture Program at Jupiter High, and complete modernizations of Washington Elementary and Addison Mizner Elementary, both currently on schedule to open in August 2021.

Mr. Anthony’s professionalism, vast experience and pro-activeness has greatly contributed to the success of these projects. Mr. Anthony has played a significant role in the coordination effort and communication between the various construction managers, architects, engineers, school personnel, and district staff. His responsibilities encompassed continual oversight of the project sites, including detailed daily reports and photos, and interaction with the various stakeholders to ensure scope and schedule issues are addressed promptly, attending owner project meetings, and reviewing work in place associated with the monthly pay applications.

Mr. Anthony is an excellent team player, always cooperative, responsive, upfront, courteous with everyone involved, and attentive to the Owner’s needs.

I highly recommend Mr. Anthony for any major capital project and am very confident he will be a great asset.

Sincerely,

Angelino  
Garcia

Angelino L. Garcia,  
Senior Projects Administrator

The School District of Palm Beach County, Florida  
A Top-Rated District by the Florida Department of Education Since 2005  
An Equal Education Opportunity Provider and Employer

St. Lucie  
PUBLIC SCHOOLS



Each Child, Every Day

9461 Brandywine Lane, Port St. Lucie, FL 34986  
(772) 340-7100 www.stlucieschools.org

Board Members

Debbie Hawley, Chairman

Vice Chairman, Kathryn Hensley

Carol A. Hison

Troy Ingersoll

Dr. Donna Mills

Superintendent

E. Wayne Gent

February 5, 2020

Martin County Schools - Facilities Dept.  
1939 SE Federal Highway  
Stuart, FL 34994

RE: Morganti Group  
Letter of Reference

To Whom It May Concern:

St. Lucie County Public Schools has been working with The Morganti Group since 1999 and a recently as 2017. During that time, Morganti has completed several projects, ranging from:

- Continuing services contracts for minor projects, including large HVAC retrofits.
- Construction of new school projects delivered through Construction Management at Risk contracts. New school CMAR projects included Samuel S. Gaines Academy (2007; \$37,782,000) and Lincoln Park Academy (2012, \$20,325,000)

Every project was completed successfully, on time and on budget. The Morganti group was diligent working with us on owner direct purchases to assure we could obtain the tax savings. Most, if not all, projects ended with a positive balance and the funds returned to the District.

Throughout the district’s 21-year working relationship with Morganti, the Morganti team has maintained a strong relation with our representatives thanks to a constant and consistent channel of open communication resulting in successful project completion. Morganti works well with all parties involved in projects from district representatives to the subcontractors, architects and engineers involved in the projects from pre-construction to closeout to warranty. Morganti always did a great job scheduling the job and ordering long lead items well ahead in order to avoid issues. As in all construction projects, conflicts arise, but when they did, they were resolved professionally, equitably and in a timely manner.

The district has a strong, long-standing relationship with Morganti, and we learned over the course of our projects that we could always count on the Morganti team.

Please feel free to call if you have any questions.

Sincerely,

Marty E. Sanders

Marty E. Sanders, PE

Growth Management, Land Acquisition & Inter-Governmental Relations

MES/mtf



Accredited System-wide by the Southern Association of Colleges and Schools  
The School Board of St. Lucie County is an Equal Opportunity Agency

“Mr. Anthony’s professionalism, vast experience and pro-activeness has greatly contributed to the success of these projects. Mr. Anthony has played a significant role in the coordination effort and communication between the various construction managers, architects, engineers, school personnel, and district staff.”


(Re: Clarence Anthony’s work on various SDPBC Projects)

**Angelino Garcia**

Sr Projects Admin | School District of  
Palm Beach County



# HEAR WHAT OUR Clients Have To Say

  
**JOHNSON, LEVINSON,  
RAGAN, DAVILA, INC.**  
CONSULTING ENGINEERS  
 1450 Centrepark Blvd., Suite 350  
 West Palm Beach, FL 33401  
 (561) 689-2303 • (561) 689-2302 Fax  
[www.jlrdinc.com](http://www.jlrdinc.com)

November 19, 2020

The School Board of Palm Beach County  
3300 Forest Hill Boulevard  
West Palm Beach, Florida 33406

Re: Letter of Recommendation  
The Morganti Group, Inc.  
1450 Centrepark Blvd., STE 260  
West Palm Beach, FL 33401

To Whom It May Concern:

Our firm has had the pleasure of working with The Morganti Group, Inc. on several K-12 projects over the past 10 Years as well as projects at Palm Beach International Airport (PBI).

In working with Morganti, we have found their teams to be very competent and knowledgeable. Their acute attention to detail is proactive on all aspects of the project and is demonstrated in their care and attentiveness to client concerns.


We have found Morganti to be a "boots on the ground" organization who is sensitive to the schedule and budget constraints of the project. Along with the on-site team, Morganti's senior management is active during construction, facilitating an efficient, timely and cost-effective construction project.

In our opinion, The Morganti Group is an exceptionally well qualified and capable firm. We highly recommend Morganti to any prospective K-12 educational clients and especially to the School District of Palm Beach County.

Should you require any further information, please do not hesitate to contact me.

Sincerely,

**JOHNSON, LEVINSON, RAGAN, DAVILA, INC.**

  
 Charles Gableman, PE  
 President  
 CCG/bev

"We have found Morganti to be a 'boots on the ground' organization who is sensitive to the schedule and budget constraints of the project. Along with the on-site team. Morganti's senior management is active during construction, facilitating an efficient, timely, and cost-effective construction project."


(Re: SDPBC/PBIA projects)

**Charles Gableman**  
President  
JLRD

"The work was completed on an occupied campus with no incidents.... Morganti's team remained in constant communication with the Owner's representative and our office throughout the project."

(Re: Martin County High School)

**Rene Tercilla**  
Executive Vice President  
Harvard Jolly



February 2, 2020

Re: Martin County High School Additions & Renovations  
The Morganti Group

To Whom It May Concern:

Harvard Jolly Architecture worked with The Morganti Group on the new classroom and administration building at Martin County High School between 2016 and 2017. This project consisted of a new two-story, 70,000-square-foot classroom building which also housed science laboratories and school administration offices. Additionally, the project included demolition, site work, code compliance improvements, and the addition of a new chilled water system with six new ice storage tanks that had to be incorporated into the schools existing HVAC system.


The work was completed on an occupied campus with no incidents involving students or staff, as Morganti proactively managed all Jessica Lunsford Act requirements.

Morganti's team remained in constant communication with the Owner's representative and our office throughout the project. They were intimately involved in all aspects of the project from pre-construction through construction and closeout. Morganti consistently informed of the design team of the project's progress and responded in a timely manner with solid, quality information.

The classroom and administration building was completed four months ahead of the contractual completion date, which allowed more than sufficient move-in time for the school administration prior to the state of the school year.

Morganti worked professionally to keep the owner's interest front and center throughout the project. Their efforts were very much appreciated by our firm.

Respectfully,

  
 Rene Tercilla, AIA, ALEP  
 Executive Vice President / Principal

2047 VISTA PARKWAY, SUITE 300 | WEST PALM BEACH, FL 33411 | T: 561-478-4457 | F: 561-478-4100 | [www.harvardjolly.com](http://www.harvardjolly.com) | AAC000119  
 FORT MYERS | JACKSONVILLE | ORLANDO | ST. PETERSBURG | SARASOTA | TALLAHASSEE | TAMPA | WEST PALM BEACH



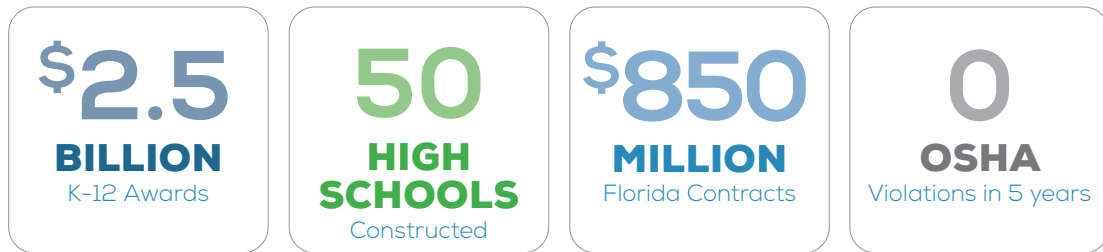
TAB 8

# Description of Previous Experience





# EDUCATIONAL FOCUS



## FLORIDA K-12 EXPERIENCE

### INDIAN RIVER COUNTY SCHOOL DISTRICT

- Oslo Middle School

### MARTIN COUNTY SCHOOL DISTRICT

- Southfork High School
- Jensen Beach High School
- Martin County High School
- Indiantown Middle School
- Murray Middle School
- Citrus Grove Elementary School
- JD Parker Elementary School

### ST. LUCIE COUNTY SCHOOL DISTRICT

- Continuing CM Contracts for Minor Projects
- Port St. Lucie High School
- Lincoln Park Academy
- Samuel S. Gaines Academy
- Dan McCarty Middle School
- Ft. Pierce Westwood High School
- Ft. Pierce Central High School
- Ft. Pierce Magnet Middle School
- St. Lucie West Middle School

### VOLUSIA COUNTY SCHOOL DISTRICT

- Continuing CM Services for Minor Projects

### BREVARD COUNTY SCHOOL DISTRICT

- Melbourne High School

### BROWARD COUNTY SCHOOL DISTRICT

- JP Taravella Sr. High School
- Cypress Bay High School
- Blanche Ely High School
- Coconut Palms Elementary School
- Parkside Elementary School
- Gator Run Elementary School
- Everglades Elementary School

### HILLSBOROUGH COUNTY SCHOOL DISTRICT

- DW Waters High School
- Apollo Beach Elementary School
- School District Ancillary Office Building
- Summerfield Elementary School
- Riverview High School
- Belle Witter Elementary School
- Marion Rodgers Middle School
- Collins Elementary School
- Franklin Middle School
- Sligh Middle School
- King High School
- Nathan B. Young Magnet Middle School

### MANATEE COUNTY SCHOOL DISTRICT

- Carlos E. Haile Middle School

### ORANGE COUNTY SCHOOL DISTRICT

- Laureate Park Elementary School
- Lockhart Elementary School
- Lancaster Elementary School
- Palm Lake Elementary School

- MetroWest Elementary School
- Sadler Elementary School

### PINELLAS COUNTY SCHOOL DISTRICT

- Bay Vista Elementary School
- Plumb Elementary School
- Blanton Elementary School
- Lynch Elementary School
- Walsingham Elementary School

### PALM BEACH COUNTY SCHOOL DISTRICT

- Jupiter Middle School
- Seminole Ridge High School
- Indian Ridge School and Turning Points Academy
- Jupiter Community High School
- Pierce Hammock Elementary School
- Forest Hill Elementary School
- Lake Worth High School
- West Gate Elementary School
- Polo Park Middle School School
- Dreyfoos High School of the Arts
- Glades Central High School
- Orchard View Elementary School
- Woodlands Community Middle School
- Roosevelt Middle School
- Suncoast High School

### PRIVATE & CHARTER SCHOOLS

- Jupiter Christian School
- Lake Worth Christian School
- Somerset Academy Preparatory







# RELEVANT EXPERIENCE

## PROJECT DETAILS

### VALUE

- › \$77,141,405  
*Adjusted to 2021 value*

### SCHEDULE

- › Jun. 2001 - Jan. 2005

### SIZE

- › 340,000 SF

### CONTRACT TYPE

- › Construction  
Management At Risk

## PROJECT TEAM

### OWNER

- › School District of Palm  
Beach County

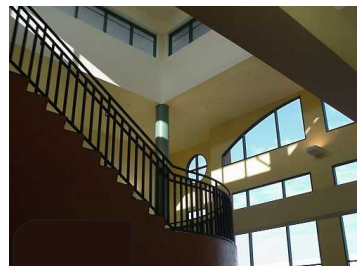
### ARCHITECT

- › MPA Architects - now  
Harvard Jolly



## Jupiter Community High School

*Jupiter, FL*



## PROJECT SYNOPSIS

This 340,000 sf new school addition consisting of classrooms, music, art, science labs, vocational labs, food service, media center, administration, gymnasium and an auditorium was constructed on the fully occupied high school campus. 100% of the students remained on site and in continuous operation during construction. Upon completion of this facility the existing school was demolished and ball fields were constructed in its place. In addition to the typical elements making up a high school campus, this school featured a Vocational Agricultural Center housing 20,000 sf of agricultural, industrial, woodworking, landscaping, farming and horticultural lab space, as well as, an outdoor greenhouse. By taking advantage of the \$781,403 in value engineering savings proposed by Morganti the school was able to enhance the security systems, add data communication lines throughout and upgrade stadium sports lighting.

## PROJECT SIMILARITIES

High School

Background Checks

Renovation

Occupied Site

Team Experience



# RELEVANT EXPERIENCE

## PROJECT DETAILS

### VALUE

- › \$53,522,078  
*Adjusted to 2021 value*

### SCHEDULE

- › Jun. 1993 – Feb. 1995

### SIZE

- › 226,000 SF

### CONTRACT TYPE

- › General Contractor

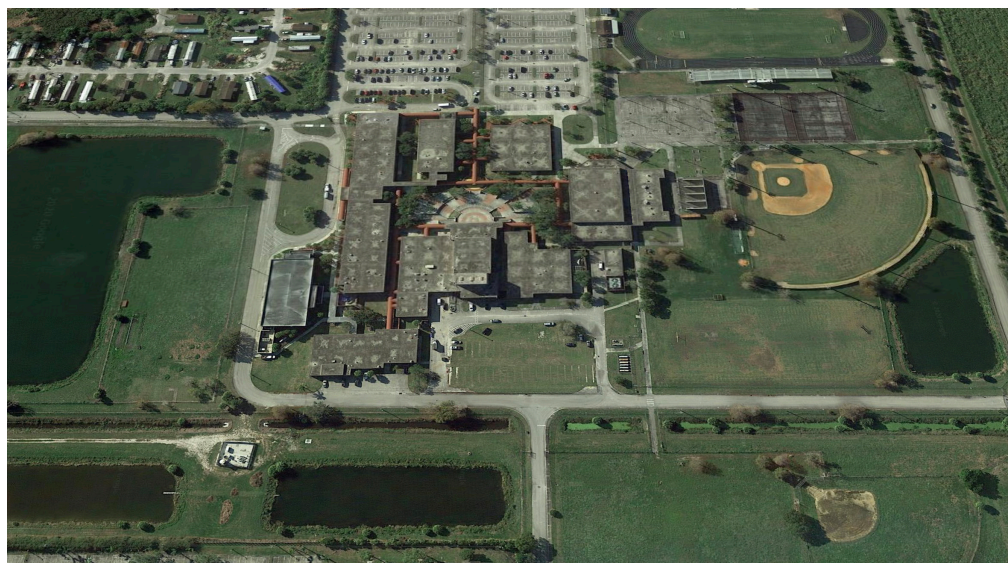
## PROJECT TEAM

### OWNER

- › School District of Palm Beach County

### ARCHITECT

- › MPA Architects – now Harvard Jolly



## Glades Central High School

*Belle Glade, FL*



## PROJECT SYNOPSIS

Delivered on-budget and ten (10) months ahead of schedule, this 226,800sf, 7-building high school is situated on a 52.7 acre site in Belle Glade. In addition to the construction of classrooms, administrative areas, learning labs, gymnasium, auditorium and exterior sports facilities, the project also consisted of the construction of heater, sewer drainage, electrical utilities and a tremendous amount of site work.

This project delivered 30% Minority Subcontractor Participation, was completed 10 Months ahead of schedule and faced extremely poor soil conditions.

## PROJECT SIMILARITIES

High School

Background Checks

Demucking

Soil Conditions

Team Experience





# RELEVANT EXPERIENCE

## PROJECT DETAILS

### VALUE

› \$17,300,000

### SCHEDULE

› Aug. 2016 – Jul. 2017

### SIZE

› 80,000 SF

### CONTRACT TYPE

› Construction  
Management At Risk

## PROJECT TEAM

### OWNER

› Martin County School  
District

### ARCHITECT

› Harvard Jolly  
Rene Tercilla



## Martin County High School Science & Administration Building *Stuart, FL*



## PROJECT SYNOPSIS

This project consists of a new 80,000 sf 2-story Classroom / Administration Building boasting Science Labs and Office Suites. All construction was conducted on an active / occupied high school campus, requiring a high level of schedule coordination and safety management. The project also included demolition of the old Administration Building, site work and code compliance upgrades to meet the requirements of the Martin County Schools Facility list.

## PROJECT SIMILARITIES

Occupied Site

Background Checks

Renovation

Addition

Team Experience



# RELEVANT EXPERIENCE

## PROJECT DETAILS

### VALUE

- › \$75,411,612  
*Adjusted to 2021 value*

### SCHEDULE

- › Dec. 2002 – Dec. 2004

### SIZE

- › 301,728 SF

### CONTRACT TYPE

- › Construction  
Management At Risk

## PROJECT TEAM

### OWNER

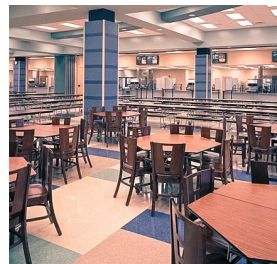
- › Martin County School District

### ARCHITECT

- › SchenkelShultz



**Jensen Beach High School**  
*Jensen Beach, FL*



## PROJECT SYNOPSIS

This 301,728 sf high school included both roadway construction to access the site and the construction of a complete campus with 2-story classroom buildings, music, art, science labs, vocational labs, food service, media center, administration, gymnasium and an auditorium. In addition the school functions as a Category 5 Hurricane Shelter for Martin County.

The campus required a stadium complex for both football, track and field events including stadium bleachers lighting, locker rooms and press boxes on both sides. The football field was an elaborate design with an underdrain system installed diagonally every thirty feet for proper drainage to allow superior growing conditions for the Bermuda sports turf.

Among the many construction management services provided, value engineering was one of the most important. The owner accepted \$3,824,291 worth of value engineering providing the school items that were only on their wish list: including the addition of Stadium Building #7 housing locker rooms and athletic offices.

## PROJECT SIMILARITIES

High School

Background Checks

Renovation

Addition

Team Experience





# RELEVANT EXPERIENCE

## PROJECT DETAILS

### VALUE

› \$25,604,000

### SCHEDULE

› May 2019 - Jul. 2021

### SIZE

› 437,686 sf

### CONTRACT TYPE

› Construction  
Management At Risk

## PROJECT TEAM

### OWNER

› School Board of Broward  
County

### ARCHITECT

› Zyscovich



## Cypress Bay High School Improvements *Weston, FL*



## PROJECT SYNOPSIS

Cypress Bay Senior High School is an existing school originally built in 2001 encompassing nine (9) buildings and sixty-one (61) portable facilities. Phase 1 consists of envelope improvements to 355,686 sf of space including Building 8 and HVAC improvements for Buildings 1 and 3 and safety and security improvements for Building 99 on the Cypress Bay High School campus. Phase 2 consists of construction of a new 82,000 sf three story classroom building on the high school campus which will house 61 education spaces for grades 9-12. Work also includes associated site work, utilities and selected off-site work.

## PROJECT SIMILARITIES

High School

Background Checks

Renovation

Occupied Site

Team Experience

This project has been let out in two phases to allow the renovation and improvement work to begin while the new classroom addition was finishing design and permitting. The new classroom building is designed to resemble the school's lightning bolt logo when viewed from above with two distinct kinks in the building. This adds complexity and coordination to construct this unique design.





# RELEVANT EXPERIENCE

## PROJECT DETAILS

### VALUE

› \$12,500,000

### SCHEDULE

› 6/20 - 8/21

### SIZE

› 225,000 SF

### CONTRACT TYPE

› Construction  
Management At Risk

## PROJECT TEAM

### OWNER

› School Board of Broward  
County

### ARCHITECT

› Song & Associates



## JP Taravella High School Improvements *Coral Springs, FL*



## PROJECT SYNOPSIS

The JP Taravella High School renovation project, currently in construction, consists of upgrades to the Fire Sprinklers, Security Systems, Building Envelope, HVAC, STEM Lab and Media Center. All improvements are being constructed in a fully-high school campus.

This included 120,000 sf of re-roof of Classroom Buildings, replacement of Cooling Towers, Chillers, Air Handling Units, and Ductwork in classroom buildings and the remodel of the STEM Lab, Media Center, Hospitality Room (food service).

A complete replacement of Cooling Towers and Chillers will take place during the summer to include a temporary chiller to maintain climate control in the school. All re-roofing work is to occur at night to eliminate disruption to the school's daily activities.

## PROJECT SIMILARITIES

High School

Background Checks

Renovation

Occupied Site

Team Experience



# RELEVANT EXPERIENCE

## PROJECT DETAILS

### VALUE

› \$18,808,500

### SIZE

› 302,000 sf

### SCHEDULE

› Jun. 2017 - Jul. 2021

### CONTRACT TYPE

› Construction  
Management at Risk

## PROJECT TEAM

### OWNER

› School Board of Broward  
County

### ARCHITECT

› Wolfberg Alvarez



## Blanche Ely High School Improvements *Pompano Beach, FL*



## PROJECT SYNOPSIS

Blanche Ely High School is an occupied campus renovation project that includes gymnasium accessibility, ADA lifts, outdoor dining renovation, fire sprinkler system upgrade, HVAC improvements, several of the buildings have building envelope improvements, the stem labs and media center are upgraded and new roofs on most of the buildings. This 302,000sf facility is broken down over sixteen different buildings. This scope of work has been put into five different phases. Strict adherence to schedule and tight site logistics were required as this campus is still occupied with students. The demolition of the roof, changing out the central plant and getting it back on line, plus the demo and build back of the HVAC equipment in the different mechanical rooms throughout the buildings.

## PROJECT SIMILARITIES

High School

Background Checks

Renovation

Occupied Site

Team Experience

This renovation work includes:

- Media Center / Library
- Cafeteria
- Fire Sprinkler upgrades
- Single Point of Entry
- HVAC upgrades
- Building Envelope upgrades
- STEM Lab Upgrades
- Media Center Upgrades
- Other miscellaneous renovation work on most of the campus buildings





# RELEVANT EXPERIENCE

## PROJECT DETAILS

### VALUE

› \$98,758,978

### SIZE

› 216,000 sf

### SCHEDULE

› Oct. 2019 - Dec. 2022

### CONTRACT TYPE

› Construction  
Management at Risk

## PROJECT TEAM

### OWNER

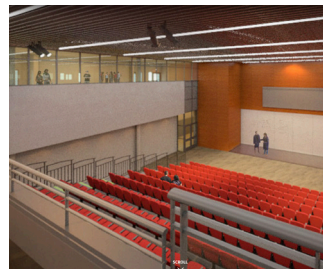
› State of CT Division of  
Construction Services

### ARCHITECT

› Drummey, Rosanne,  
Anderson



**Platt Technical High School**  
*Milford, CT*



## PROJECT SYNOPSIS

As Construction Manager at Risk, Morganti is collaborating with the State of Connecticut, the Technical High School System, design professionals and end users to develop a constructible plan for a new Technical High School on the existing site. Pre-Construction services have included constructibility reviews, site logistics, scheduling and budgeting for several design schemes.

The final project is to include a new 210,000 sf facility with common areas of administrative offices, gymnasium, auditorium, kitchen/cafeteria and media center. Technical academic spaces are to include mechanical, electrical, HVAC, carpentry, industrial/manufacturing, digital, automotive, medical, art, culinary and beauty.

To accommodate the new school design, extensive site work will include demolition/abatement, new entry, parking, accessory buildings, athletic fields and landscaping.

## PROJECT SIMILARITIES

High School

Background Checks

Renovation

New Construction

Team Experience



# RELEVANT EXPERIENCE

## PROJECT DETAILS

### VALUE

- › \$72,776,409  
*Adjusted to 2021 value*

### SIZE

- › 215,000 sf

### SCHEDULE

- › Apr. 2006 – Jul. 2009

### CONTRACT TYPE

- › Construction  
Management at Risk

## PROJECT TEAM

### OWNER

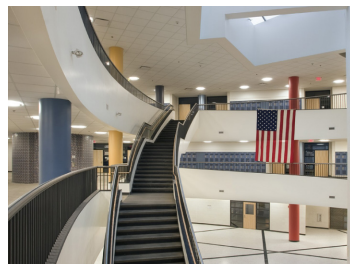
- › State of CT Division of  
Construction Services

### ARCHITECT

- › iD3 Architecture



**WF Kaynor High School**  
*Waterbury, CT*



## PROJECT SYNOPSIS

As Construction Manager as Advisor for the State of CT, Morganti managed the construction of renovations and additions to the Kaynor Vocational High School including early collaboration with the town, building committee, architect, consultants and construction manager to develop logistics, scheduling, design and estimating for 130,000 SF of additions and 85,000 SF of renovations to the existing 215,000 SF occupied school.

### PROJECT SIMILARITIES

High School

Background Checks

Renovation

New Construction

Team Experience

Additions consisted of a new gymnasium and academic wing with new classrooms. Half of the existing structure was demolished and the remaining 85,000 SF was completely renovated to house new vocational shops, a kitchen/cafeteria, improve site circulation and a new facade. The project also included a new chiller plant, as well as a new 5,000 SF detached garage, new service utilities and athletic fields. This Project was unique in that it was the second Department of Public Works Project to incorporate into the contract requirements a Systems Commissioning Authority and an Internet Based Project Management System.





# RELEVANT EXPERIENCE

## PROJECT DETAILS

### VALUE

- › \$110,559,301  
*Adjusted to 2021 value*

### SIZE

- › 315,000 sf

### SCHEDULE

- › Apr. 2006 – Jul. 2009

### CONTRACT TYPE

- › Construction  
Management at Risk

## PROJECT TEAM

### OWNER

- › Springfield Public  
Schools

### ARCHITECT

- › Drummey, Rosanne,  
Anderson



## Roger L. Putnam Vocational Technical Academy *Springfield, MA*



## PROJECT SYNOPSIS

A new 315,000 sf technical high school on an existing occupied campus. Coordination between the old and new buildings required collaboration on site logistics, abatement/demolition, student access/transportation, parking and a phased move in. Project included classrooms, science labs, cafeteria, two kitchens (one for culinary arts), dental clinic, administrative offices, automotive, machine, sheet metal fabrication, plumbing, carpentry and electrical shops, separate horticultural building, green house, parking and athletic fields. Morganti was able to deliver a Guaranteed Maximum Price \$13 Million lower than the original budget. A close working relationship with the city led to cost control and the increased hiring of local subcontractors. Of the \$87.3 million set aside for construction, at least half went to local area contractors. This building has been designed and constructed to meet Massachusetts CHPS School designation.

## PROJECT SIMILARITIES

High School

Background Checks

Renovation

New Construction

Team Experience





TAB 9

# Experience Working on an Occupied School Campus



# SAFETY MANAGEMENT

## EXPERIENCE ON OCCUPIED SITES

Morganti understand that our construction impacts the lives of our site staff and subcontractors, students, school personnel and the community in general. As your construction manager, Morganti is responsible for management of the Owner's approved Safety Plan and Procedures including JLA compliance. To accomplish this we work to develop a customized job-specific safety and security plan for every project.

85%

**OCCUPIED**  
Site Construction

### Cool

200+ HVAC  
modification/  
construction  
projects

### Safe

250+ ADA  
& Signage  
modification/  
construction  
projects

### Dry

100+ Roofing  
Replacement/  
Repair Projects

### Bright

300+ Light  
Fixture  
Modification/  
Construction

350+

**OCCUPIED**  
SITES

## JESSICA LUNSFORD ACT COMPLIANCE

The safety and security of the students is our top priority. With 50 percent of Morganti's workload taking place on active school campuses, great efforts have been made to ensure compliance with the Jessica Lunsford Act. Since the bill was passed in the mid 2000's Morganti has been enforcing these standards within our own staff and the staff of all subcontractors on site. Criminal background checks are required by all subcontractor for each of their members on site. Once an individual has been cleared they receive a sticker on their hard hat allowing them entrance to the job-site.

Further, all site foremen and project managers are required to participate in regular safety and awareness training, including OSHA 10 and OSHA 30 training. 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). **Because of Morganti's active management of its safety program and the positive trend of its claim experience The Morganti Group's EMR for 2021 is .77.**

### OSHA RECORDABLE INCIDENT RATE

2020 .....	0
2019 .....	0
2018 .....	0
2017 .....	0
2016 .....	0

### OSHA LOST WORKDAY CASE INCIDENT RATE

2020 .....	0
2019 .....	0
2018 .....	0
2017 .....	0
2016 .....	0

### SAFETY/INSURANCE CLAIM HISTORY

2020 .....	0
2019 .....	0
2018 .....	0
2017 .....	0
2016 .....	0



## Jupiter Community High School Replacement

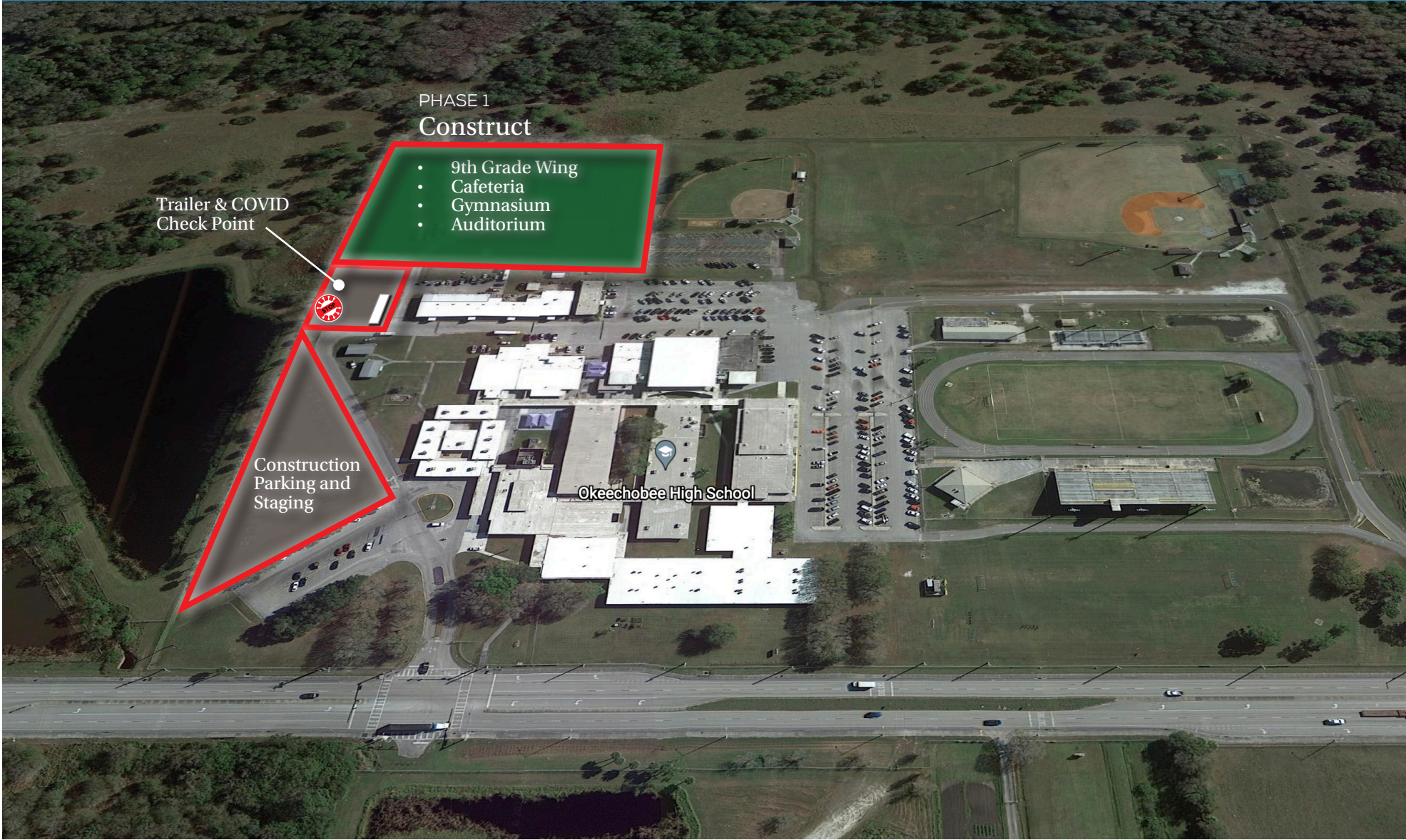
Innovation and creativity on this project was primarily displayed in the planning of the approach to site safety. The existing High School had to remain occupied during construction of the new school, and the whole project had to be completed within 29 months. The construction of the new campus was accelerated in order for the students to be moved in before demolishing the old school. **All of this was completed without one incident involving any student or staff member.**





# PHASE 1 SITE LOGISTICS

## CONSTRUCTION STAGING AND COVID COORDINATION PLAN

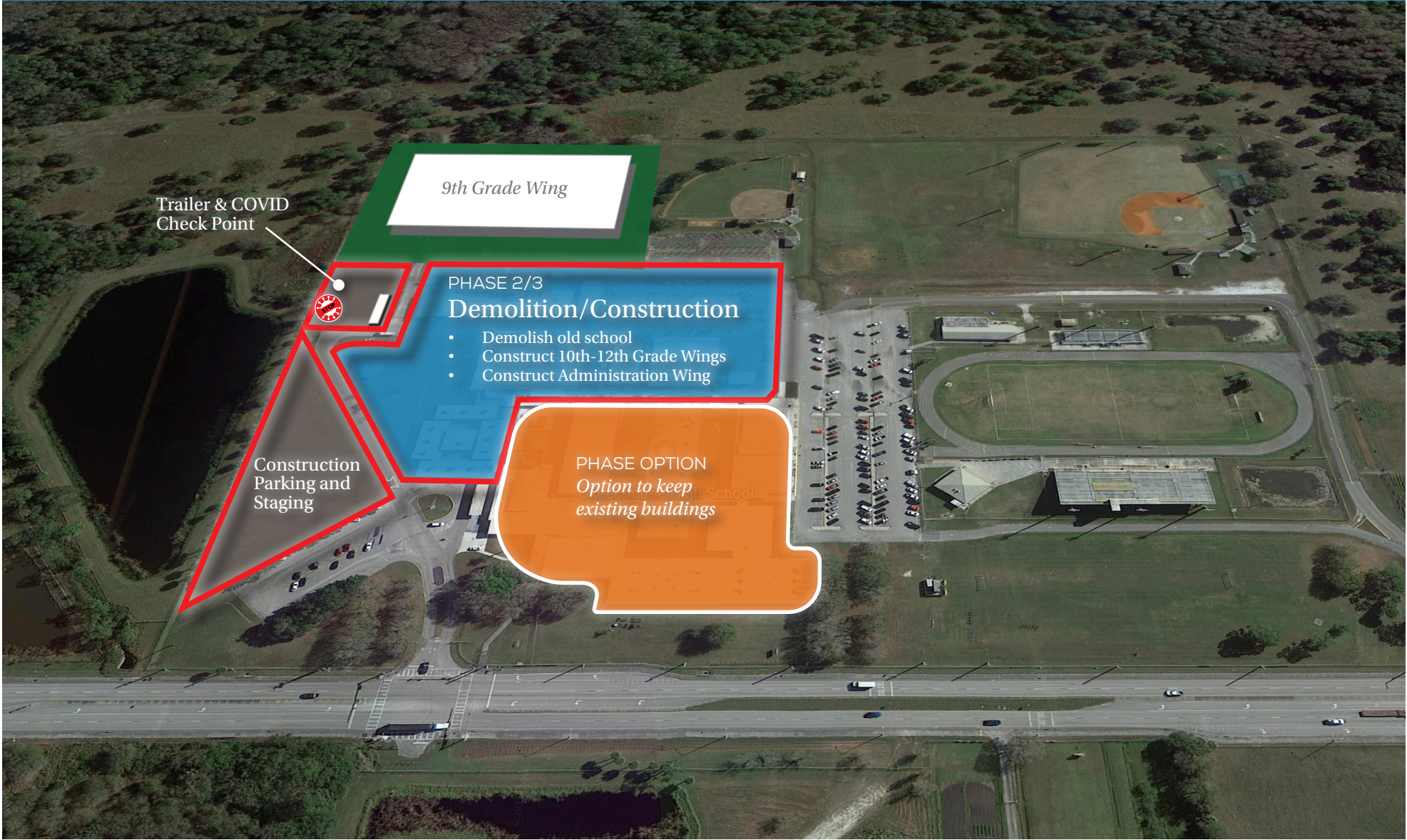






# PHASE 2 SITE LOGISTICS

## CONSTRUCTION STAGING AND COVID COORDINATION PLAN



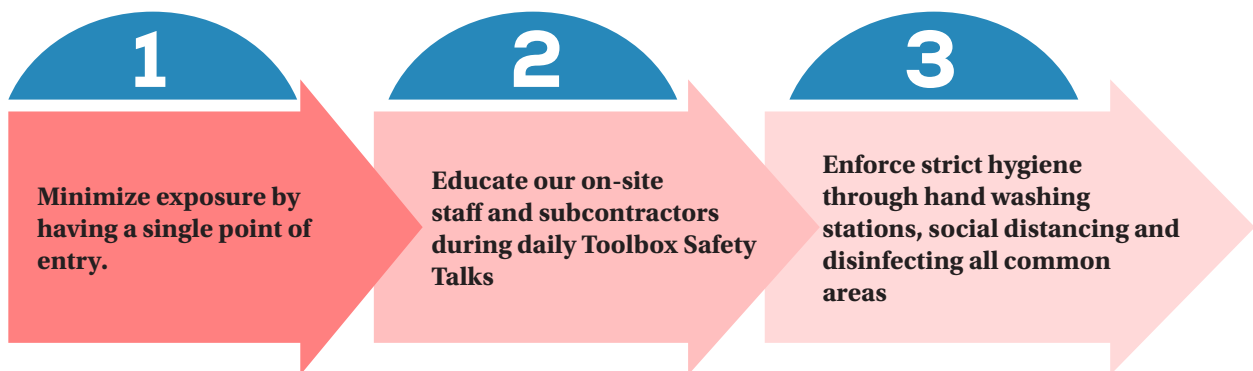




# COVID PREPAREDNESS PLAN

At Morganti, we prepare, and we care. These are the basic tenets of our COVID-19 site preparedness plan, which incorporates a three pronged approach to protecting our on-site staff, subcontractors, and project owners and team members.

Managed by the on-site **Covid Coordinator** Morganti minimizes exposure by having a single point of entry to each project site with thermal scanning at the entrances. Trades are not stacked, and work crews are limited to no more than two or three people working together with no switching during the day. Finally, social distancing recommendations (six feet) are maintained during physical construction work and during daily on-site meetings whenever possible, and all on-site personnel are required to wear proper PPE and face masks.



As an added layer of protection for Morganti's on-site staff and subcontractors, all subcontractors have a member on our on-site COVID-19 response team, and prior to mobilization, subcontractors are required to submit their own COVID-19 field plans for approval. Utilization of these steps has been effective in greatly eliminating Covid on all job sites.

**MORGANTI**  
WE PREPARE. WE CARE

## COVID19 PREPAREDNESS SITE PLAN

### MORGANTI FIELD PLAN

- A COVID19 Response Team will be formed & Meet Weekly
- Screening at Site Entrance
  - Physical Screening: Temperature Checks at entry (See Temp Check Process)
  - Info Screening: Complete COVID19 Information Checklist
- All trailers are closed and meetings will be on appointment only
- All meetings will be held in open areas or virtually
  - No Meetings in Trailers or Shanty's
  - Open Areas must be spacious for 6 ft distancing
  - Virtual meeting are via Teleconference or video Conference
- Wash Stations will be provided on site with Sanitizing Soap
- Commonly used areas such as access points, bathrooms, etc... we be daily sanitized
- Work areas will be assigned for specific subs on a daily basis.
- Breaks will be staggered for different Subs
- Dedicated Entrances and Exits will be assigned
- Post information that is accessible and viewable and includes:
  - COVID 19 Public Health & Safety Information
  - Morganti & CLIENT Requirements from Subs

### REQUIREMENTS FROM SUBCONTRACTORS

- Sub must nominate a COVID19 Rep as part of the response Team
- All subcontractor employees must:
  - Accept to be screened daily by Morganti
  - Wear a Mask/Face Shields, Glasses and Gloves
- Prior to Remobilization, each subcontractor will submit a COVID Field plan for approval by Morganti. The plan must include:
  - Direction to employees on use of PPE
  - Distancing Guidelines
  - Daily cleaning/sanitizing of tools, equipment, ladders etc.
  - Means and Methods of work while complying with safety guidelines from CDC, OSHA, SCA, NYC, DOB
  - Processes for employees that have been exposed, infected or are symptomatic
- All Subs to maintain their own logs of employees of COVID19 info
- Submit 24 hrs in advance a COVID19 Job-Hazard Plan for activities that require multiple workers confined in areas that are less than 6 feet Apart for and extended period of time.

### POSSIBLE EXPOSURE? IF YOU HAVE COVID19 OF FLU LIKE SYMPTOMS\*

Individual Presenting COVID19 symptoms: or in "CLOSE CONTACT" with someone presenting Symptoms

**STAY HOME Or GO HOME**  
Call Your Doctor!

Notify: Site Super, Your Foreman SCA Rep

Has COVID19 Test been Conducted?

**NO**

**SELF QUARANTINE 14 DAYS**

**NO**

May return to work if temperature confirmed below 100.4°F & other symptoms have subsided for 72 hours.

**YES**

Achieved Negative Test Results?

**YES**

### IF YOU TEST POSITIVE FOR COVID19 OR HAVE TEST PENDING

**Leave Site Immediately**

**Immediately CONTACT: MGI Site Super, Your Foreman Client/Owner rep**

DETERMINE FACTS: When was person on site? Where was he/she on site? Has person been to other MGI locations?

IDENTIFY CLOSE CONTACTS: Identify all individuals that have had close contact with ill person on the day they became symptomatic or were last onsite

**MANAGE INCIDENT**

**CLOSE OFF & CLEAN:** Affected Areas will be fully disinfected  
**COMMUNICATE:** PM & SCA to determine if shut down is necessary. Provide Daily Updates. Work with HR to coordinate with Health Department  
**TRACK:** Work with PM, Safety Mgr, HR and Risk Management on incident reporting.

**CLOSE CONTACTS\* must QUARANTINE for 14 days**

### RETURN TO WORK PROTOCOLS

**Potentially Exposed**

**Diagnosed with COVID19**

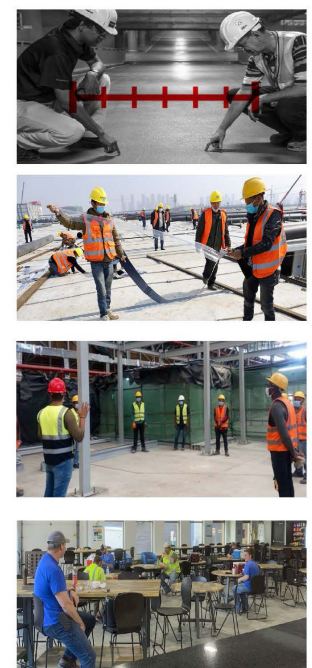
Return to work after 14 days with no symptoms, or your direct contact has a COVID-19 test that has come back negative.

Return to work when free of symptoms for 72 hours with no fever-reducing medication, as per CDC guidelines. Negative Test & doctor's release note required.

### DEFINITIONS:

COVID19 or FLU LIKE Symptoms: Fever, Cough, Shortness of Breath or difficulty breathing, Chills, repeated Shaking with Chills, Muscle Pain, Headache, Sore Throat, New Loss of Taste or Smell

**CLOSE CONTACT:** Living with someone or within 6 feet of prolonged contact; someone who has traveled to high-risk areas as defined by CDC.







TAB 10

# Experience with Special Facilities Construction Account Projects and Phased Funding



# 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	Architect Coordination	Budget	Accounting
Morganti has completed 100+ phased K-12 projects	Team approach. Starts in preconstruction. Identify conflicts up front.	100% completed on-budget. Value Engineering = \$13M	Accurate account. Time/dollars graph for phase funding projects.



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)<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup>

### 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:<sup>4</sup>

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

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

<sup>2</sup> Section 1013.64(2)(a), F.S.

<sup>3</sup> *Id.*

<sup>4</sup> *Id.*

<sup>5</sup> 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.

<sup>6</sup> 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.

<sup>7</sup> See *Educational Facilities*, *supra* note 6, at 9.

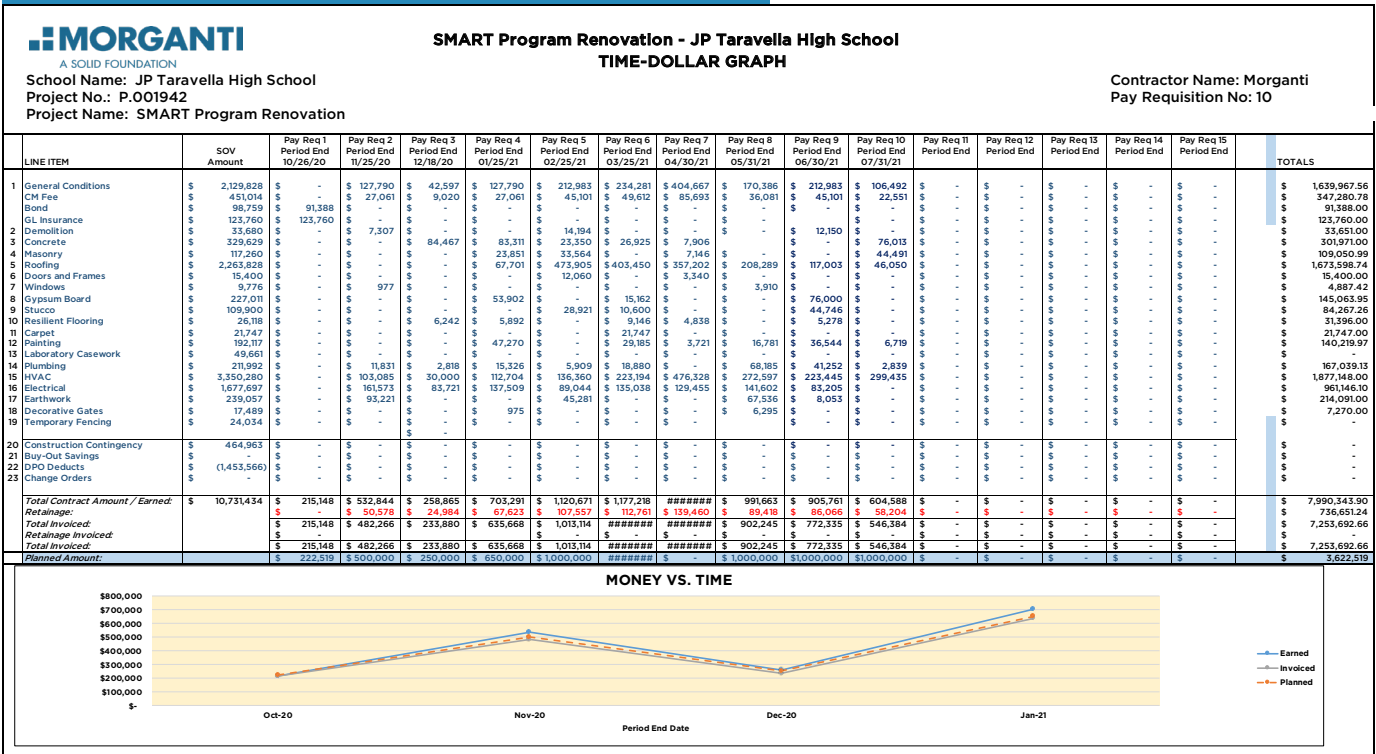


# TAB 10 | EXPERIENCE WITH SFCA AND PHASED FUNDING

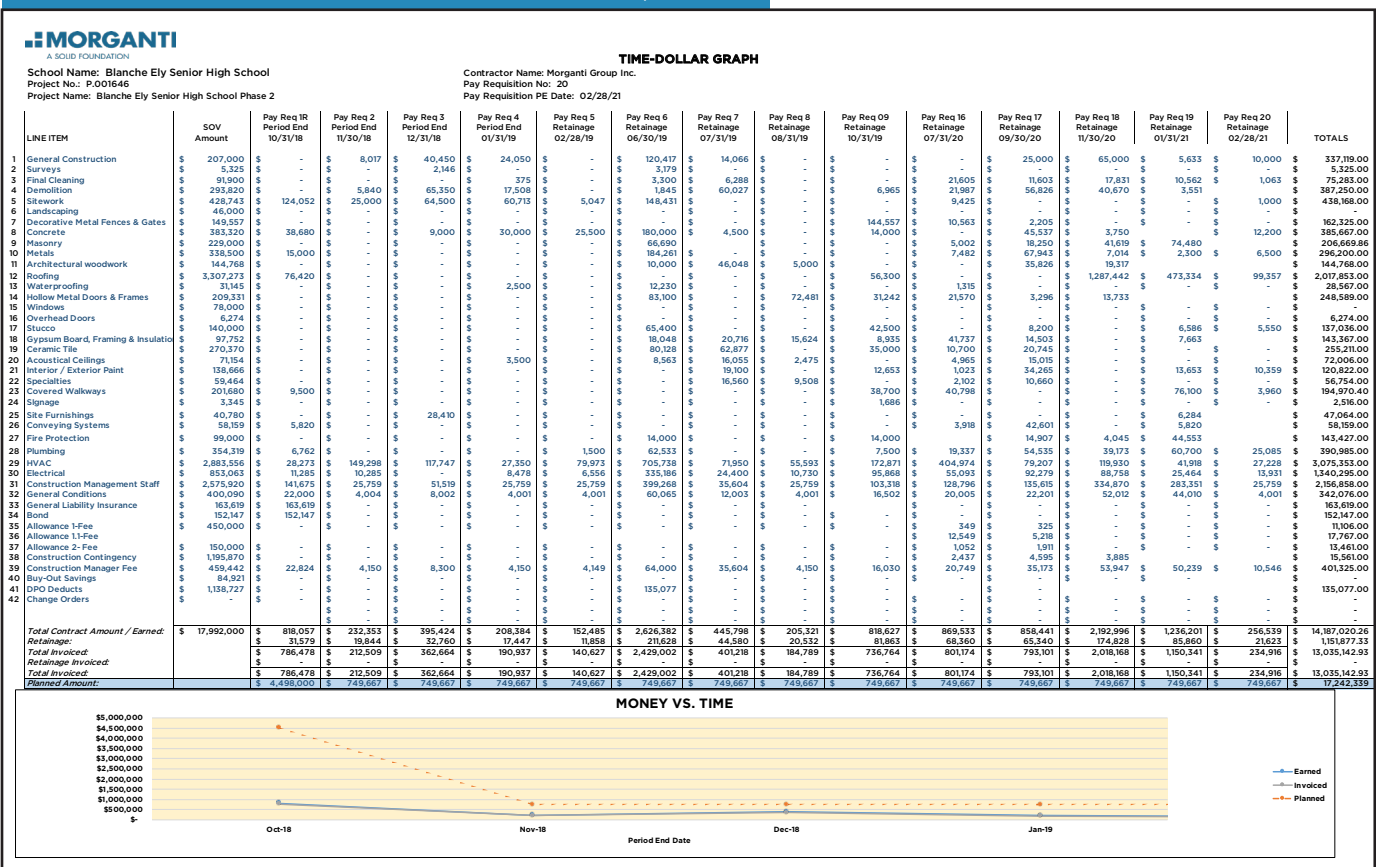
## PHASED HIGH SCHOOL CONSTRUCTION-BUDGET TRACKING

Morganti is currently completing two phased high school renovation projects. This requires the project team to provide the owner with monthly updates on the current financial forecast of the project. These reports contain project details such as the time-dollar graphs shown below.

### JP TARAVELLA HIGH SCHOOL | Time-Dollar Graph



### BLANCHE ELY HIGH SCHOOL | Time-Dollar Graph





TAB 11

## **Previous Experience with Davis-Bacon Act Compliance**



# DAVIS-BACON ACT COMPLIANCE

Morganti is well-versed in the special conditions required by this project — occupied site construction, budget constraints, potential changes in project scope, and possible poor soil conditions, along with compliance with Code of Federal Regulations and Davis Bacon wage requirements. All of these are common on large capital improvement projects.

Morganti's 50 years of delivering complex project excellence in Florida breeds a fundamental confidence in our work, our personnel and our subcontractors. This confidence is bolstered by the incorporation of advanced technologies, streamlined documentation methods, clear safety policies and various process efficiencies into every project.

**\$300M**  
FEDERAL FUNDED  
PROJECTS

## FEDERAL FUNDING EXPERTISE

Over the last several decades, clients have relied on Morganti to complete more than

\$500 million in federal construction contracts. Each of these projects required compliance with the Code of Federal Regulations and Davis Bacon Wage requirements. When federal government clients choose Morganti, they are confident their projects will be delivered by a team of knowledgeable personnel who possess an acute understanding of governing policies and procedures.

In fact, Morganti is working on multiple projects which incorporate federal funds and adherence to federal regulations, including multiple projects at Palm Beach International Airport and the Palm Tran South Expansion project. Our team's expertise in federally funded projects was a welcome addition to the U.S. Department Transportation-Office of Small Business-Southeast Region's Small Business Coaching Series. Together, representatives from Morganti spearheaded seminars for this series on topics, such as bonding and teaming. **SDOC will benefit from this pertinent experience and Morganti's crucial insight necessary to successfully complete the Okeechobee High School Replacement project.**



### 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	Lincoln Park Academy Reno.
Owner	St. Lucie Public Schools
Value	\$20.3M
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	Sam Gaines Academy
Owner	St. Lucie Public Schools
Value	\$37.8M
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