



MORGANTI
A SOLID FOUNDATION

October 11, 2023

Construction Manager at Risk (CMAR) Continuing Services eRFP # 20230086

THE MORGANTI GROUP, INC.
1115 SE Ocean Blvd, Stuart, FL 34996 |
(561) 689-0200 | www.morganti.com

Digital Submission



A vertical blue bar with a white grid and architectural drawing background. The text "TABLE OF CONTENTS" is written vertically in large white capital letters.

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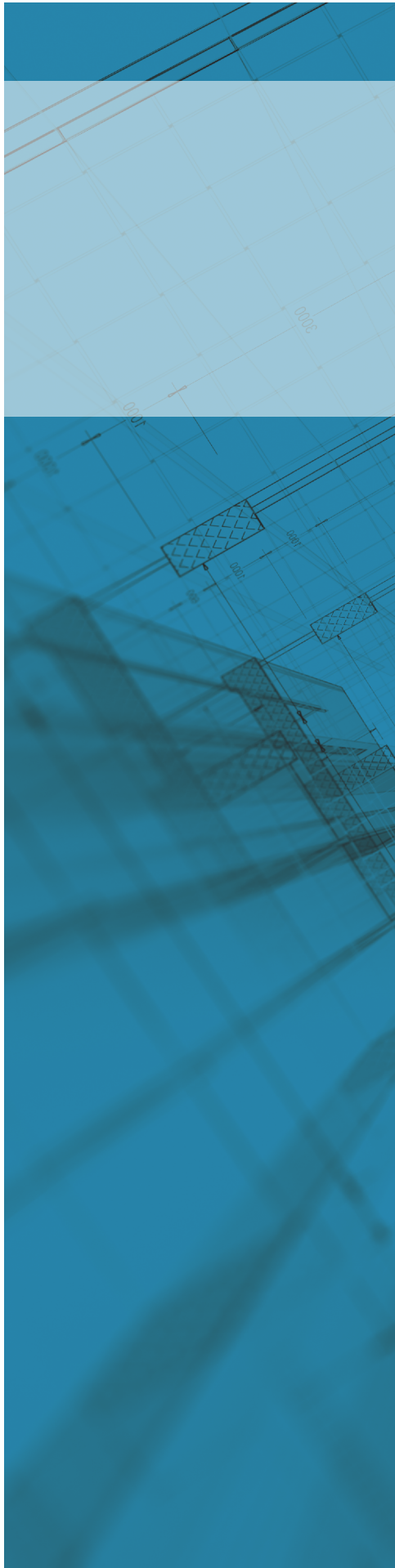
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PROPOSAL SUBMITTAL FORMS



TAB 1

Firm's Qualifications





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ARCHITECT - ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

Continuing Contracts for Construction Management

2. PUBLIC NOTICE DATE

September 11, 2023

3. SOLICITATION OR PROJECT NUMBER

20230086

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	CHECK IF BRANCH OFFICE			
a	X		<input type="checkbox"/>	The Morganti Group, Inc.	1115 SE Ocean Blvd, Stuart, FL 34996	Construction Manager
b			<input type="checkbox"/>			
c			<input type="checkbox"/>			
d			<input type="checkbox"/>			
e			<input type="checkbox"/>			

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

X

(Attached)

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D. ORGANIZATIONAL CHART



CONSTRUCTION MANAGEMENT CONTINUING CONTRACTS

MORGANTI

STEPHEN SINES
Vice President of Operations

BRENT MARTIN
Director of Pre-Construction

AVAILABLE ON-SITE TEAMS

JOEL SPIECE
Project Manager

STEVE HATTON
Superintendent

SUPPORT SERVICES

Pre-Construction
Estimating
Contract Administration
Accounting
Safety
BIM
Outreach

RESOURCES AVAILABLE TO SUPPORT THIS PROJECT

FLORIDA	#
Principals	2
Project Managers	6
Superintendents	10
Administrative	6
Estimators	1
Safety Management	1
QA/QC Management	1

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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 27	b. WITH CURRENT FIRM 20
15. FIRM NAME AND LOCATION (City and State) The Morganti Group, Inc. - Staurt, 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				
	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
	PROJECT NAME:		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a	PROJECT LOCATION:	West Palm Beach, FL	N/A	2020
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/>	Check if project performed with current firm
	\$1,400,000 CMAR Occupied Airport The proposed phase 1 renovation work for the PBI 2nd Level Terminal consists of exterior work designed to address outside air intrusion by eliminating the existing soffit venting and providing a thermal and air barrier along the engine south side of the existing terminal. The intent of the project is to address the existing building humidity issues.			
b	PROJECT NAME:	VOW Boardwalk Restoration Project	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Wellington, FL	N/A	2022
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/>	Check if project performed with current firm
\$117,000 CMAR Occupied Public Park Removal of old wood planks and replaced each with Treks decking and rails 2 months 300 LF Re-use of existing support beams.				
c	PROJECT NAME:	VCS Deltona Lakes ES HVAC Renovations	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Deland, FL	N/A	2021
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/>	Check if project performed with current firm
\$1.8M CMAR Occupied High School Campus Renovation of HVAC				
d	PROJECT NAME:	MCSD Security Enhancements	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Stuart, FL	N/A	2022
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/>	Check if project performed with current firm
\$750,000 LS Occupied School Construction Summer Hours				

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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	
Brent Martin	Director of Pre Construction	a. TOTAL 21	b. WITH CURRENT FIRM 3
15. FIRM NAME AND LOCATION (City and State) The Morganti Group, Inc. - Jupiter, FL			
16. EDUCATION (Degree and Specialization) BS Construction Planning - University of Florida		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Certified General Contractor - State of Florida Certified General Contractor-Plumbing, Roofing	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) LEED AP OSHA 30 hour			

19. RELEVANT PROJECTS			
	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:		PROFESSIONAL SERVICES
a	PROJECT NAME:	PBI Condensation and Humidity Remediation Ph. 1	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	West Palm Beach, FL	2020
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
\$1,400,000 CMAR Occupied Airport The proposed phase 1 renovation work for the PBI 2nd Level Terminal consists of exterior work designed to address outside air intrusion by eliminating the existing soffit venting and providing a thermal and air barrier along the engine south side of the existing terminal. The intent of the project is to address the existing building humidity issues.			
b	PROJECT NAME:	VOW Boardwalk Restoration Project	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Wellington, FL	2022
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
\$117,000 CMAR Occupied Public Park Removal of old wood planks and replaced each with Treks decking and rails 2 months 300 LF Re-use of existing support beams.			
c	PROJECT NAME:	VCS Deltona Lakes ES HVAC Renovations	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Deland, FL	2021
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
\$1.8M CMAR Occupied High School Campus Renovation of HVAC			
d	PROJECT NAME:	MCSD Security Enhancements	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Stuart, FL	2022
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
\$750,000 LS Occupied School Construction Summer Hours			

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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 12	b. WITH CURRENT FIRM 5
15. FIRM NAME AND LOCATION (City and State)			
The Morganti Group, Inc. - Jupiter, FL			
16. EDUCATION (Degree and Specialization)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
B.S. Construction Management Southern Polytechnic State University		N/A	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			
OSHA 30 hour			

19. RELEVANT PROJECTS			
	(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED
	PROJECT NAME:		PROFESSIONAL SERVICES
a	PROJECT NAME:	PBI Condensation and Humidity Remediation Ph. 1	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	West Palm Beach, FL	2020
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
\$1,400,000 CMAR Occupied Airport The proposed phase 1 renovation work for the PBI 2nd Level Terminal consists of exterior work designed to address outside air intrusion by eliminating the existing soffit venting and providing a thermal and air barrier along the engine south side of the existing terminal. The intent of the project is to address the existing building humidity issues.			
b	PROJECT NAME:	Palm Tran Bus Depot	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Delray, FL	2020
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
\$24,210,000 CMAR Bus Station Depot Addition and Renovation Active Campus			
c	PROJECT NAME:	VCS Deltona Lakes ES HVAC Renovations	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Deland, FL	2021
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
\$1.8M CMAR Occupied High School Campus Renovation of HVAC			
d	PROJECT NAME:	MCSD Security Enhancements	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Stuart, FL	2022
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm
\$750,000 LS Occupied School Construction Summer Hours			

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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	
Steve Hatton	Project Superintendent	a. TOTAL 18	b. WITH CURRENT FIRM 6

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

16. EDUCATION (Degree and Specialization) 17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)
 B.S. Construction Management - University of North Florida N/A

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

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
a	PROJECT NAME:	PBI Condensation and Humidity Remediation Ph. 1	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	West Palm Beach, FL	2020
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
\$1,400,000 CMAR Occupied Airport The proposed phase 1 renovation work for the PBI 2nd Level Terminal consists of exterior work designed to address outside air intrusion by eliminating the existing soffit venting and providing a thermal and air barrier along the engine south side of the existing terminal. The intent of the project is to address the existing building humidity issues.			
b	PROJECT NAME:	Palm Tran Bus Depot	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Delray, FL	2020
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
\$24,210,000 CMAR Bus Station Depot Addition and Renovation Active Campus			
c	PROJECT NAME:	VOW Slide Repair	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Wellington, FL	2021
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
\$80K CMAR Repairs to slide at Aquatic Center			
d	PROJECT NAME:	MCSD Security Enhancements	CONSTRUCTION (If Applicable)
	PROJECT LOCATION:	Stuart, FL	2022
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		X	Check if project performed with current firm
\$750,000 LS Occupied School Construction Summer Hours			

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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	
VOW Continuing Services Contract-Aquatics Complex Filter Replacement and Slide Repair Wellington, FL	PROFESSIONAL SERVICES N/A	CONSTRUCTION 2020-2023

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Village of Wellington	b. POINT OF CONTACT Marco Roselli	c. POINT OF CONTACT TELEPHONE NUMBER (561) 791-4127

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)	
<p>This award is a continuing service contract handling additions and renovations for the entire Village of Wellington. These contracts include new construction, renovations, or remodeling of Village facilities and parks, including fields. See a few of the recently completed projects below:</p> <ul style="list-style-type: none"> • Boardwalk Restoration • Aquatic Center Pool Filter Replacement • Overhang Project • Aquatic Center Slides <p>Each project required construction within a fully operational public setting and demanded strict adherence to operational procedures and safety standards. Due to Morganti's attention to detail and implementation of proper procedures there were no issues regarding safety on any project.</p>	

PROJECT COSTS		SERVICES PROVIDED
CONSTRUCTION COST	\$345,000	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) Stuart, 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	
VCS Continuing Services Contract-Atlantic HS Food Line & Door Replacement, Deltona Lakes Elementary School HVAC Renovations Deltona, FL	PROFESSIONAL SERVICES N/A	CONSTRUCTION 2017-2022

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Volusia County Schools	b. POINT OF CONTACT Tom Brown	c. POINT OF CONTACT TELEPHONE NUMBER (386) 947-8786

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)
<p>This award is a continuing service contract handling additions and renovations on all Volusia County School District campuses. All projects have been located on occupied sites and include renovations to labs, classrooms, administration, fields, gymnasiums, roofing, audio visual systems, bus maintenance compound, HVAC, site work, electrical, and flooring. Each project required construction within a fully operational campus and demanded strict adherence to operational procedures and safety standards. Due to Morganti's attention to detail and implementation of proper procedures there have been no issues regarding safety on any project.</p> 

PROJECT COSTS	SERVICES PROVIDED
CONSTRUCTION COST \$3,003,000	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) Stuart, 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	
PBIA Terminal Improvements Continuing Contracts West Palm Beach, FL	PROFESSIONAL SERVICES N/A	CONSTRUCTION 2008 - Present

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Palm Beach County Department 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)	
<p>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.</p>	

PROJECT COSTS	SERVICES PROVIDED
CONSTRUCTION COST \$60,000,000	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) Stuart, 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)	22. YEAR COMPLETED	
FAU Continuing Contracts for Minor Projects-New Gate House & Entry Road Boca Raton, FL	PROFESSIONAL SERVICES N/A	CONSTRUCTION 2009

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Florida Atlantic University	b. POINT OF CONTACT Vince Cucchiella	c. POINT OF CONTACT TELEPHONE NUMBER (954) 236-1043

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)	
<p>This award is a continuing service contract handling additions and renovations on all FAU campuses. All projects have been located on the Harbor Branch, Jupiter and Boca Raton campuses and include renovations to athletic facilities, vivarium labs, biomedical marine labs, aquaculture facilities, residence halls, classrooms, gate house, signage, lighting, HVAC systems, sitework, breezeways, flooring, paint and roofing renovation/additions. Within this contract Morganti has been awarded 50+ projects covering more than 300,000 sf of space and amounting to more than \$15,000,000 in project value. Each project required construction within a fully operational university campus and demanded strict adherence to operational procedures and safety standards. Due to Morganti's attention to detail and implementation of proper procedures there were no issues regarding safety on any project.</p>	

PROJECT COSTS		SERVICES PROVIDED
CONSTRUCTION COST	\$1,000,000	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) Stuart, 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)	22. YEAR COMPLETED	
SLCSD Continuing Contracts-Southern Oaks MS Chiller Replacement/ HVAC Retrofit Thermal Energy Storage Plant Port St. Lucie, FL	PROFESSIONAL SERVICES N/A	CONSTRUCTION 2013

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Saint Lucie County Public Schools	b. POINT OF CONTACT Matt Weber	c. POINT OF CONTACT TELEPHONE NUMBER (772) 216-4342

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)
<p>This project consists of the addition of Thermal Energy Storage to the existing Southern Oaks Middle School central plant. Air conditioning during summer daytime hours is the largest single contributor to a building's energy cost. A cooling system, which includes thermal-energy storage tanks and chillers, makes and stores ice at night during off-peak times when utility rates are far less expensive and when cleaner baseload plants are used, while still providing a cool and very comfortable environment for occupants. St. Lucie Public Schools has chosen to add a thermal storage to plant for significant cost savings. Each element requires construction within or directly adjacent to fully operational school facilities demanding strict adherence to operational procedures and safety standards</p>



PROJECT COSTS	SERVICES PROVIDED
CONSTRUCTION COST \$1,579,000	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) Stuart, 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)	22. YEAR COMPLETED	
SLCSD Continuing Contracts-Port St. Lucie HS Hybrid Relocation Port St. Lucie, FL	PROFESSIONAL SERVICES N/A	CONSTRUCTION 2012

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Saint Lucie County Public Schools	b. POINT OF CONTACT Matt Weber	c. POINT OF CONTACT TELEPHONE NUMBER (772) 216-4342

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)
<p>This project included the relocation and setup of twenty-eight (28) hybrid classroom units. These units were recycled from an existing campus that was being decommissioned. New walkways and canopies were installed to create covered pathway between the existing campus and hybrid classrooms. This work also required the installation of new underground utilities that were tied into the existing systems as well as minor interior modifications to the classrooms.</p> 

PROJECT COSTS	SERVICES PROVIDED
CONSTRUCTION COST \$1,370,000	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) Stuart, 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)		22. YEAR COMPLETED	
PBI Terminal Improvements-MC03 Concourse C Furniture Replacement West Palm Beach, FL		PROFESSIONAL SERVICES N/A	CONSTRUCTION 2020
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER Palm Beach County Department 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 project consisted of the replacement of furniture, carpeting, trash and recycle receptacles, and bottle filling stations in Concourse C			

PROJECT COSTS		SERVICES PROVIDED
CONSTRUCTION COST	\$2,500,000	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) Stuart, 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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SF330 FORM

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) 22. YEAR COMPLETED

PBI Terminal Improvements-MC36 Parcel I Site Access Roadway
West Palm Beach, FL

PROFESSIONAL SERVICES CONSTRUCTION
N/A 2020

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Palm Beach County Department 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 project consisted of landscaping, tree mitigation, surveying, testing, site concrete, sidewalks, paving, storm drainage, site water systems, underground electrical infrastructure, underground communications infrastructure, and traffic signalization work.



PROJECT COSTS

CONSTRUCTION COST \$5,384,469

DESIGN FEE N/A

SERVICES PROVIDED

Construction Management at Risk

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

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

AUTHORIZED FOR LOCAL REPRODUCTION | STANDARD FORM 330



SF330 FORM

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	
PBI Terminal Improvements-MC05 Lantana Hangar Electrical Upgrades West Palm Beach, FL	PROFESSIONAL SERVICES N/A	CONSTRUCTION 2022

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Palm Beach County Department 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 project included modifications to electrical panels at 44 general aviation hangars.	

PROJECT COSTS	SERVICES PROVIDED
CONSTRUCTION COST \$1,929,129	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) Stuart, 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

AUTHORIZED FOR LOCAL REPRODUCTION | STANDARD FORM 330



SF330 FORM

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

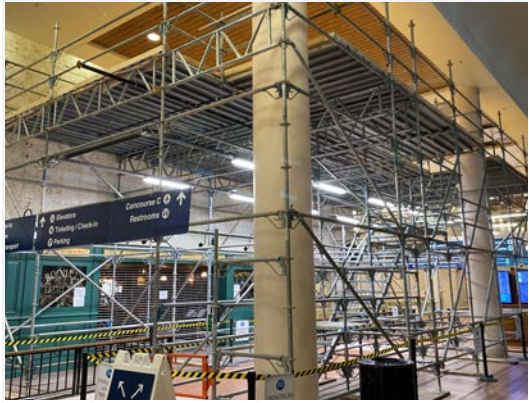
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

10

21. TITLE AND LOCATION (City and State)	22. YEAR COMPLETED	
PBI Terminal Improvements-SMC05 Humidity Issues Ph. 2 West Palm Beach, FL	PROFESSIONAL SERVICES N/A	CONSTRUCTION 2022

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)	
The phase 2 renovation work of approximately 37,000 square feet was designed to address interior infiltration of humidity. The Phase 2 of work addressed the replacement of interior acoustical replacement of interior acoustical ceiling systems, ceiling soffits, and HVAC ductwork throughout the second level terminal areas of the PBI Terminal.	

PROJECT COSTS	SERVICES PROVIDED
CONSTRUCTION COST \$3,100,000	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) Stuart, 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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SF330 FORM

G. KEY PERSONNEL PARTICIPATION

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)

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

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

		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
Brent Martin	Director of Pre Construction	X	X	X				X	X	X	X
Joel Spiece	Project Manager	X	X		X	X	X				
Steve Hatton	Superintendent	X			X						

29. EXAMPLE KEY PROJECTS

No	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	VOW Continuing Services Contract
2	VCS Continuing Services Contract
3	PBI Terminal Improvements Contract
4	FAU Continuing Contracts
5	SLCSD Southern Oaks MS

No	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
6	SLCSD Port St Lucie HS Hybrid Relocation
7	PBI-MC03 Concourse C Furniture Replacement
8	PBI-MC36 Parcel I Site Access Roadway
9	PBI-MC02 Lantana Hangar Electrical Upgrades
10	PBIA-SMC06 Humidity Issues Ph.2

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SF330 FORM

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.

I. AUTHORIZED REPRESENTATIVE The foregoing is a statement of fact

31. Signature [Handwritten Signature]

32. Date October 11, 2023

33. Name and Title Stephen Sines VP of Operations

AUTHORIZED FOR LOCAL REPRODUCTION | STANDARD FORM 330



SF330 FORM

ARCHITECT - ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (if any)

20230086

PART II - General Qualifications

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

2a. FIRM (OR BRANCH OFFICE) NAME
The Morganti Group, Inc.

3. YEAR ESTABLISHED
1906

4. DUNS #
14-493-3744

2b. STREET
1115 SE Ocean Blvd

5. OWNERSHIP Corporation

2c. CITY
Stuart

2d. STATE
FL

2e. ZIP CODE
34996`

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			10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	a. Profile Code	b. Experience	c. Revenue Index # (see below)
16	Administrative	25	A01, A05, A06, C15, C18, D04, E05, E02, G01, V01	Aviation	10
18/61	Estimator	5	A11, O01, C15, C18, D04, E02, E05, E02, H08, L01, L04, V01	K-12 Education	10
16	Project Executives	4	A11, C15, C18, D04, E05, H05, H09, V01	Health Care	10
16	Operations Directors	3	A11, B04, C15, C18, D04, E02, E05, E02, H08, L01, L04, V01	Higher Education	10
48/61	Project Managers	14	C15, C18, E02, D04, E05, A06, V01	Correctional	10
48/51/53	Superintendents	19	B04, C11, C15, C18, D04, E05, G01, H08, J01, L04, O01, P11, P13, V01	Government	10
48/53	Project Engineers	7	C15, C18, D04, E05, G01, O01,	Office Buildings	10
14	Information Tech.	3	C15, C18, D04, E05, G01,	Residential	10
	Other Employees		C15, C18, D04, E05, G01, H11,	Retail	10
	Total	80	C04, C07, D04, H13, I03, U03, W02	Water Treatment	10

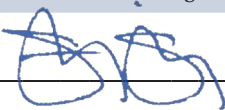
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)

	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. \$100,00 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 

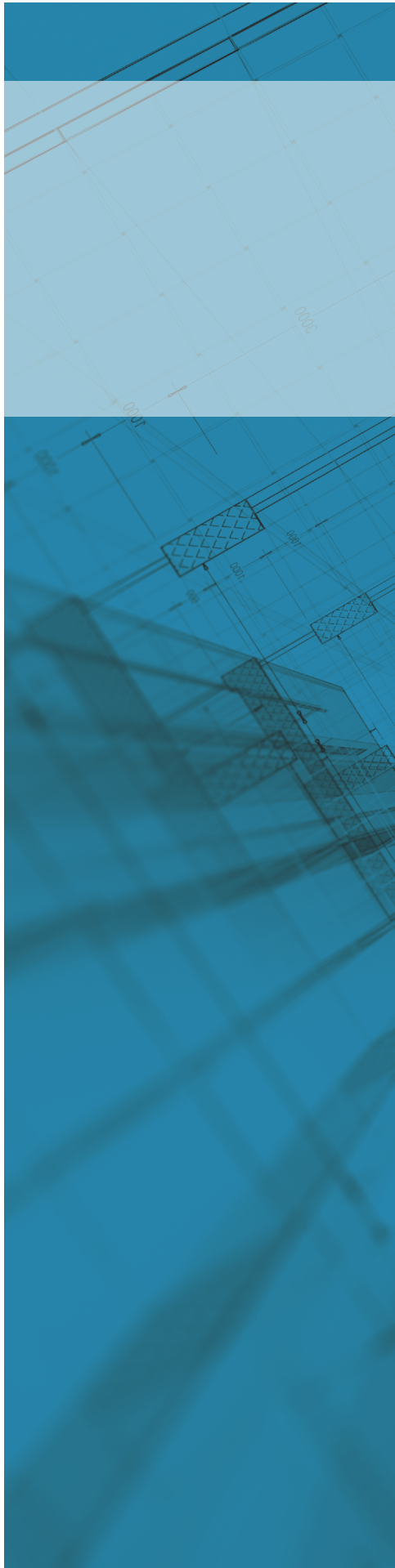
c. NAME AND TITLE Stephen Sines - VP of Operations

b. DATE October 11, 2023



TAB 2

Methodology/Approach





PROJECT APPROACH

Morganti has handled many CM Continuing "Minor Project" Service Contracts for owners across the country. All of these have been dealt with time and time again by working hand in hand with the Owner, doing diligent, concentrated discovery on a continual basis and coming up with workable solutions. Morganti hopes that bringing our established open-book project approach, so often valued on large construction projects, to these minor projects will raise the bar to a new level for service delivered on each and every project regardless of size.

CONFLICT PREVENTION

Morganti sets an example by creating a team environment that starts with management. The Morganti Group's methods to avoid and/or resolve conflicts are information sharing, ensuring a clear understanding of the facts, and finding a solution which is good for all parties involved. At Morganti, we strive to minimize conflict potential through detailed investigation, and making sure the subcontractor and material supplier understand what is expected. When situations do arise, our well-earned reputation with the subcontracting community as being fair-but-firm comes into play. We ensure that everyone involved, including subcontractors and vendors, work together in a "Partnering" relationship.

This is achieved through:

1. **Team Workshops:** Morganti conducts a partnering workshop at the beginning of the project to organize the team and to assist in the development of team relationships. Here the project team identifies all project goals which are then incorporated into the policy and procedures manual. This guide documents all the responsibilities, organizational structure, and lines of communication between all players in the team.
2. **Design Review:** Morganti starts with a thorough review of the plans and specifications. After this review, Morganti meets with the Architect to recommend any clarifications or modifications that might be made to the drawings. This helps prevent any misunderstandings and minimizes the likelihood of conflict.
3. **Bid Documents:** Morganti will clearly define the responsibilities of the each trade contractor by providing detailed bid packages. These packages will include the scope of work, schedule, site plan, safety requirements/program, and quality control program.
4. **Subcontractor Qualification:** Morganti's Operations Manager directs the pre-qualification efforts for this project. Morganti pre-qualifies area trade contractors for: experience with similar projects, past record of schedule adherence and quality, financial capability and bonding and safety. Due to our decades of commitment to the area we are extremely familiar with the local subcontracting community.
5. **Project Meetings:** Morganti conducts pre-bid and pre-construction meetings to explain and/or answer any questions pertaining to the plans and specifications. Job site meetings, held weekly, are conducted to provide project review and alleviate any misunderstandings. Typically the Owner, Architect and subcontractors/suppliers are present at these weekly meetings.
6. **Monthly Reports:** Typically conflicts arise from a lack of communication and a lack of coordination between the parties involved. Morganti facilitates monthly meetings and issues a report to all attendees to prevent this very occurrence.

TECHNICAL RESOURCES

FLORIDA PROFESSIONALS	#
Principals	2
Project Managers	6
Superintendents	10
Administrative	6
Estimators	1
Safety Management	1
QA/QC Management	1

27

Morganti is 100% Committed to the City of Port St. Lucie



CM METHOD & APPROACH

✓	✓	✓	✓
Open Collaboration and Partnership	Team of Proven CMAR Experts	Committed to Local Trade Participation	No Surprises On Time / On Budget

PRE-CONSTRUCTION PHASE SERVICES

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

Schematic Design

- Integrated design meetings
- Master scheduling
- Field operations analysis
- Safety plan
- BIM setup and planning

Design Development

- Design document review and reporting
- Constructibility review and reporting
- Agent / Owner specifications review
- Commissioning coordination
- Site logistics planning
- Value engineering
- 3D building information modeling
- Required community benefit plan review and reporting

Scheduling & Estimating

- Cost estimate review
- Trade contractor pre-qualification
- Integrated master scheduling reviews
 - Design
 - Permitting
 - Construction
 - Commissioning
- Scope review
- Estimate reconciliations
- BIM / VDC 4D

Bidding & Award

- Collaborate with architect/engineers on bid documents
- Bid analysis/conformance reviews
- Maximize MWBE participation
- Manage bid conferences
- Review bids and scopes of work
- Detailed integrated master schedule
- Finalize Guaranteed Maximum Price (GMP)

CONSTRUCTION PHASE SERVICES

Construction

- Mobilization
 - Field Supervision
 - Site Facilities
- Administrative Controls
- Implement Logistic Plan
- Quality Management
 - Permits/Inspection/Testing
 - Samples/Mock-ups/Approvals
 - Testing & Documents
- Schedule Coordination
- Safety Management
- Document Controls
 - Plans & Specs
 - Submittals & Shop Drawings
 - Distribution of Information
- Materials Management
 - Material Delivery Schedule
 - Shop Inspection / Expediting
- Cost Control & Reporting
 - Change Management
 - Monthly Report
 - Forecasting Trends/Expenditures
- Green Building
 - Implement Green Building Practices

Post Construction

- Final Inspection
- Punch List
- Approvals
- Record Documentation
- O&M Manuals
- Turn-Over
- Warranty



COMMUNICATION & COORDINATION

After more than a century in the construction business, Morganti knows a smooth and successful CMAR process is based on teamwork — all parties involved in a project working together to create mutual trust and respect, to develop an environment of open, consistent communication and commitment, to prevent disputes, and to streamline project completion. Contracts establish legal responsibilities, but a solid team relationship creates a positive working environment and implies a covenant of good faith.

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



PROJECT CHALLENGES/PRACTICAL SOLUTIONS

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

PROJECT CHALLENGES	MITIGATIONS
Working on an occupied sites	Morganti has worked on more than 350 occupied campuses with no incidents. Our experience is the solution.
Job site separation from patrons and staff	Morganti provides plywood fencing to separate our operations from student and staff. We also provide site-specific training for all Morganti staff and subcontractors regarding the rules and regulations governing the separation of the job site from the active campus.
Communication with staff	Morganti provides daily communication to school staff regarding the ongoing and upcoming events related to the construction project. There are no surprises.
Construction access and coordination	Morganti provides daily coordination of all material deliveries to ensure a smooth student drop-off/pick-up schedule with no additional traffic impact by construction operations.
Managing design to meeting Owner's budget	Morganti provides detailed construction cost estimates at all stages of design, including constructability reviews, value engineering, and return on investment analysis.



EXPANDING DISADVANTAGED TRADE OPPORTUNITIES

Although Morganti is not a certified SBE firm we believe that providing opportunities for local, minority-owned, woman-owned, and small and disadvantaged contractor participation is essential to the growth of a healthy construction industry. This belief is what fuels Morganti’s Minority Business Development Program. This program has been successful in substantially increasing the number of awards to minority-owned, woman-owned, local and small/disadvantaged business enterprises across Florida for the past five decades. It is also why Morganti has received recognition as **Palm Beach County’s Corporate Partner of the Year.**

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 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, we have 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, consistently meeting and exceeding trade participation goals on every projects.

For this CMAR contract, the Morganti team is fully committed to continuing our proactive role in expanding minority trade opportunities wherever we can. Our team will actively solicit and involve MBE/SBE/WBE/Veteran/DBE-certified suppliers and subcontractors to participate in every phase of the project. We will work closely with your office of diversity to maximize exposure and increase disadvantaged subcontractor participation through events like Contractor "Meet and Greets" and "Lunch and Learns."

To enhance opportunities for minority and disadvantaged firms throughout this contract, Morganti will implement the following steps:

1. Identify areas of opportunities for Local/SBE/DBE/MBE/WBE/Veteran participation.
2. Divide total requirements, when economically feasible, into small tasks or quantities to permit maximum participation of small businesses. While we are dedicated to reaching and exceeding the goals for every project, we are committed to risk assessment and the evaluation of the viability of subcontractors who are bidding the project. We can mitigate potential exposure to risk (due to factors such as limited experience, financial inconsistencies, bonding capability, etc.) by making smaller bid packages available. For example, smaller packages can be made available to minority trades within the following trades: site work, painting, carpentry, drywall, flooring, hardware, material suppliers and service providers.
3. Offer assistance to small businesses by ensuring they have a detailed understanding of the scope of work. All minority trades will be provided with our estimator’s name and contact information for the respective trade in order to assist with questions or clarification.
4. Conduct meetings, conferences and/or workshops to review the project opportunities for these trades. This type of event will provide firms with an overview

Outreach

1. Plan Hub-Geo Net (25-50 mile radius from project address)
2. Advertise in local newspapers
3. Facebook / LinkedIn / Social Media
4. Virtual Work Shops
5. ABC / AGC / Trade Organizations
6. Chamber of Commerce

\$90
MILLION
awarded by Morganti
to minority
trades in Florida



of the project, required services, construction trades, available packages, guidance with insurance and bond requirements, estimator’s direct contact information, and an overview of the expectations for attaining the goals of the project.

5. Dedicated staff to oversee trade outreach efforts, fulfillment and monitor participation.
6. Contact business associations and minority media to inform these groups of opportunities to provide supplies, services, and construction opportunities.
7. Provide potential bidders with an electronic pre-qualification application. As subcontractors confirm interest in submitting a bid for the project, we provide them with an electronic pre-qualification form so we can assess their viability as a suitable contractor for the project.
8. Maintain a database and bidders list of small business companies that have pre-qualified to work with the firm.

9. Look for existing vendors that unknowingly might qualify to become pre-certified.
10. Participate in the community’s outreach events and various events hosted by different agencies and groups in support of a networking event for small and underutilized businesses.
11. Maximize outreach efforts by requiring Prime Subcontractors and lower tier subcontractors to award to disadvantaged trades to achieve fair share objectives. Morganti will require all sub-contractors to use best efforts to achieve the project goals. A subcontractor’s participation will be reviewed and considered prior to award of a contract.



Secure your next project.

Breakfast provided by:
Jupiter DONUTS

Treasure Coast Contractor Outreach

RSVP:
estimating@morganti.com

LEARN ABOUT

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

WHO: All small and large Martin, St. Lucie, Palm Beach and Indian River County contractors
 WHERE: Stuart | Martin Chamber of Commerce | 1650 S. Kanner Highway, Stuart, FL 34994
 WHEN:

Due to weather

THIS HAS BEEN RESCHEDULED FOR

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

JENSEN BEACH
HIGH SCHOOL

63%

LOCAL TRADE
PARTICIPATION

DELTONA LAKES
ELEMENTARY SCHOOL

100%

LOCAL TRADE
PARTICIPATION

JUPITER
HIGH SCHOOL

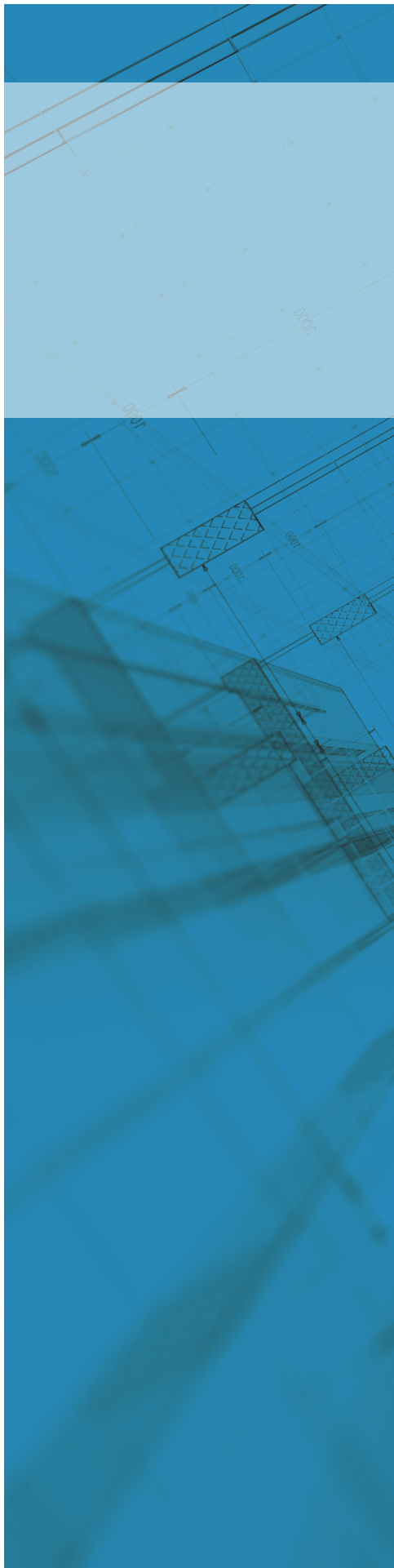
68%

LOCAL TRADE
PARTICIPATION



TAB 3

Certified Minority Business Enterprise





The Morganti Group, Inc. is not a certified minority business enterprise.



TAB 4

Additional Required Proposal Submittal Forms





CONTRACTOR’S GENERAL INFORMATION WORK SHEET
eBID #20230086

It is understood and agreed that the following information is to be used by the City to determine the qualifications of prospective Contractor to perform the work required. The Contractor waives any claim against the City that might arise with respect to any decision concerning the qualifications of the Contractor.

The undersigned attests to the truth and accuracy of all statements made on this questionnaire. Also, the undersigned hereby authorizes any public official, Engineer, Surety, bank, material or equipment manufacturer, or distributor, or any person, firm or corporation to furnish the City any pertinent information requested by the City deemed necessary to verify the information on this questionnaire.

Dated at 1115 SE Ocean Blvd, Stuart, FL 34996, this 11th day of October 2023
 (Location)

Name of Organization/Contractor: The Morganti Group, Inc.

By: Stephen Sines
 Name and Title

1. Corporation, Partnership, Joint Venture, Individual or other? Corporation

2. Firm's name and main office address, telephone, and fax numbers

Name: The Morganti Group, Inc.

Address: 1115 SE Ocean Blvd, Stuart, FL 34996

Telephone Number: (561) 689-0200

Fax Number: N/A

3. Contact person: Stephen Sines Email: ssines@morganti.com

4. Firm's previous names (if any). _____

5. **ADDENDUM ACKNOWLEDGMENT** - Bidder acknowledges that the following addenda have been received and are included in its proposal/bid:

Addendum Number	Date Issued	Addendum Number	Date Issued
1	9/26/23		

6. List any lawsuits pending or completed within the past five (5) years involving the corporation, partnership or individuals with more than ten percent (10 %) interest:

See attached

(N/A is not an acceptable answer - insert lines if needed)



7. List any judgments from lawsuits in the last five (5) years:

See attached

(N/A is not an acceptable answer - insert lines if needed)

8. List any criminal violations and/or convictions of the Proposer and/or any of its principals:

There are no criminal violations and/or convictions of The Morganti Group, Inc. or any of its principals

(N/A is not an acceptable answer - insert lines if needed)

 _____

Signature

VP of Operations
Title



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				

SUBCONTRACTORS/SUBCONSULTANTS

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. (Defendants) Summons of Complaint, Breach of Contract Disputed over subcontractor's unsatisfactory work. Settlement Agreement and Release, January 2019.

MORGANTI HAS ZERO PENDING CLAIMS OR LITIGATION



"A City for All Ages"

NOTICE TO ALL PROPOSERS:

To ensure fair consideration is given for all Proposers, it must be clearly understood that upon release of the proposal and during the proposal process, firms and their employees of related companies as well as paid or unpaid personnel acting on their behalf shall not contact or participate in any type of contact with City employees, department heads or elected officials, up to and including the Mayor and City Council. The **"Cone of Silence"** is in effect for this solicitation from the date the solicitation is advertised on DemandStar, until the time an award decision has been approved by City Council and fully executed by all parties. Information about the Cone of Silence can be found under the [City of Port St. Lucie Ordinance 20-15, Section 35.13](#). Contact with anyone other than the Issuing Officer may result in the vendor being disqualified. All contact must be coordinated through Michelle Fentress, Issuing Officer, for the procurement of these services.

All questions regarding this Solicitation are to be submitted in writing to Michelle Fentress, Procurement Agent I with the Procurement Management Department via e-mail mfentress@cityofpsl.com, or by phone 772-8715222. Please reference the Solicitation number on all correspondence to the City.

All questions, comments and requests for clarification must reference the Solicitation number on all correspondence to the City. Any oral communications shall be considered unofficial and non-binding.

Only written responses to written communication shall be considered official and binding upon the City. The City reserves the right, at its sole discretion, to determine appropriate and adequate responses to the written comments, questions, and requests for clarification.

*NOTE: All addendums and/or any other correspondence before bid close date (general information, question and responses) to this solicitation will be made available exclusively through the [DemandStar's Website](#) for retrieval. All notice of intent to award documentation will be published on the [City Clerk's Website](#). Proposers are solely responsible for frequently checking these websites for updates to this solicitation.

I understand and shall fully comply with all requirements of City of Port. St. Lucie Ordinance 20-15, Section 35.13.

Typed Name: Stephen Sines
 Signed:
 Company and Job Title: The Morganti Group, Inc., VP of Operations
 Date: 10/11/23



"A City for All Ages"

eRFP #20230086

CONTRACTOR’S CODE OF ETHICS

The City of Port St Lucie (“City), through its Procurement Management Department (“Procurement Management Department”) is committed to a procurement process that fosters fair and open competition, is conducted under the highest ethical standards and enjoys the complete confidence of the public. To achieve these purposes, Procurement Management Department requires each vendor who seeks to do business with the City to subscribe to this Contractor’s Code of Ethics.

- ◆ A Contractor's bid or proposal will be competitive, consistent and appropriate to the bid documents.
- ◆ A Contractor will not discuss or consult with other Vendors intending to bid on the same contract or similar City contract for the purpose of limiting competition. A Vendor will not make any attempt to induce any individual or entity to submit or not submit a bid or proposal.
- ◆ Contractor will not disclose the terms of its bids or proposal, directly or indirectly, to any other competing Vendor prior to the bid or proposal closing date.
- ◆ Contractor will completely perform any contract awarded to it at the contracted price pursuant to the terms set forth in the contract.
- ◆ Contractor will submit timely, accurate and appropriate invoices for goods and/or services actually performed under the contract.
- ◆ Contractor will not offer or give any gift, item or service of value, directly or indirectly, to a City employee, City official, employee family member or other vendor contracted by the City.
- ◆ Contractor will not cause, influence or attempt to cause or influence, any City employee or City Official, which might tend to impair his/her objectivity or independence of judgment; or to use, or attempt to use, his/her official position to secure any unwarranted privileges or advantages for that Vendor or for any other person.
- ◆ Contractor will disclose to the City any direct or indirect personal interests a City employee or City official holds as it relates to a Vendor contracted by the City.
- ◆ Contractor must comply with all applicable laws, codes or regulations of the countries, states and localities in which they operate. This includes, but is not limited to, laws and regulations relating to environmental, occupational health and safety, and labor practices. In addition, Contractor must require their suppliers (including temporary labor agencies) to do the same. Contractor must conform their practices to any



published standards for their industry. Compliance with laws, regulations and practices include, but are not limited to the following:

- Obtaining and maintaining all required environmental permits. Further, Contractor will endeavor to minimize natural resource consumption through conservation, recycling and substitution methods.
- Providing workers with a safe working environment, which includes identifying and evaluating workplace risks and establishing processes for which employee can report health and safety incidents, as well as providing adequate safety training.
- Providing workers with an environment free of discrimination, harassment and abuse, which includes establishing a written antidiscrimination and anti-bullying/harassment policy, as well as clearly noticed policies pertaining to forced labor, child labor, wage and hours, and freedom of association.

Name of Organization/Proposer The Morganti Group, Inc.

Signature 

Printed Name and Title Stephen Sines, VP of Operations

Date 10/11/23

DISCLAIMER: This Code of Ethics is intended as a reference and procedural guide to contractors. The information it contains should not be interpreted to supersede any law or regulation, nor does it supersede the applicable contractor contract. In the case of any discrepancies between it and the law, regulation(s) and/or contractor contract, the law, regulatory provision(s) and/or vendor contract shall prevail.



"A City for All Ages"

E-Verify Form

Supplier/Consultant acknowledges and agrees to the following:

1. Shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Supplier/Consultant during the term of the contract; and
2. Shall expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

E-Verify Company Identification Number 441823

Date of Authorization 8/19/2011


Name of Contractor The Morganti Group, Inc.

Name of Project CMAR Continuing Services

Solicitation Number (If Applicable) 20230086

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on October, 11, 2023 in Jupiter (city), FL (state).



 Signature of Authorized Officer

Stephen Sines

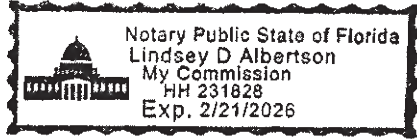
 Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE 11th DAY OF October, 2023.

NOTARY PUBLIC Lindsey D Albertson

My Commission Expires: 2/21/2026





"A City for All Ages"

NON-COLLUSION AFFIDAVIT
Solicitation #20230086
Construction Manager at Risk (CMAR)
Continuing Services

State of Florida }

County of Palm Beach }

Stephen Sines, being first duly sworn, disposes and says that:
(Name/s)

1. They are VP of Operations of The Morganti Group, Inc. the Proposer that
(Title) (Name of Company)

has submitted the attached PROPOSAL;

2. He is fully informed respecting the preparation and contents of the attached proposal and of all pertinent circumstances respecting such PROPOSAL;

3. Such Proposal is genuine and is not a collusive or sham Proposal;

4. Neither the said Proposer nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Proposer, firm or person to submit a collusive or sham Proposal in connection with the contract for which the attached proposal has been submitted or to refrain from proposing in connection with such Contract or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Proposer, firm or person to fix the price or prices in the attached Proposal or of any other Proposer, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Port St. Lucie or any person interested in the proposed Contract; and

5. The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

(Signed) [Signature]

(Title) VP of Operations



"A City for All Ages"

STATE OF FLORIDA }
COUNTY OF ST. LUCIE} SS:

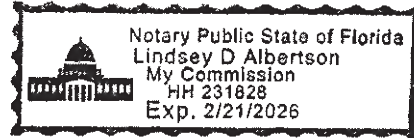
The foregoing instrument was acknowledged before me this (Date) 10/11/23

by: Stephen Sines who is personally known to me or who has produced
personally known as identification and who did (did not) take an oath.

Commission No. HH 231828

Notary Print: Lindsey Albertson

Notary Signature: Lindsey Albertson





"A City for All Ages"

**DRUG-FREE WORKPLACE FORM
e-RFP #20230086**

Construction Manager at Risk (CMAR) Continuing Services

The undersigned vendor in accordance with Florida Statute 287.087 hereby certifies that

The Morganti Group, Inc. _____ does:
(Name of Business)

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

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

Consultant's Signature

10/11/23
Date



VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES' LISTS

Vendor Name: The Morganti Group, Inc
 Vendor FEIN: 06-114933744
 Authorized Representative's Name: Stephen Sines
 Authorized Representative's Title: VP of Operations
 Address: 1115 SE Ocean Blvd.
 City, State and Zip Code: Stuart, FL 34996
 Phone Number: (561) 689-0200
 Email Address: ssines@morganti.com

Sections 287.135 and 215.473, Florida Statutes, prohibit Florida municipalities from contracting with companies, for goods or services over \$1,000,000 that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or to engage in any Business operations with Cuba or Syria. Sections 287.135 and 215.4725 also prohibit Florida municipalities from contracting with companies, for goods or services in any amount that are on the list of Scrutinized Companies that Boycott Israel.

The list of "Scrutinized Companies" is created pursuant to Section 215.473, Florida Statutes. A copy of the current list of "Scrutinized Companies" can be found at the following link: <https://www.sbafla.com/fsb/FundsWeManage/FRSPensionPlan/GlobalGovernanceMandates/QuarterlyReports.aspx>

As the person authorized to sign on behalf of the Respondent Vendor, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List; or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and does not have any business operations with Cuba or Syria. I understand that pursuant to Sections 287.135 and 215.473, Florida Statutes, the submission of a false certification may subject the Respondent Vendor to civil penalties, attorney's fees, and/or costs.

I understand and agree that the City may immediately terminate any contract resulting from this solicitation upon written notice if the company referenced above are found to have submitted a false certification or any of the following occur with respect to the company or a related entity: (i) for any contract for goods or services in any amount of monies, it has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in a boycott of Israel, or (ii) for any contract for goods or services of one million dollars (\$1,000,000) or more, it has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or it is found to have been engaged in business operations in Cuba or Syria.

Authorized Signature

Stephen Sines
 Print Name


 Signature



TRUTH-IN-NEGOTIATION CERTIFICATE AND AFFIDAVIT

STATE OF FLORIDA §
COUNTY OF ST. LUCIE §

Before me, the undersigned authority, personally appeared affiant Stephen Sines, who being first duly sworn, deposes and says:

1. That the undersigned firm is furnishing this Truth in Negotiation Certificate pursuant to Section 287.055(5)(a) of the Florida Statutes for the undersigned firm to receive an agreement for professional services with the City of Port St. Lucie, St. Lucie County, Florida.

2. That the undersigned firm is a corporation which engages in furnishing professional engineering services and is entering into an agreement with the City of Port St. Lucie, St. Lucie County, Florida to provide continuing services for a project known as Construction Manager at Risk (CMAR) Continuing Services, Contract #20230086.

3. That the undersigned firm has furnished the City of Port St. Lucie, St. Lucie County, Florida a detailed analysis of the cost of the professional services required for the project.

4. That the wage rate information and other factual unit cost, which the undersigned firm furnished, were accurate, complete and current at the time the undersigned firm and the City of Port St. Lucie entered into the agreement for professional services on the project.

5. That the agreement which the undersigned firm and the City of Port St. Lucie entered into on this job contained a provision that the original agreement price and any additions thereto shall be adjusted to include any significant sums by which the City of Port St. Lucie determines the agreement price was increased due to inaccurate, incomplete or non-current wage rates or other factual unit cost and that all such agreement adjustments shall be made within one (1) year following the end of the agreement.

FURTHER AFFIANT SAYETH NAUGHT

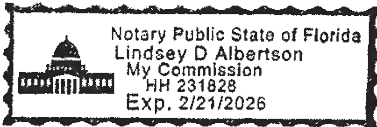
The Morganti Group, Inc
Name of Firm


By: 
~~President~~ VP of Operations

The foregoing instrument was acknowledged before me by Stephen Sines who has produced personally known as identification or is personally known to me.

WITNESS my hand and official seal in the State of County last aforesaid this 11th day of October, 2023.

(SEAL)




Signature

Lindsey D. Albertson
Notary Name (typed or printed)

Marketing Coordinator
Title or Rank