

**PORT OF PALM BEACH DISTRICT
REQUEST FOR DISCUSSION AND
COMMISSION ACTION**

**CONSENT AGENDA
ITEM F-10**

PREPARED BY: Ken Hern Sr. Director, Operations, Security & Facilities August 16, 2018

SUBJECT: Item for Ratification

- **Emergency Repairs - Foster Construction**

BACKGROUND:

Due to heavy continuous rainfall in the month of May, severe water intrusion was identified through the window seals of the Maritime Office Complex (MOC). These leaks were initially identified on the southern and eastern sides of the building, between the 4th and 6th floors. An emergency PO was issued in the amount of \$22,899.00 to Foster Construction to seal these leaks.

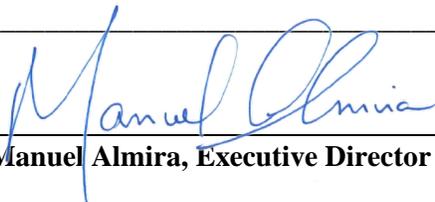
Additional areas were identified on the northern side of the building between the 2nd and 6th floors, in subsequent heavy rainfalls through June. A change order in the amount of \$17,184.00 was issued to Foster Construction to seal the leaks.

FINANCIAL IMPACT: This project will be funded by the FY18 Operating Budget

ADDITIONAL INFORMATION ATTACHED: No _____ Yes X _____

RECOMMENDATIONS: Port staff respectfully requests the Board of Commissioners to ratify these emergency purchase orders in the amount of \$40,083.00.

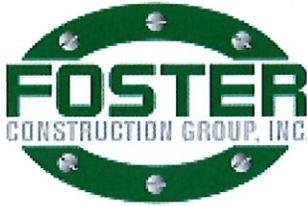
Respectfully Submitted By:



Manuel Almira, Executive Director

DATE ACTION TAKEN: _____
Approved: _____
Disapproved: _____
Deferred To: _____
Incorporated into Minutes: _____

Motion By: _____
Seconded By: _____
Unanimous: Yes _____ No _____
By: _____



July 5, 2018

Port of Palm Beach
Attn: Ken Hern
1 E. 11 Street # 600
West Palm Beach, Fl. 33404
Office: 561 383 4133

P.O. # 00-910853

RE: ADDITIONAL WORK REQUESTED Reseal/Seal Building Panels and Storefront on the East, South & Partial North Elevations @ 1 E. 11 Street # 600 West Palm Beach, Fl.

Dear Ken,

Pursuant to your request, we visited the tenants on the 2nd and 3rd floors that were reporting leaks on the exterior walls & storefront. Thank you for this opportunity to provide you with this proposal. After visiting your office building, we have gathered the essential information to provide a cost that will resolve your current problems. Based on the information we gathered from our recent survey, please review the following details:

Scope of Work (see attached elevations for the areas of work):

EAST ELEVATION: we remove and replace the sealant around the panels and the windows from column line 1 through 5, from the EL. +43'-0" (SLAB OF 4TH FLOOR) to EL. +18'-0" (SLAB OF 2ND FLOOR), and on the SOUTH ELEVATION column line L through N, from the EL. +43'-0" (SLAB OF 4TH FLOOR) to ZINC EXTERIOR PANEL 2" EXP. JT, NORTH ELEVATION column line N through M, from EL. +42'-6" to the 2nd floor window sill.

Procedure of Work:

- Remove all of the failed sealants around the metal building panels and window frames.
- Clean all panel joints with xylene & prime as required.
- Seal panels with Dowsil 795 (gray).
- Seal window panels with Dowsil 795 (black)

Exclusions:

- Anything not mentioned above.

General

This is based on standard working hours which are between 7:30 am-3:30 pm Monday through Friday. Any additional work, mobilization or delays are all to be done on a Time & Material Basis at the hourly rates listed below.

Man Hour Rates:

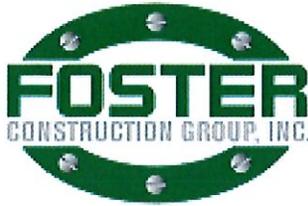
Standard T & M rates are to be billed at \$ 90.00 per man per hour and overtime rates are to be billed at \$70.00 per man per hour.

Parking:

Customer to provide parking spaces for employees.

Quotation:

Seventeen Thousand One Hundred Eighty-Four Dollars\$ 17,184.00



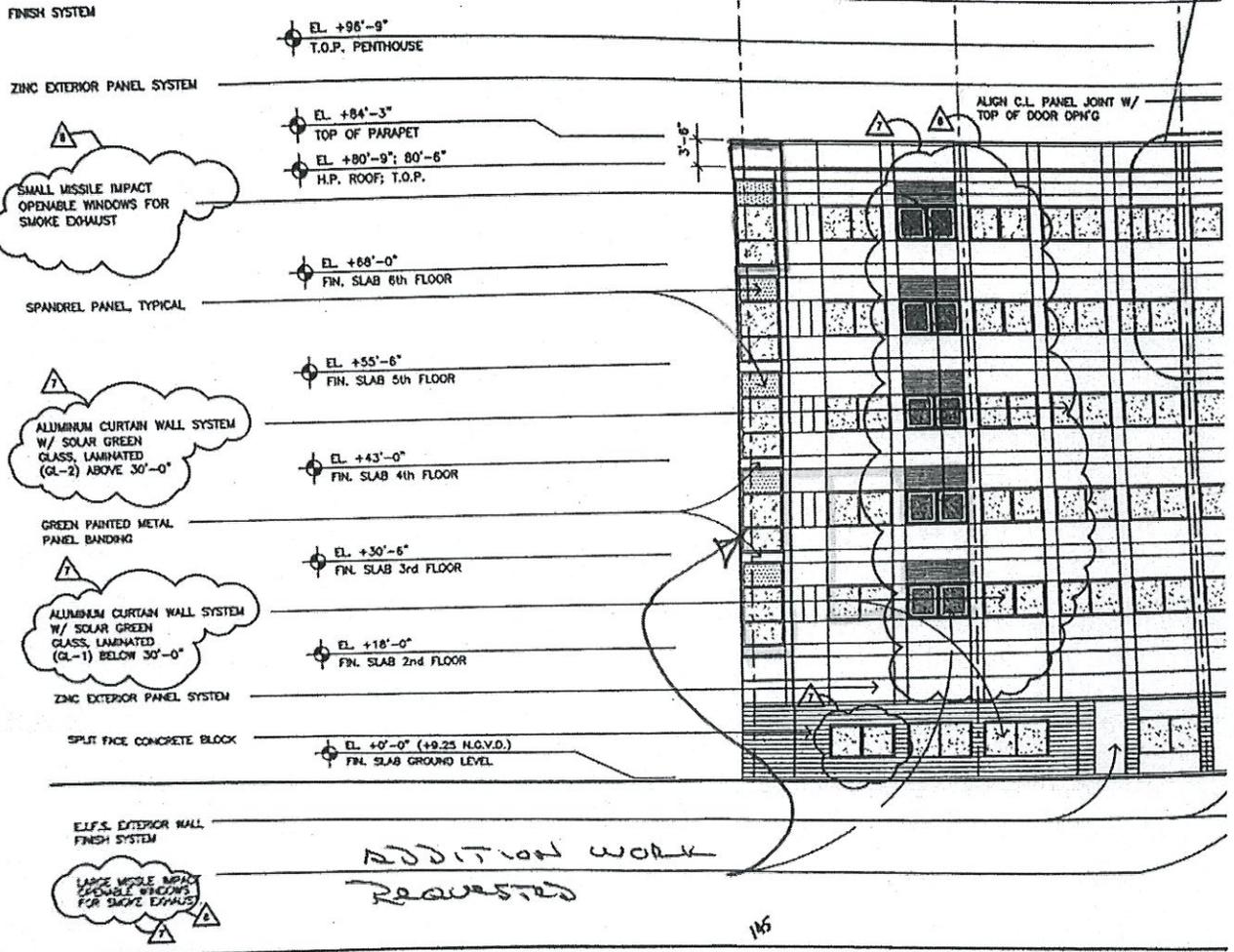
Agree and entered into this _____ day of _____, 2018, by the duly authorized representatives for the parties to this Proposal-Contract, being:

Chris Foster
Foster Construction Group, Inc.

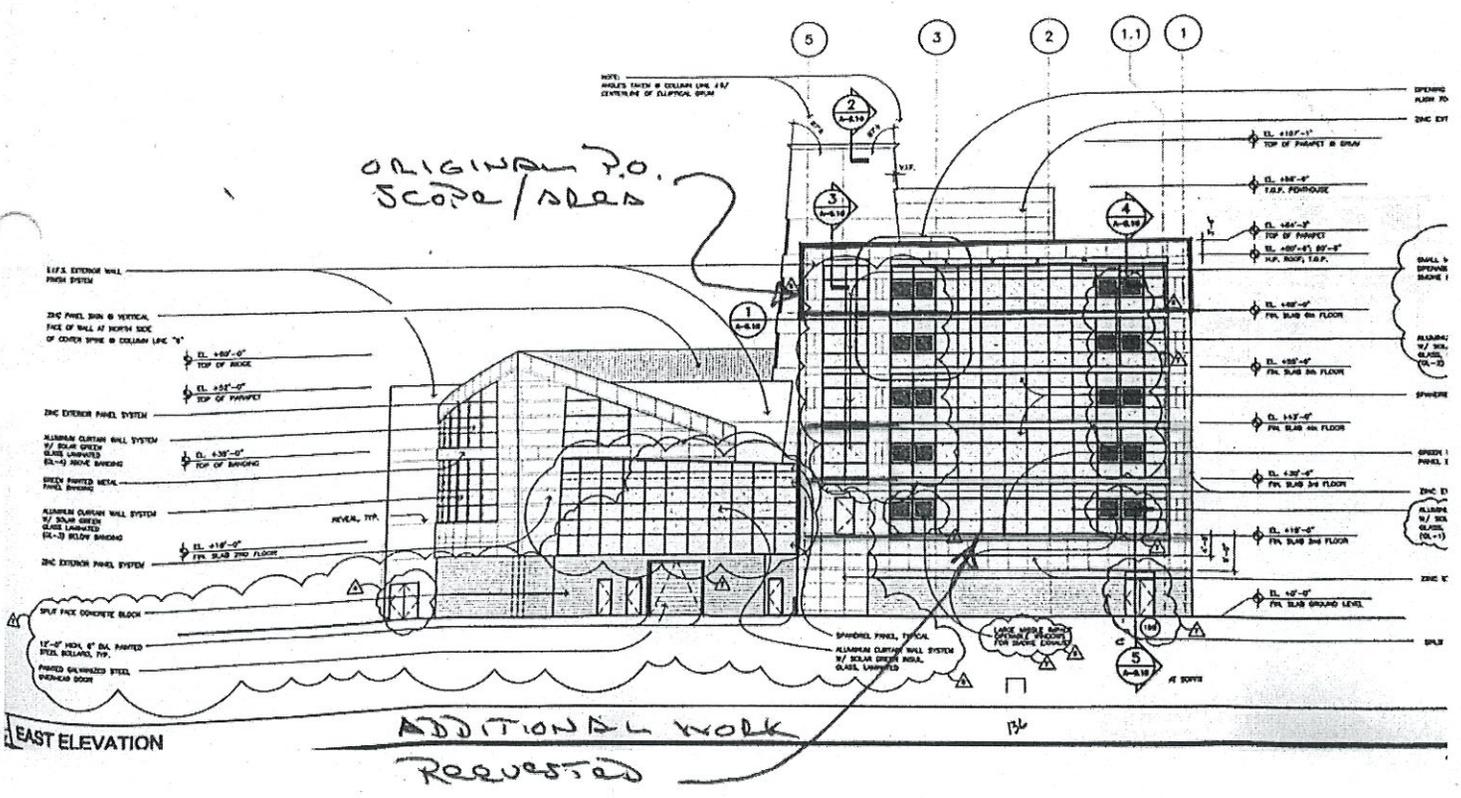
Owner/Representative (Name & Title)

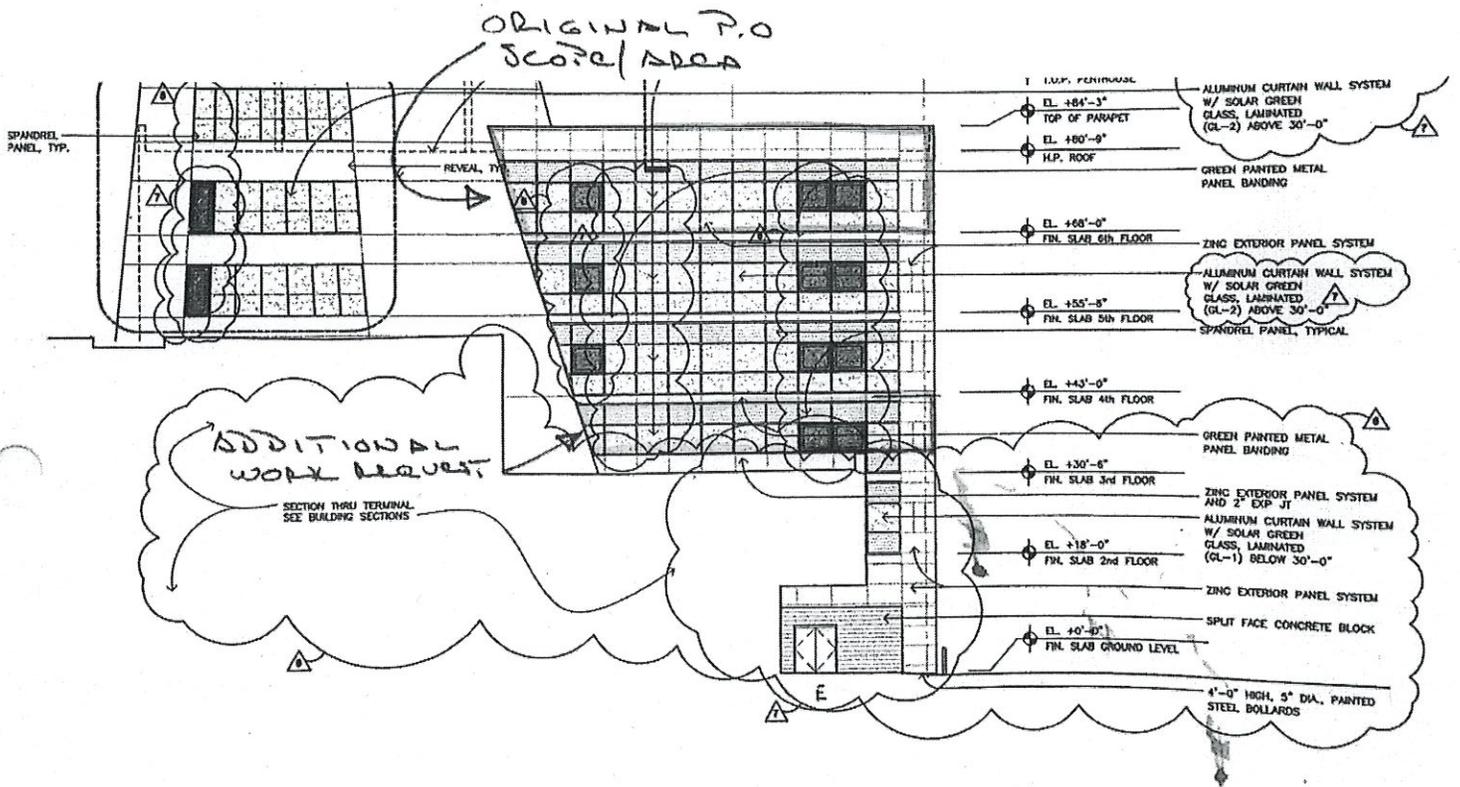
Chris Foster
Foster Construction Group, Inc. (Signature)

Owner/Representative (Signature)



1 NORTH ELEVATION





2 SOUTH ELEVATION
1/16"=1'-0"

CHANGE ORDER



PURCHASE ORDER

1 East 11th Street
Riviera Beach, FL 33404
(561) 383-4100 Phone
(561) 842-4240 Fax

Vendor #: 5797
PO Number: 00-910853
Date: 5/21/2018
Page: 1

Order From: FOSTER CONSTRUCTION
4899 SW 8TH STREET, SUITE 200
CORAL GABLES FL 33134

Deliver to: MAINTENANCE SHOP
300 Middle Road
Riviera Beach FL 33404

L/N	Description	Extension
^1	EMERGENCY LEAK DETECTION AND SEALING - BLDG. 1/MOC	\$22,899.00

Manual to 1
attached

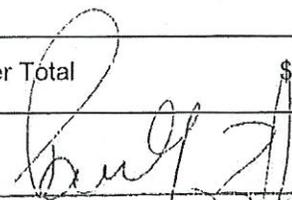
Please Quote Purchase Order Number on all Correspondence


Signature

Date 5/21/2018
Purch. mgr.

Subtotal \$22,899.00
Freight \$0.00
Tax \$0.00

Order Total \$22,899.00


CFOI Deputy



PURCHASE ORDER

1 East 11th Street
Riviera Beach, FL 33404
(561) 383-4100 Phone
(561) 842-4240 Fax

Vendor #: 5797
PO Number: 00-910853
Date: 5/21/2018
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Order From: FOSTER CONSTRUCTION
4899 SW 8TH STREET, SUITE 200
CORAL GABLES FL 33134

Deliver to: MAINTENANCE SHOP
300 Middle Road
Riviera Beach FL 33404

Table with 3 columns: L/N, Description, Extension. Row 1: 1, EMERGENCY LEAK DETECTION AND SEALING - BLDG. 1/MOC, \$1,000.00. Large handwritten 'VOID' watermark is present across the table area.

Please Quote Purchase Order Number on all Correspondence

Subtotal \$1,000.00
Freight \$0.00
Tax \$0.00

Signature: Tracy Carey

Order Total \$1,000.00

Date: 5/21/18

Port of Palm Beach District
Request for Equipment, Supplies/Office Supplies and/or Services



Requestor:	Maggie Ferro	Date Requested	5/21/2018
Department:	Facilities	Date Needed	ASAP
Amount:	\$1,000.00 +	PO Number	00-910853

Services/Supplies Needed:
 Emergency Purchase Request - Leak Detection and Sealing

What will these services/supplies be used for?
 To treat a leak in MOC and seal

Where will these services/supplies be used?
 MC

Fixed Asset? Yes ___ No X
If yes, list specific location of where item will be utilized:

For replacements - list quantity, description and location of item(s) being replaced:

G/L Account Number: 07-02-000-00-5560-00

To be billed back YES NO

If yes, responsible party?

Names of companies contacted and their quotations: (Attach copies of any written documentation received)

<u>Company Name</u>	<u>Phone No.</u>	<u>Contact</u>	<u>Amount</u>
Foster Construction Group	305-441-0407	Chris Foster	\$1,000.00 +

	<u>Signature</u>	<u>Date</u>
Requestor -----		5/21/2018
Dept. Manager (Up to \$500) -----		
Department Director (Up to \$2,000) -----		5/21/2018
CFO/Deputy Director (Up to \$10,000) -----		
Executive Director (\$10,000.01 to \$25,000) --		



June 13, 2018

Port of Palm Beach
Attn: Ken Hern
1 E. 11 Street # 600
West Palm Beach, Fl. 33404
Office: 561 383 4133

P.O. # 00-910853

RE: Reseal/Seal Building Panels and Storefront on the East & South Elevations from the 6th Floor to the parapet
1 E. 11 Street # 600 West Palm Beach, Fl.

Dear Ken,

Thank you for this opportunity to provide you with this proposal. After visiting your office building, we have gathered the essential information to provide a cost that will resolve your current problems. Based on the information we gathered from our recent survey, please review the following details:

Scope of Work (see attached elevations for the areas of work):

EAST ELEVATION: we remove and replace the sealant around the panels and the windows from column line 1 through 5, from the EL. +84'-3" (TOP OF PARAPET) to EL. +68'-0" (FINISH SLAB 6th FLOOR), and on the SOUTH ELEVATION column line L through N, from the EL. +84'-3" (TOP OF PARAPET) to EL. +68'-0" (FINISH SLAB 6th FLOOR).

Procedure of Work:

- Remove all of the failed sealants around the metal building panels and window frames.
- Clean all panel joints with xylene & prime as required.
- Provided and install backer rod as required.
- Seal panels & window frames with Dowsil 795 (gray).

Exclusions:

- Anything not mentioned above.

General

This is based on standard working hours which are between 7:30 am-3:30 pm Monday through Friday. Any additional work, mobilization or delays are all to be done on a Time & Material Basis at the hourly rates listed below.

Man Hour Rates:

Standard T & M rates are to be billed at \$ 90.00 per man per hour and overtime rates are to be billed at \$70.00 per man per hour.

Parking:

Customer to provide parking spaces for employees.

Quotation:

Twenty-two Thousand Eight Hundred Ninety-Nine Dollars \$ 22,899.00



Agree and entered into this 15th day of June, 2018, by the duly authorized representatives for the parties to this Proposal-Contract, being:

Chris Foster
Foster Construction Group, Inc.

Manuel Almira
Owner/Representative (Name & Title),
Executive DIRECTOR

Chris Foster
Foster Construction Group, Inc. (Signature)

Manuel Almira
Owner/Representative (Signature)

Tracy Carey

From: Ken Hern
Sent: Friday, June 15, 2018 9:32 AM
To: Tracy Carey
Cc: Paul Zielinski
Subject: FW: Wall Leak Detection Survey
Attachments: PORT OF PALM BEACH Terminal Panel Window Sealant PROPOSAL.pdf; Dowsil 795.pdf

Tracy,

FYI concerning the Emergency Purchase Request we did with Foster Construction for seal the leaks into the building. They will be starting Monday.

*Kenneth L Hern
Senior Director
Operations, Security, Facilities & Railroad
Port of Palm Beach District
One East 11st Street, Suite 600
Riviera Beach, Fl 33404
Office (561) 383-4180tr
Cell (561) 253-4810*



From: Chris Foster [mailto:Chris@fosterconstructiongroup.com]
Sent: Wednesday, June 13, 2018 12:57 PM
To: Ken Hern <KHern@portofpalmbeach.com>; Megan Foster <Megan@fosterconstructiongroup.com>
Cc: Jose Soler <jsoler@portofpalmbeach.com>
Subject: RE: Wall Leak Detection Survey

Ken,

Pursuant to our site visit with our sealant/waterproofing product representatives, we are proceeding with their recommendation of the DOWSIL 795 for the metal-to-metal application as it exists on the terminal building. Please find attached our Scope of Work with a dollar amount for the P.O. The gray sample you approved early this week will be the color we will be applying.

We will be mobilizing & proceeding on Monday 6/18/2018 if we do not get rained out.

Please find attached the specification for the DOWSIL 795.

Please call me if you have any questions.

Sincerely,

Chris Foster
Principal

Foster Construction Group, Inc.
4899 S.W. 8th Street, Suite 200
Coral Gables, FL 33134
T. 305.441.0407
F. 305.441.0413
chris@fosterconstructiongroup.com



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From: Ken Hern <KHern@portofpalmbeach.com>
Sent: Wednesday, May 23, 2018 1:45 PM
To: Chris Foster <Chris@fosterconstructiongroup.com>; Megan Foster <Megan@fosterconstructiongroup.com>
Cc: Jose Soler <jsoler@portofpalmbeach.com>
Subject: FW: Wall Leak Detection Survey

Chris,

As discussed please use PO provided to proceed.

Kenneth L Hern
Senior Director
Operations, Security, Facilities & Railroad
Port of Palm Beach District
One East 11st Street, Suite 600
Riviera Beach, Fl 33404
Office (561) 383-4180
Cell (561) 253-4810



From: Chris Foster [<mailto:Chris@fosterconstructiongroup.com>]
Sent: Wednesday, May 23, 2018 1:39 PM
To: Ken Hern <KHern@portofpalmbeach.com>
Cc: Megan Foster <Megan@fosterconstructiongroup.com>
Subject: Wall Leak Detection Survey

Ken,

The existing sealant around the Terminal Building Panels and Windows has failed. As a result of our site visit and investigation, we feel that it would make more sense to address a complete floor and section of the building instead of attempting to chase the water leaks around each floor.

Please see the attached photos we took of the failing sealant in the areas of your reported leaks.

Also, please find attached the two elevations where the leaks were reported. We are proposing that on the EAST ELEVATION: we remove and replace the sealant around the panels and the windows from column line 1 through 5, from the EL. +84'-3" (TOP OF PARAPET) to EL. +68'-0" (FINISH SLAB 6th FLOOR), and on the SOUTH ELEVATION column line L through N, from the EL. +84'-3" (TOP OF PARAPET) to EL. +68'-0" (FINISH SLAB 6th FLOOR). This way we can be sure that our work is water tight and we did not miss or just relocate the entry source of a leak.

Please let us know if you agree and want us to proceed with this approach.

Please call me if you have any questions.

Sincerely,

Chris Foster
Principal

Foster Construction Group, Inc.
4899 S.W. 8th Street, Suite 200
Coral Gables, FL 33134
T. 305.441.0407
F. 305.441.0413
chris@fosterconstructiongroup.com



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Technical Data Sheet

DOWSIL™ 795 Silicone Building Sealant

Neutral, one part silicone sealant

Features & Benefits

- Suitable for most new construction and remedial sealing applications
- Versatile – high performance structural glazing and weather sealing from a single product
- Available in 15 standard colors; custom colors also available
- Excellent weatherability virtually unaffected by sunlight, rain, snow, ozone and temperature extremes of -40°F (-40°C) to 300°F (149°C)
- Excellent unprimed adhesion to a wide variety of construction materials and building components, including anodized, alodined, most coated and many Kynar® painted aluminums
- Ease of application – ready to use as supplied
- Ease of use – all temperature gunnability, easy tooling and low-odor cure byproduct
- Meets global standards (Americas, Asia and Europe)

Composition

- One part, neutral cure, RTV silicone sealant

Applications

- Structural and nonstructural glazing
- Structural attachment of many panel systems
- Panel stiffener applications
- Weather sealing of most common construction materials including glass, aluminum, steel, painted metal, EIFS, granite and other stone, concrete, brick and plastics

Typical Properties

Specification Writers: These values are not intended for use in preparing specifications.

Test ¹	Property	Unit	Result
	As Supplied		
ASTM C 679	Tack Free Time, 50% RH	hours	3
	Curing Time at 25°C (77°F) and 50% RH	days	7–14
	Full Adhesion	days	14–21
ASTM C 639	Flow, Sag or Slump	Inches (mm)	0.1 (2.54)
	Working Time	minutes	20–30
	VOC Content ²	g/L	32

1. ASTM: American Society for Testing and Materials
2. Based on South Coast Air Quality Management District of California. Maximum VOC is listed both inclusive and exclusive of water and exempt compounds.

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 DOWSIL™ 795 Silicone Building Sealant
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Typical Properties (Cont.)

Test	Property	Unit	Result
As Cured After 21 days at 25°C (77°F) and 50% RH			
ASTM D 2240	Durometer Hardness, Shore A	points	35
ASTM C 794	Peel Strength	lb/in (kg/cm)	32 (5.7)
ASTM C 1135	Tension Adhesion Strength		
	At 25% extension	psi (MPa)	45 (0.310)
	At 50% extension	psi (MPa)	60 (0.414)
ASTM C 719	Joint Movement Capability	percent	± 50
ASTM C 1248	Staining (granite, marble, limestone, brick and concrete)		None
As Cured After 21 days at 25°C (77°F) and 50% RH Followed by 10,000 Hours in a QUV Weatherometer, ASTM G 53			
ASTM C 1135	Tensile Adhesion Strength		
	At 25% extension	psi (MPa)	35 (0.241)
	At 50% extension	psi (MPa)	50 (0.345)

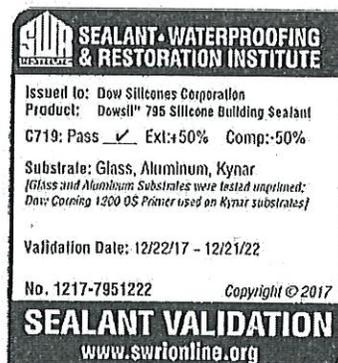
Description

DOWSIL™ 795 Silicone Building Sealant is a one-part, neutral-cure, architectural-grade sealant that easily extrudes in any weather and cures quickly at room temperature. This cold-applied, non-sagging silicone material cures to a medium modulus silicone rubber upon exposure to atmospheric moisture. The cured sealant is durable and flexible enough to accommodate ± 50 percent movement of original joint dimension when installed in a properly designed weather seal joint. In a properly designed structurally glazed joint, the sealant is strong enough to support glass and other panel materials under high wind load.

Approvals/ Specifications

DOWSIL 795 Silicone Building Sealant meets the requirements of:

- Federal Specification TT-S 001 543A (COM-NBS) Class A for silicone building sealants
- Federal Specification TT-S-00230C (COM-NBS) Class A for one component building sealants
- ASTM Specification C 920 Type S, Grade NS, Class 50, Use NT, G, A and O
- ASTM Specification C 1184 for structural silicone sealants
- Canadian Specification CAN2-19.13- M82



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Colors

DOWSIL 795 Silicone Building Sealant is available in 16 colors: white, limestone, champagne, natural stone, gray, black, bronze, sandstone, adobe tan, dusty rose, rustic brick, blue spruce, anodized aluminum, and charcoal. Custom colors may be ordered to match virtually any substrate.

How To Use

Please consult the *Dow Corning Americas Technical Manual*, Form No. 62-1112, for detailed information on state-of-the-art application methods and joint design.

Preparation

Clean all joints, removing all foreign matter and contaminants such as grease, oil, dust, water, frost, surface dirt, old sealants or glazing compounds and protective coatings.

Application Method

Install backing material or joint filler, setting blocks, spacer shims and tapes. Mask areas adjacent to joints to ensure neat sealant lines. Primer is generally not required on non-porous surfaces, but may be necessary for optimal sealing of certain porous surfaces. A test placement is always recommended. Apply DOWSIL 795 Silicone Building Sealant in a continuous operation using positive pressure. (The sealant can be applied using many types of air-operated guns and most types of bulk dispensing equipment.) Before a skin forms (typically within 15 minutes), tool the sealant with light pressure to spread the sealant against the backing material and joint surfaces. Remove masking tape as soon as the bead is tooled.

**Handling
Precautions**

PRODUCT SAFETY INFORMATION REQUIRED FOR SAFE USE IS NOT INCLUDED IN THIS DOCUMENT. BEFORE HANDLING, READ PRODUCT AND SAFETY DATA SHEETS AND CONTAINER LABELS FOR SAFE USE, PHYSICAL AND HEALTH HAZARD INFORMATION. THE SAFETY DATA SHEET IS AVAILABLE ON THE DOW WEBSITE AT WWW.CONSUMER.DOW.COM, OR FROM YOUR DOW SALES APPLICATION ENGINEER, OR DISTRIBUTOR, OR BY CALLING DOW CUSTOMER SERVICE.

**Usable Life And
Storage**

When stored at or below 27°C (80°F), DOWSIL 795 Silicone Building Sealant has a shelf life of 12 months from the date of manufacture. Refer to product packaging for "Use By Date."

**Packaging
Information**

DOWSIL 795 Silicone Building Sealant is supplied in 10.3 fl oz. (305 mL) disposable plastic cartridges that fit ordinary caulking guns, 20 fl oz. (590 mL) sausages and 2 and 4.5 gal (7.5 and 17 L) bulk containers.

Limitations

DOWSIL 795 Silicone Building Sealant should not be used:

- In structural applications without prior review and approval by your local sales application engineer
- In below grade applications
- When surface temperatures exceed 50°C (122°F) during installation
- On surfaces that are continuously immersed in water
- On building materials that bleed oils, plasticizers or solvents that may affect adhesion
- On frost laden or wet surfaces
- In totally confined joints (the sealant requires atmospheric moisture for cure)
- If the sealant is intended to be painted (paints do not typically adhere to most silicone sealants)
- To surfaces in direct contact with food or other food-grade applications

**Limitations
(Cont.)**

This product is neither tested nor represented as suitable for medical or pharmaceutical uses.

**Health And
Environmental
Information**

To support customers in their product safety needs, Dow has an extensive Product Stewardship organization and a team of product safety and regulatory compliance specialists available in each area.

For further information, please see our website, www.consumer.dow.com or consult your local Dow representative.

Kynar is a registered trademark of Alofina Chemicals Inc.

<http://www.consumer.dow.com>

LIMITED WARRANTY INFORMATION -- PLEASE READ CAREFULLY

The information contained herein is offered in good faith and is believed to be accurate. However, because conditions and methods of use of our products are beyond our control, this information should not be used in substitution for customer's tests to ensure that our products are safe, effective, and fully satisfactory for the intended end use. Suggestions of use shall not be taken as inducements to infringe any patent.

Dow's sole warranty is that our products will meet the sales specifications in effect at the time of shipment.

Your exclusive remedy for breach of such warranty is limited to refund of purchase price or replacement of any product shown to be other than as warranted.

TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, DOW SPECIFICALLY DISCLAIMS ANY OTHER EXPRESS OR IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY.

DOW DISCLAIMS LIABILITY FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES.

