

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: June 5, 2007

Consent

Regular

Workshop

Public Hearing

Department: Facilities Development and Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: Consultant Services Authorization (CSA) No. 1 to the contract with Hanson Professional Services, Inc. in the amount of \$714,900 for professional architectural and engineering services for the Governmental Center Central Chiller Plant.

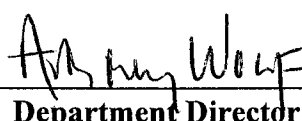
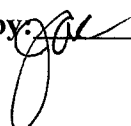
Summary: The scope of services for this CSA is design, permitting, and construction services to expand the Judicial Center Central Energy Plant (CEP) to additionally serve the Governmental Center and the Historic Courthouse. The purpose of this project is to replace the Government Center roof mounted chiller plant which has reached its operational life expectancy. Additionally, the chillers employ a refrigerant whose future use has been banned. The SBE participation goal for this project is 15%. Pursuant to this contract, Hanson Professional Services, Inc. agrees to meet an overall minimum small business participation of 12%. Several of Hanson's proposed SBE subconsultants were not required or had reduced services due to the project changing from a new, stand alone building (which is what the Request for Proposals envisioned) to a replacement of the chiller equipment within the existing CEP. **(Capital Improvements Division) District 7 (JM).**

Background and Justification: The chiller system for the Governmental Center has reached its useful life expectancy and needs to be replaced. The location of the chillers on the roof of the Government Center creates noise within the building and is a maintenance issue. Staff originally planned a new central energy plant on the north side of Third Street, but a feasibility study was conducted that recommends an expansion of the Judicial Center CEP to meet the needs of the Governmental Center as well as the Historic Courthouse. The project also serves the needs of replacing the existing chillers at the CEP which are nearing the end of their useful life as well as replacing an outdated, environmentally unfriendly refrigerant. This project also includes expansion ability for a future 350,000 square foot office building. The construction cost is estimated at \$11 Million.

Attachments:

- 1. Location Map
- 2. BAS
- 3. CSA No. 1

Recommended by:

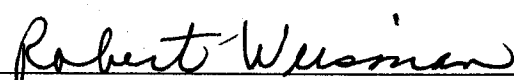


Department Director

5/17/07

Date

Approved by:



County Administrator

5/29/07

Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2007	2008	2009	2010	2011
Capital Expenditures	0	0	0	0	0
Operating Costs	774,900	0	0	0	0
External Revenues	0	0	0	0	0
Program Income (County)	0	0	0	0	0
In-Kind Match (County)					
NET FISCAL IMPACT	<u>774,900</u>				

ADDITIONAL FTE POSITIONS (Cumulative) _____

Is Item Included in Current Budget? Yes X No _____
 Budget Account No: Fund 3804 Dept 411 Unit B308 Object 4610
 Reporting Category _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

Professional Svcs: 714,900
 Staff Cost: 60,000
774,900

III. REVIEW COMMENTS:

A. OFMB Fiscal and/or Contract Development and Control Comments:

[Signature] 5/23/07
 OFMB
 CN 5/25/07

[Signature] 5/25/07
 Contract Administrator
 5/25/07

This item complies with current County policies.

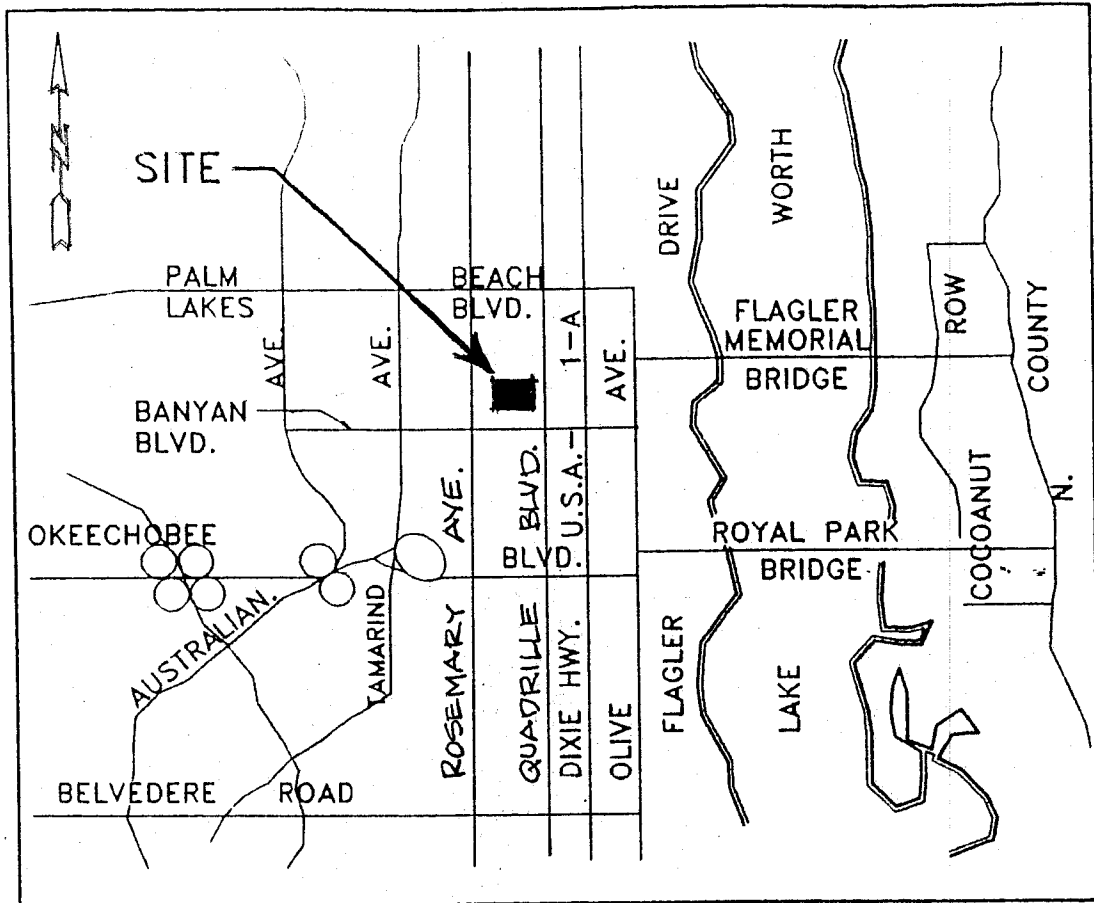
B. Legal Sufficiency:

[Signature]
 Assistant County Attorney

The original contract was executed by the Director of FDO, in compliance with the county's Purchasing Code.

C. Other Department Review:

 Department Director



LOCATION MAP

ATTACHMENT #1

FACILITIES DEVELOPMENT & OPERATIONS
BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 5/1/07 REQUESTED BY: Karen Arndt

PHONE: 233-0208
FAX: 233-0270

PROJECT TITLE: Government Center – CEP

PROJECT NO.: 06206

ORIGINAL CONTRACT AMOUNT:

BCC RESOLUTION#:

REQUESTED AMOUNT: \$774,900.00

DATE:

CSA or CHANGE ORDER NUMBER:

CONSULTANT/CONTRACTOR: Hanson.

PROVIDE A BRIEF STATEMENT OF THE SCOPE OF SERVICES TO BE PROVIDED BY THE CONSULTANT/CONTRACTOR:

Design of CEP

CONSTRUCTION	
PROFESSIONAL SERVICES	<u>\$714,900.00</u>
STAFF COSTS** (Design/ Construction Phase)	<u>\$60,000.00</u>
MISC. (permits, prints, advertising, etcetera)	
TOTAL	<u>\$774,900.00</u>

** By signing this BAS your department agrees to these staff costs and your account will be charged upon receipt of this BAS by FD&O. Unless there is a change in the scope of work, no additional staff charges will be billed.

BUDGET ACCOUNT NUMBER (IF KNOWN)

FUND: 3804 DEPT: 411 UNIT: 3308 OBJ: 4610

FUNDING SOURCE (CHECK ALL THAT APPLY): AD VALOREM OTHER

FEDERAL/DAVIS BACON

BAS APPROVED BY:  DATE: 5.20.07

ENCUMBRANCE NUMBER: 050207-964

ATTACHMENT #2

CONSULTANT SERVICES AUTHORIZATION

HANSON PROFESSIONAL SERVICES, INC.

**Government Center Central Chiller Plant
PROJECT NO. 06206
DISTRICT NO. 7**

THIS AUTHORIZATION NO. 1 to the Contract dated 10/23/06 between Palm Beach County and the Consultant identified herein is for the Consultant Services described in Item 3 of this Authorization.

1. **CONSULTANT:** HANSON PROFESSIONAL SERVICES, INC.
1601 BELVEDERE RD. SUITE 303 SOUTH
WEST PALM BEACH, FL 33406
2. **Services completed to date:** The completion of a feasibility study.
3. **Description of Services to be provided by Consultant:** Professional services shall include architectural and engineering design as detailed on the attached proposal dated May 2, 2007.
4. **History:**

	<u>Amount</u>	<u>Date</u>
Original Contract	\$32,300.00	10/23/06
5. **Time of Commencement:** Consultant shall begin work promptly on the requested services upon receipt of this executed document which shall constitute official "Notice to Proceed".
6. **Compensation:** The compensation to be paid to the Consultant for the requested services shall be:

Lump Sum charge of \$714,900.00.
7. **This Authorization may be terminated by the County without cause or prior notice. In the event of termination not the fault of the Consultant, the Consultant shall be compensated for all services performed to termination date, together with reimbursable expenses (if applicable) then due.**

Consultant agrees to waive any and all claims for lost profits or anticipated future profits in the event of a termination with or without the cause under this Contract.
8. **EXCEPT AS HEREBY AMENDED, CHANGED OR MODIFIED,** all other terms and conditions of the original Contract remain in full force and effect.

IN WITNESS WHEREOF, this Authorization is accepted, subject to the terms and conditions of the aforementioned Contract.

ATTACHMENT #3

COUNTY

ATTEST:
Sharon R. Bock, Clerk & Comptroller

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Addie L. Greene, Chairperson

WITNESS:

Barbara Arnold

BARBARA ARNOLD

Name (type or print)

CONSULTANT

By: Steven W. King

Name:

ASSIST. VICE PRES.

Title:

Date: MAY 7, 07

Approved as to Form and Legal Sufficiency

Approved as to terms and conditions

Assistant County Attorney

Joe Anthony Wolf
Director - F D & O



HANSON

RECEIVED
CAPITAL IMPROVEMENTS DIV.

MAY 03 2007

FILE: _____
CC: _____

May 2, 2007

Ms. Karen Arndt
Project Manager
Palm Beach County - Facilities Development & Operations
3200 Belvedere Road, Building 1169
West Palm Beach, FL 33406

RE: Professional Services Proposal
**Design Services to Upgrade the
Downtown West Palm Beach Central Energy Plant
Palm Beach County Project No. 06206
Hanson No. 06F6122A**

Dear Karen,

Hanson Professional Services, Inc. (Hanson) will provide architectural, site development and engineering services necessary to prepare construction documents required to upgrade the existing Central Energy Plant (CEP), located on Third Street in West Palm Beach, Florida.

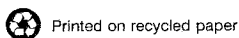
Find enclosed the following attachments containing information for your review. These Exhibits shall become part of the "Contract for Architectural/Professional Services" as provided by Palm Beach County.

Attachment A -	Scope of Services/Work
Attachment B -	Charges for Services
Attachment C -	Additional Services
Attachment D -	Preliminary Project Schedule
Attachment E -	SBE Schedules 1 and 2

Hanson's fee for basic contract services as defined in Attachment B (including consultant's fees and related expenses) shall be offered as a lump sum fee.

Hanson Professional Services Inc.

1601 Belvedere Road, Suite 303 South • West Palm Beach, FL 33406 • Phone: (561) 471-9370 • Fax: (561) 471-9369



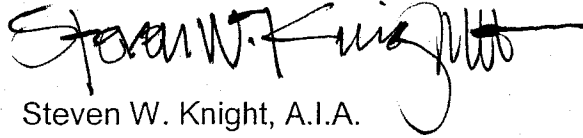
Offices nationwide • www.hanson-inc.com

EB0007961 AA0003116 IB0001058

Please review the enclosed information and call me if you require any additional backup information. We are looking forward to working with you to finalize this agreement so we can begin work on the Central Energy Plant upgrades.

Very truly yours,

HANSON PROFESSIONAL SERVICES INC.



Steven W. Knight, A.I.A.
Assistant Vice President

SWK/jc

Enclosures

cc: David Peters, Hanson
Robert J. Knoedler, P.E., CEM
Annie Bactol, Hanson
Project Files



Hanson Professional Services Inc.

**Hanson Professional Services Inc.
Professional Services Agreement**

Proposal Date: May 2, 2007
Project: Design Services to Upgrade the
Downtown West Palm Beach Central Energy Plant

This Proposal is made this 2nd day of May, 2007, Palm Beach County Board of County Commissioners, subsequently referred to as "Client" and Hanson Professional Services Inc., subsequently referred to as "Hanson."

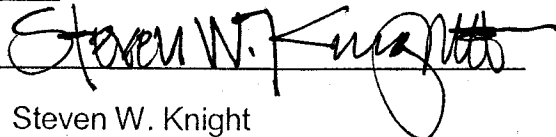
By accepting this Proposal, the Client retains Hanson to provide professional architectural and engineering services in connection with the modifications and upgrades to the Central Energy Plant - WPB, subsequently referred to as "Project."

By this Proposal, the scope of Hanson's services on Project is limited to that described in Attachment A.

Client agrees to compensate Hanson for providing the above services in the manner described in Attachment B.

Client and Hanson hereby agree to and accept the terms and conditions stated above, including terms and conditions stated in the "Contract for Architectural/Professional Services" as provided by Palm Beach County (PBC), Capital Improvements Division (CID).

Hanson

By: 
Steven W. Knight

Title: Assistant Vice President

Date: May 2, 2007

Client: Palm Beach County

By: _____

Title: _____

Date: _____



Hanson Professional Services Inc.

Attachment A

Scope of Services/Work

Professional Services Agreement

Proposal Date: May 2, 2007

Project: Design Services to Upgrade the
Downtown West Palm Beach Central Energy Plant

Scope of Work:

Program and design upgrades to the existing Central Energy Plant to serve the existing Government Center, the Old Historic Courthouse and a future 150,000 square foot office building. The existing plant is located north of the Courthouse in downtown West Palm Beach as illustrated in the attached site plan.

This project shall accommodate the program and project scoping narrative included in the Feasibility Study dated January 29, 2007. This study identified two options for design of which Option No. 2 has been selected by Palm Beach County CID. This option includes the upgrading of the existing Central Energy Plant.

The preparation of the construction documents and subsequent construction of the site infrastructure and upgrading Central Energy Plant may be implemented through the Construction Management at Risk method of project delivery. The new Central Energy Plant (CEP) will be designed and constructed in such a way as to meet the current cooling needs of the existing buildings and be readily expandable to accommodate a future 350,000 SF building (not included in this contract).

Hanson's Thermal Energy Consultant, Energy Conservation Engineering, Inc. will prepare a study evaluating the requirements, establishing the criteria and feasibility of Thermal Energy Storage (TES) as outlined in the CEP Feasibility Report. Upon completion of this report, CID shall direct Hanson to include or not include TES in the scope of this project. If CID directs Hanson to include TES, Hanson will prepare a request for additional services.

Scope of Services:

The basic Professional Architectural/Engineering services will include project scoping, schematic design, preparation of contract documents, and construction administration for the upgrades to the Central Energy Plant and related site work.

These professional design services will be provided as defined in the Facilities Development and Operations Department, Capital Improvements Division, Policy and Procedures Manual for Design professionals – Revision Date: March, 2007.



Hanson Professional Services Inc.

The following Basic Services will be provided as required to accommodate the Scope of Work defined in the previous section:

- Site Civil Engineering and Utilities(SBE Firm)
- Underground Utility Location Services (SBE Firm)
- Surveying Services – Construction Site Specific Survey (SBE Firm)
- Landscape Architecture (SBE Firm)
- Architectural Evaluation, Design and Administration
- Structural Evaluation and Design (SBE firm)
- Mechanical Design
- Thermal Energy Storage Feasibility Study
- Plumbing Design
- Fire Protection Design
- Electrical Design
- Building Permitting Acquisitions

These services will result in the completion of one comprehensive package including plans and specifications for the CEP upgrade and related site work.

Exclusions and Qualifications:

Please note that this fee proposal is based on our understanding of the project scope and the information that is presently available. This fee proposal is presented in accordance with the following exclusions and qualifications:

Hanson's basic services do **not** include the following:

- Our basic services do not include special environmental or material testing during construction. Any monitoring or testing services required will be presented as an additional service.
- Obtaining formal approvals from the Plans and Plat Review Committee (PPRC) or the Downtown Action Committee (DAC) from the West Palm Beach Planning and Zoning Departments not included in this service agreement. Upon completion of the preliminary/schematic site, Hanson will present the proposed site to the City of West Pam Beach Building Department and the Planning and Zoning Departments. Hanson will retain the limited services of Anna Cottrell and Associates to present the project site to the Department of Planning and Zoning to establish the level of approvals required by this authority. If any formal approvals including drawings, studies and reporting are required by the Planning and Zoning authorities, Hanson will provide these services through a separate agreement.
- Acquisitions of variances related to non-conforming site developments as required by the City of West Palm Beach Planning and Zoning Departments.



- Site Environmental Services, including Phase I –III reporting, inspections or services related to medication or abatement.
- Observation, field inspections or evaluations of the existing Government Center and Historic Courthouse building systems and infrastructure beyond the points of connection required to serve these buildings.
- Design modifications related to the existing Government Center and Historic Courthouse building systems and infrastructure beyond the points of connection required to serve these buildings.
- Additional design and field observations due to unforeseen site conditions related to the installation of the underground chilled water piping systems.
- Substantial Client requested plan and design revisions which occur after final acceptance of the Design Development (100% completion level) documents and during construction.
- Building exterior or interior illustrations or delineations.
- Soliciting, accepting or processing of bids submitted by the General Contractors.
- County required security and intrusion control systems.
- Cost Estimating

CID Responsibilities

- Retrieve, reproduce and furnish, at no cost to Hanson, any available existing conditions documents, existing Government Center and Historic Courthouse drawings as required, site surveys or required documents.
- Printing costs for plans used by the Construction Manager in preparing phase end cost estimates and to complete the GMP.
- All Permit fees, impact fees and other fees required by the permitting agencies.
- Printing cost required to bid and construct the project.

Project Budget:

The project budget for the upgrades related to the Central Energy Plant including building, equipment and site improvements will be \$8,643,443.00 as stipulated by the Client. This budget includes building construction costs and related site improvements only. This budget does not include any design, construction or cost escalation contingency.



Hanson Professional Services Inc.

Project Delivery and Schedule:

Delivery:

Upon completion of each deliverable the phase end documents will be issued to and reviewed by CID and Facilities personnel. Plan review comments will be submitted to Hanson within three weeks of the phase end deliverable date.

The design team, including representatives from Palm Beach County and Hanson, will meet after the receipt of all phase end plan review comments generated by Palm Beach County personnel. During this meeting the design team will evaluate all comments and agree on an appropriate action. These review comments will be evaluated, responded to in writing and incorporated into the working drawings delivered during the next phase.

Comments received after the due date will be reviewed and evaluated to determine impact on the project design, schedule and establish the level of effort necessary to finalize the phase deliverable.

Hanson will respond to each comment in writing and include the appropriate plan revision prior to the next landmark delivery date.

Schedule:

Hanson has prepared a Preliminary Project Schedule; see Attachment D of this proposal. Deliverables will be issued to the Client at the following levels of completion:

- Schematic Design
- 100% Design Development
- 50% Construction Documents
- 95% Construction Documents
- 100% Construction Documents

Project Scoping

Hanson shall meet with County Project Representatives and the County Project Manager to review the parameters of Option No. 2 as defined in the Feasibility Study. The Hanson and Client will determine the necessary functions and establish the final project scope. A written narrative for design will be prepared and shall become the basis for the Schematic Phase.

Project Kick Off:

The project team, including Hanson and representatives from Palm Beach County, will meet to review the initial project scope, written narrative/criteria for the project design and the schedule. Once the initial kick off has been completed, Hanson will prepare and issue a Project Initialization Memorandum indicating the commencement of the project.



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Schematic Design Phase:

After receiving written approval of the Project Initialization Memorandum and authorization to proceed, the Hanson will prepare the Schematic Design Documents.

This information will be illustrated through preliminary and conceptual floor plan and site plan layouts. The phase end schematic design deliverable shall become the basis for the Design Development Phase.

The Schematic Design Deliverables shall include ten (10) sets of drawings and specifications to be reviewed at the 100% completion level. These documents will be reviewed by CID and Facilities personnel as defined in the Project Delivery and Schedule portion of this proposal.

This Schematic Design deliverable will enable the Construction Manager and Hanson's independent cost estimating consultant to prepare a preliminary opinion of probable project costs.

Schematic Design Documents:

General Site Work:

- Establish the parameters and requirements for site approvals
- Meet the City of West Beach Planning and Zoning Officials to verify that no approvals will be required

Site Civil Engineering:

- Establish Routing Plans
- Conceptual Utility Plans and Profiles
- Identify Required Site Approvals

Architectural:

- Conceptual Site Routing/Repair Plans
- CEP - Conceptual Demolition/New Work Floor Plans

Thermal Energy Storage Feasibility Study

- Authorize and begin preparation of Report

Mechanical Engineering:

- Existing Equipment Survey and Inventory
- Building and Equipment load requirements
- Recommend Conceptual Systems Design



Hanson Professional Services Inc.

- Establish site infrastructure layout including piping and equipment
- Make Final Recommendation on Thermal Energy Storage

Plumbing Engineering:

- Existing Equipment Survey and Inventory
- Recommend Conceptual Systems Design

Electrical Engineering:

- Existing Equipment Survey and Inventory
- Building and Equipment load requirements
- Recommend Conceptual Systems Design
- Establish FPL Services and Emergency Generator Equipment

Hanson shall prepare a written list of all anticipated project approvals, permit requirements and agency review processes necessary to prepare the project documents for submittal and obtain required permit and agency approvals.

The anticipated permits required are as follows:

- City of West Palm Beach – Plan/Building Permits
- City of West Palm Beach – Right-of-Way Permit
- Florida Department of Transportation – Right-of-Way Permit

Upon completion of the schematic routing and site plan, Hanson will meet with the local authority having jurisdiction to establish the required site approvals. At this time we are not anticipating any site plan or planning and zoning approvals.

Upon completion of the Schematic Design Phase, Hanson and CID shall evaluate the project budget. The Project Team, including Hanson, CID and the Construction Manager shall analyze the original scope of work, the Schematic Design deliverable and determine the feasibility of the original project budget

Design Development Phase:

After receiving written approval of the Schematic Design Deliverable and authorization to proceed, Hanson shall prepare Design Development drawings and specifications to fix and describe the character of the project as described in the Schematic Design.

Hanson shall advise the County of any adjustments to the project scope, preliminary opinion of probable construction cost and efforts required on the behalf of Hanson to complete this phase of the project.

The Design Development Deliverables shall include ten (10) sets of drawings and specifications to be reviewed at the 100% completion level.



Hanson Professional Services Inc.

These documents will be reviewed by CID and Facilities as defined in the Project Delivery and Schedule portion of this proposal.

This Design Development deliverable will enable the Construction Manager and/or Hanson's independent cost estimating consultant to prepare opinion of probable construction cost.

Selected portions of the Design Development package will be issued to the Construction Management Firm for estimating, preparing final costs and purchasing the Primary Project Equipment for this project.

Design Development Documents:

Site Civil Engineering and Utilities:

- Site Development
- Site Infrastructure and Utility Modifications
- Vertical And Horizontal Controls For Utilities/Piping Installations
- Site Plan to City of West Palm Engineering Department for Approval

Site Surveying Services:

- Provide field services necessary to prepare a site survey of the piping routes
- Provide coordination services required to direct the Underground Utility Location consultant

Underground Utility Location Services:

- Authorize preparation of Utility Location Services

Landscape Architecture:

- Establish scope of Landscaping Work to Repair Areas Damaged During Piping Installations

Architectural:

- Site Plan
- Existing CEP - Demolition Floor Plans
- Existing CEP - New Work Floor Plans
- CEP - Specifications

Structural Engineering:

- Structural Detailing



Hanson Professional Services Inc.

Thermal Energy Storage Feasibility Study:

- Authorize and Begin Preparation of Report

Mechanical Engineering:

- CEP - Floor Plans
- CEP - Schedules, Controls and Equipment Selections
- CEP – Site – Piping and Connections to Existing Buildings
- CEP - Specifications

Plumbing Engineering:

- CEP - Floor Plans
- CEP - Schedules and Equipment Selections
- CEP – Building Piping
- CEP - Specifications

Electrical Engineering:

- CEP - Floor Plans
- CEP - Schedules, Controls and Equipment Selections
- CEP – Conceptual One Line Diagram
- Proposed Emergency Generator Upgrades
- Preliminary Panel layout/Design and MCC Locations
- CEP - Specifications

Upon completion of the Design Development Phase, the Hanson/Cost Estimating Consultant, PBC and the Construction Manager shall evaluate the project budget.

Construction Document Phase:

After approval of the design development documents and receiving written authorization to proceed, the design team shall prepare a construction document package. This package is based on the design development documents and will include working drawings and specification, setting forth in detail, the requirements for the construction of the project.

The Hanson shall prepare drawings and specifications as required by the contract including site civil engineering, survey, limited landscaping, limited architectural, building structural analysis/engineering, mechanical, TES Study, plumbing, electrical primary power, emergency power design documents.



Hanson Professional Services Inc.

The Construction Document Deliverables shall include the following:

- Construction Document drawings: ten (10) sets of drawings and specifications to be reviewed at the 50% completion level. These documents will be reviewed by CID and Facilities personnel as defined in the Project Delivery and Schedule portion of this proposal.
- Construction Document drawings: ten (10) sets of drawings and specifications to be reviewed at the 95% completion level. These documents will be reviewed by CID and Facilities personnel as defined in the Project Delivery and Schedule portion of this proposal.
- Construction Document drawings: five (5) sets of drawings and specifications to be reviewed at the 100% completion level. These documents will be reviewed by CID and Facilities personnel as defined in the Project Delivery and Schedule portion of this proposal.
- The 95% Construction Documents will be made "permit ready" and two (2) sets will be issued to Palm Beach County for review. These plans will be issued to the City of West Palm Beach for review and approval for permitting.
- Hanson will issue necessary interpretations and clarifications related to the contract documents and prepare drawing revisions required by the building permit agency during the permitting process.

Hanson will review and advise acceptability of substitute materials and/or value-engineering suggestions proposed by contractors.

The 95% Construction Document deliverable will enable the Construction Manager to prepare the Guaranteed Maximum Price (GMP), if applicable.

Provide written confirmation that all comments from plan review and permitting agencies have been incorporated. The design professional shall work with CID and the Construction Manager to assure that all plan approvals and building permits have been secured. The Construction Manager shall submit applications and required plans and documents for all required building permits.

**Bidding and
Construction Administration:**

This project may be implemented through the Construction Management at risk process. After the Construction Management has been selected, is under contract and has received the Notice to Proceed, Hanson will provide basic construction administration services.



Hanson Professional Services Inc.

Hanson shall provide construction administration services based on an anticipated schedule of twelve (12) months for construction. During the Construction Manager's preparation of the GMP, Hanson will assist CID, issue written technical clarifications, provide additional instructions and prepare any necessary addenda for the Construction Manager.

Hanson has allocated twenty-five percent (25%) of the total design fee to the construction administration phase services. This translates to 1,310 man-hours for construction administration. Hanson will track these hours and review the hours expended on a monthly basis with the Palm Beach County Project Manager. See attached Construction Administration Fee worksheet.

Hanson will identify additional efforts required during the construction phase and present a report outlining these additional efforts/tasks and the subsequent additional fees.

Hanson will provide the following basic construction administration services:

- Hanson shall attend a pre-construction meeting with representatives from CID, the User and the Construction Manager.
- Hanson will provide as part of our basic construction administration services, one (1) project meeting per week during the 12 month construction phase to meet with the project team, observe construction progress and review the contractor's application for payment.
- Hanson will provide the services necessary to support the installation of the underground chilled water system as defined in the approved, permitted construction documents.
- Hanson will provide two (2) additional monthly site visits during construction, to observe construction progress and answer field questions.
- Hanson will review and prepare responses, plan revisions and Field Bulletins necessary to resolve Requests For Information (RFI), during the construction phase of this project.
- Hanson will issue necessary interpretations and clarifications related to the contract documents and prepare drawing revisions required by the building permit agency during the construction phase.
- Hanson will review shop drawings for coordination with the construction documents, review material samples and other data, which the contractor is required to submit for compliance with the construction documents.
- Hanson will provide one (1) inspection to determine whether the work is substantially complete and develop a Punch List.



Hanson Professional Services Inc.

- Hanson will provide one (1) final inspection (Prepare Punch List) to determine if the completed work is acceptable so that the Architect and Engineer may recommend, in writing, final project acceptance.
- Preparation of as-built documents based on Construction Manager's field posted set of Record Documents.

Hanson's construction administration services will not include the following:

- Additional and excessive design and field observations due to unforeseen site conditions related to the installation of the underground chilled water piping systems.
- Additional surveying and underground location services required due to the considerations related to alternate underground piping routes or verification of unforeseen conditions encountered during installation of the underground chilled water piping.
- Threshold or Special/Resident Inspection Services/Material Testing
- Substantial Client requested plan and design revisions which occur after the final acceptance of the documents and during construction.
- Cost estimating for project scope changes.



Hanson Professional Services Inc.



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NEW PRE-INSULATED CHW PIPING
ROUTED BELOW GRADE, EXACT
LOCATION DEPENDS UPON EXISTING
UTILITIES AND STRUCTURES.

FOURTH STREET

FOURTH STREET

16"

SPACE ALLOWANCE
FUTURE THERMAL
ENERGY STORAGE

EXISTING
SAPD
BUILDING

EXISTING JUDICIAL
COMPLEX CENTRAL
ENERGY PLANT

EXISTING
PARKING

NORTH DIXIE HIGHWAY

VALVE BOX AND TAPS FOR
FUTURE OFFICE BUILDING

12"

EXISTING
PARKING

EXISTING BUILDING
(TO BE DEMOLISHED UNDER
FUTURE PROJECT)

OLIVE STREET

THIRD STREET

THIRD STREET

EXISTING
PARKING

12"

EXISTING COURTHOUSE
BUILDING

EXISTING
COURTHOUSE

HISTORIC
COURTHOUSE
BUILDING
(EXISTING)

EXISTING
PALM BEACH COUNTY
GOVERNMENTAL CENTER

NEW 10" CHW PIPE MAINS
TO BE CONNECTED TO
EXISTING CHW SYSTEM.



OPTION # 2 - SITE PLAN LAYOUT

Scale: MTS

DATE

REVISION

CENTRAL CHILLER PLANT
WEST PALM BEACH, FL



Project No.	065127
Client	M2.0 INC.
Date	07/22/02
Scale	AS SHOWN
Drawn	CM
Checked	07/22/02
Reviewed	

EB000781 A-0003116 180001058

HANSON
Engineering & Construction
Hanson Engineering & Construction, Inc.
10000 International Parkway, Suite 1000
West Palm Beach, Florida 33408-1558
Phone: (561) 871-8378 Fax: (561) 971-8349
www.hansoneng.com
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OPTION #2 SITE PLAN
UPGRADE OF JUDICIAL CEP

M2.0

of sheets

ATTACHMENT B

Charges for Services

Professional Services Agreement

Proposal Date: April 27, 2007
Project: Design Services to Upgrade the
Downtown West Palm Beach Central Energy Plant

Basis of Charges:

Charges for professional services performed by our firm for all services listed in the SCOPE OF SERVICES will be made on the basis of a **\$714,900.00** lump sum (including expenses and consultant's fees). Billings will be issued at least monthly and will be based on the estimated percentage of the total scope of services that has been completed.

Basic Services:

Schematic Design	\$122,475.00
100% Design Development	\$146,200.00
50% Construction Documents	\$137,300.00
95% Construction Documents	\$123,570.00
100% Construction Documents	\$ 13,730.00
Construction Administration	\$ 171,625.00
Basic Services (Lump Sum)	\$ 714,900.00

Note: The following SBE Fees are included

In the above subtotal

SBE Services (Required 15%)

SBE Services (Provided 12.1%)

▪ Site Civil Engineering	\$ 55,500.00
▪ Landscape Architecture	\$ 5,500.00
▪ Underground Utility Location Services	\$ 9,500.00
▪ Surveying Utility Location Plan Services	\$ 10,000.00
▪ Structural Services	\$ 6,500.00
Total	\$ 87,000.00

Project Budget:

Please note that should the project scope or schedule change due to additional Client requirements, including program or design modifications, value engineering, or other project delays that are outside Hanson's control and require additional effort on the behalf of Hanson, or any of their consultant's, Hanson reserves the right to renegotiate our fees, and present a revised fee which is commensurate with the additional efforts required.



Hanson Professional Services Inc.

Hanson Professional Services Inc. - 001 0122A April 26, 2007
PBC - Construction Administration Fee - Upgrade WPB - Central Energy Plan

Labor Category

Totals		\$ 171,600	\$ 21,875	\$ -	\$ 114,38	1,309	2	52	422	175	172	116	-	300	50	20
Click here for Help inserting row		Total	Other Direct Costs		Ave Hourly	Total	Dave P	Bob K	Tom C	Steve K	Joeven	Dave M	Ernesto	Annie	Drafting	TS
Task #	Task Description	\$	#1	#2	Rate	Hours	\$ 185.00	\$ 185.00	\$ 135.00	\$ 135.00	\$ 110.00	\$ 95.00	\$ 85.00	\$ 85.00	\$ 60.00	\$ 35.00
1	Bidding and GMP Evaluation	5,515			\$ 117.34	47	1	4	8	8	8	2		16		
2	Permitting	11,135			\$ 108.11	103	1	4	24	10	20	8		20	16	
3	CEP Upgrades	-														
4	Construction Duration 12 mon	-														
5	Construction Kick Off Meeting	2,600			\$ 144.44	18		8	2	2	2	2		2		
6	Admin Demo/staging Phases	4,195			\$ 131.09	32		4	16		11			1		
7	CA Services for Building & Site	-														
8	Site Meetings - One per week	39,280			\$ 116.90	336		16	128	32	32	32		96		
9	12 Months (4) = 48 Meetings	-														
10	Each Meeting = 3.5hrs - 168 hr 168 hr for two attendees = 336 Hrs	-														
11	Site Meetings Prep and Minutes	10,160			\$ 105.83	96			32	8	8			44		4
12	48 Meetings Each Prep and M	-														
13	Prep and Mins 2 hrs per = 96	-														
14	Miscellaneous Site Visits	-														
15	2 visits per mo. = 48 hrs	5,380			\$ 112.08	48			22	4	4			16		2
16	Shop Drawing review	9,030			\$ 122.03	74		8	24	8	16	4		12		2
17	Process RFI's 52 @ 2.5	13,790			\$ 106.08	130		8	28	8	16	24		28	16	2
18	Process Bulletins - 30 @ 2.5	7,650			\$ 102.00	75			16	10	13			24	10	2
19	Process CSA - 10 @ 2.5	2,575			\$ 103.00	25				9				16		
20	Process CO 15 @ 2.5	3,945			\$ 106.62	37				16				21		
21	Process Pay Applications	880			\$ 110.00	8			4					4		
22	Punch List Substantial Comp	6,790			\$ 117.07	58			24	8	8	16				
23	Punch List Final Comp	5,980			\$ 115.00	52			24	2	8	16				
24	Project Closeout	3,760			\$ 117.50	32			16	2	8	4				
25	As - Builts	3,160			\$ 98.75	32			8	2	8	4			8	
26		-														
27		-														
28		-														
29		-														
30		-														
31	End of project activities	-														
32	Systems Manual	3,775			\$ 130.17	29			8	16	4	1				
33	Training sessions	3,285			\$ 131.40	25			16	6	2	1				
34	Warranty verification	3,285			\$ 131.40	25			6	16	2	1				
35	Final Documentation	3,555			\$ 131.67	27			16	8	2	1				
36		-														
37	Site Civil Certification	13,875	\$ 13,875													
38	Structural	1,625	\$ 1,625													
39	Landscaping	1,375	\$ 1,375													
40	Expenses	5,000	\$ 5,000													
41		-														
42		-														



Hanson Professional Services Inc.

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ATTACHMENT C
Additional Services
Professional Services Agreement

Proposal Date: May 2, 2007
Project: Design Services to Upgrade the
Downtown West Palm Beach Central Energy Plant

The following services are hereby defined as those beyond the basic services defined in this proposal.

If the Client chooses to implement these services, Hanson shall amend the agreement to include these services or any other services required by the Client.

Any changes in the project scope and services will be address as outlined in the Palm Beach County Standard Agreement.

Hanson is offering the following additional service(s):

- o **Cost Estimating.....\$15,500.00**

Hanson shall retain the services of an independent cost estimating firm. As part of this services, Hanson shall provide cost estimates at the conclusion of Schematic Design, Design Development and 95% Construction Document Phase of the project

Cost Estimating Services:

Construction Management Services, Inc.
10 Fairway Drive, Suite 301
Deerfield Beach, FL 33441

- o **Expanded Construction Administration Services.....TBD**

Based on the information obtained by the site surveying and underground utility location consultant, Hanson will identify and illustrate the most feasible layout for the routing of the underground chilled water piping.

If unforeseen conditions or circumstances beyond our control occur during the installation of the underground chilled water piping Hanson will prepare a request for additional services and fee.

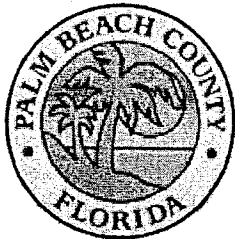


Hanson Professional Services Inc.

ATTACHMENT D

Preliminary - Project Schedule

Professional Services Agreement



Proposal Date: May 2, 2007
Project: Design Services to Upgrade the
Downtown West Palm Beach Central Energy Plant

Hanson recommends weekly project meetings

Date of Proposal	April 27, 2007
BCC Recommendation	May 15, 2007
Architect's Contract to (BCC)	June 5, 2007
All Hands Kick-Off Meeting	May 29, 2007
Begin Schematics	May 31, 2007
Schematic Design to be Submitted for Review by CID/FDO	June 28, 2007
Begin TES Study	June 28, 2007
Schematic Review Comments from CID/FDO to Hanson (2-weeks)	July 12, 2007
Finalize Schematic Review Comments Coordination Meeting - Hanson & CID/FDO (1-Week) Receive Authorization to Proceed from CID	July 19, 2007
Begin Design Development	July 20, 2007
100% Design Development Phase to be Submitted for Review by CID/FDO	September 20, 2007
Issue Primary Gen Sets Bid Package for Review by CM and CID	September 25, 2007
100% Design Development Review Comments from CID/FDO to Hanson (3-weeks)	October 11, 2007
Finalize 100% Design Development	October 18, 2007
Review Comments - Coordination Meeting - Hanson & CID/FDO (1-Week)	October 25, 2007
Issue Primary Gen Sets Bid Package to Vendors	October 25, 2007
Receive Authorization to Proceed from CID	October 25, 2007



Hanson Professional Services Inc.

Issue Design Development Estimating Package to CM	October 29, 2007
Begin Construction Documents	November 1, 2007
Receive Primary Equipment Bids	November 15, 2007
Order Primary Gen Sets Lead Time 52 Weeks for Gen Sets. Deliver to site November 25, 2008	November 25, 2007
Design Development Estimating Package from CM	November 30, 2007
Construction Documents (50%) to be Submitted for Review by CID/FDO	December 3, 2007
Construction Documents (50%) Review Comments - Coordination Meeting - Hanson & CID/FDO (2-weeks).	December 17, 2007
Receive Authorization to Proceed from CID	December 19, 2007
Construction Documents (95%) to be Submitted for Review by CID/FDO	January 15, 2008
Issue Chiller Bid Package for Review by CM and CID	January 15, 2008
Issue Chiller Bid Package to Vendors	January. 25, 2008
Construction Documents (95%) Review Comments from CID/FDO to Hanson (2-weeks)	January 29, 2008
Construction Documents (95%) Review Comments - Coordination Meeting - Hanson & CID/FDO (1-week).	Feb. 5, 2008
Receive Authorization to Proceed from CID	Feb. 5, 2008
Issue Permit App and Document to WPB	Feb. 12, 2008
Construction Documents (100%) to be Submitted for Review by CID/FDO	Feb 26, 2008
Order Chillers Lead Time 20 Weeks for Chillers. Deliver to site July, 2008	Feb 28, 2008
Construction Documents (100%) Coordination Meeting - Hanson & CID/FDO (1-week).	Feb. 28, 2008
Issue Final Documents to CM for preparation Of final GMP	Feb 28, 2008
CM to Issue Final GMP CM and GMP Approved by Palm Beach County Permits Ready NTP Substantial Completion Final Completion	March 24, 2008 April 2008 April 2008 April 2008 March 2009 April 2009



Hanson Professional Services Inc.



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ATTACHMENT E
SBE Schedules 1 and 2

Proposal Date: May 2, 2007
Project: Design Services to Upgrade the
Downtown West Palm Beach Central Energy Plant

Design Consultants:

Site Civil Design:
Civil Design, Inc.
20 South Olive Avenue, Suite 403 200
West Pam Beach, FL 33401

Site Survey and Utility Location Consultant:
Brown and Philips, Inc
901 Northpoint Parkway
West Palm Beach, Florida 33407

Architectural Landscaping Design Consultant:
Roy-Fisher Associates, Inc.
381 Tequesta Drive
Tequesta, FL 33469

Structural Engineering Consultant:
Slider Engineering Group
1800 Australian Avenue South
West Palm Beach, FL 33409



SCHEDULE 1

LIST OF PROPOSED SBE SUBCONSULTANTS

PROJECT NAME: Central Energy Plant Downtown West Palm Beach

PROJECT NO. 06206

NAME OF PRIME CONSULTANT: Hanson Professional Services Inc.

DESCRIPTION OF WORK: Design, construction document preparation and construction administration services

PLEASE IDENTIFY ALL APPLICABLE CATEGORIES OF SUBCONSULTANTS

Name, Address and Phone Number	(Check one or both Categories)		Subcontract Amount				
	Minority Business	Small Business	Black	Hispanic	Women	Caucasian	Other (Please Specify)
1. Civil Design, Inc. 120 S. Olive Avenue, Suite 403 West Palm Beach, FL 33401 Phone: 659-5760	<input type="checkbox"/>	<input checked="" type="checkbox"/>				\$55,500.00	
2. Brown and Philips Inc. 901 Northpoint Parkway, Suite 305 West Palm Beach, FL 33407 Phone: 615-3988	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$19,500.00				
3. Roy-Fisher Associates, Inc. 381 Tequesta Drive Tequesta, FL 33469 Phone: 547-1232	<input type="checkbox"/>	<input checked="" type="checkbox"/>		\$5,500.00			
4. Slider Engineering Group. 2301 Centrepark West Dr, Suite 175 West Palm Bch, FL 33406 Phone: 684-8813	<input type="checkbox"/>	<input checked="" type="checkbox"/>			\$6,500.00		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Total			\$87,000.00				

Total Price \$714,900.00

Participation \$87,000.00

Total % 12.1

- Note:
- The amounts listed on this form must be supported by the Subconsultant prices included on Schedule 2 in order to be counted toward goal attainment.
 - Firms may be certified by Palm Beach County as an SBE and/or M/WBE. If firms are certified as both an SBE and M/WBE, please indicate the dollar amount under the appropriate category.
 - M/WBE information is being collected for tracking purposes only.

SCHEDULE # 2

LETTER OF INTENT TO PERFORM AS A SBE SUBCONSULTANT

PROJECT NO. 06206

PROJECT NAME:

Central Energy Plant for
Downtown West Palm Beach

TO: Hanson Professional Services Inc.
(Name of Prime Consultant)

The undersigned is certified by Palm Beach County as a (n) –

(Check one or more, as applicable):

Small Business Enterprise Minority Business Enterprise

Black Hispanic Women

Caucasian Other (Please Specify) _____

Date of Palm Beach County Certification: _____

The undersigned is prepared to perform the following described work in connection with the above project

Work items thereof to be performed:

Site Civil Engineering services for the following (lump sum)

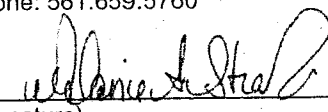
price: \$55,500.00

and will enter into a formal agreement for work with you conditioned upon your execution of a contract with Palm Beach County.

If undersigned intends to sub-subcontract any portion of this subcontract to a non-certified SBE subcontractor, the amount of any such subcontract must be stated: **N.A.**

The undersigned subconsultant understands that the provision of this form to prime consultant does not prevent subconsultant from providing quotations to others.

Civil Design, Inc
120 S. Olive Ave., Suite 403
West Palm Beach, FL 33401
Phone: 561.659.5760

By: 
(Signature)
Ms. Melanie A. Straub, P.E.
Vice President

Date: April 27, 2007

SCHEDULE # 2

LETTER OF INTENT TO PERFORM AS A SBE SUBCONSULTANT

PROJECT NO. 06208

PROJECT NAME: Central Energy Plant
Downtown West Palm Beach

TO: Hanson Professional Services Inc.
(Name of Prime Consultant)

The undersigned is certified by Palm Beach County as a (an) -

(Check one or more, as applicable):

Small Business Enterprise Minority Business Enterprise

Black Hispanic _____ Women _____

Caucasian _____ Other (Please Specify) _____

Date of Palm Beach County Certification: Jan. 5, 2007

The undersigned is prepared to perform the following described work in connection with the above project

Work items thereof to be performed:

Land Survey and Underground Utility Location services for the following (lump sum)
price: \$ 19,500.00

and will enter into a formal agreement for work with you conditioned upon your execution of a contract with Palm Beach County.

If undersigned intends to sub-subcontract any portion of this subcontract to a non-certified SBE subcontractor, the amount of any such subcontract must be stated: N.A.

The undersigned subconsultant understands that the provision of this form to prime consultant does not prevent subconsultant from providing quotations to others.

Brown and Phillips Inc.
901 Northpoint Parkway, Suite 306
West Palm Beach, FL 33407
Phone: 615-3988

By: [Signature]
(Signature)

John Phillips
President

Date: 4/27/07

SCHEDULE # 2

LETTER OF INTENT TO PERFORM AS AN SBE SUBCONSULTANT

PROJECT NO. 06206

PROJECT NAME: Central Energy Plant for Downtown West Palm Beach

TO: Hanson Professional Services Inc. (Name of Prime Consultant)

The undersigned is certified by Palm Beach County as a (n) -

(Check one or more, as applicable):

Small Business Enterprise X Minority Business Enterprise

Black _____ Hispanic _____ Women X

Caucasian _____ Other (Please Specify) _____

Date of Palm Beach County Certification: 3/17/07 - 3/16/10

The undersigned is prepared to perform the following described work in connection with the above project

Work items thereof to be performed:

Landscape Architectural services for the following (lump sum) price: \$ 5,500.00

and will enter into a formal agreement for work with you conditioned upon your execution of a contract with Palm Beach County.

If undersigned intends to sub-subcontract any portion of this subcontract to a non-certified SBE subcontractor, the amount of any such subcontract must be stated: N.A.

The undersigned subconsultant understands that the provision of this form to prime consultant does not prevent subconsultant from providing quotations to others.

Roy-Fisher Associates, Inc. 381 Tequesta Drive Tequesta, FL 33469 Phone: 547-1232

By: [Signature]

(Signature) Connie Roy-Fisher President

Date: 4/27/07

SCHEDULE # 2

LETTER OF INTENT TO PERFORM AS A SBE SUBCONSULTANT

PROJECT NO. 06206

PROJECT NAME: Central Energy Plant
Downtown West Palm Beach

TO: Hanson Professional Services Inc.
(Name of Prime Consultant)

The undersigned is certified by Palm Beach County as a (an) –

(Check one or more, as applicable):

Small Business Enterprise Minority Business Enterprise

Black _____ Hispanic _____ Women _____

Caucasian Other (Please Specify) _____

Date of Palm Beach County Certification: _____

The undersigned is prepared to perform the following described work in connection with the above project

Work items thereof to be performed:

Structural Design services for the following (lump sum)

price: \$ 6,500.00

and will enter into a formal agreement for work with you conditioned upon your execution of a contract with Palm Beach County.

If undersigned intends to sub-subcontract any portion of this subcontract to a non-certified SBE subcontractor, the amount of any such subcontract must be stated: **N.A.**

The undersigned subconsultant understands that the provision of this form to prime consultant does not prevent subconsultant from providing quotations to others.

SliderEngineeringgroup, Inc.
2301 Centrepark West Drive, Suite 175
West Palm Beach, FL 33409
684-8813

By: _____
(Signature)

Richard A. Slider, P.E.
President

Date: _____

CONFLICT OF INTEREST DISCLOSURE FORM

CONSULTANT represents that it presently has no interest, either direct or indirect, which would or could conflict in any manner with the performance of services for the County, except as follows:

No interest or conflicts

(Attach additional sheets as needed.)

CONSULTANT further represents that no person having any interest shall be employed for said performance. By signing below, CONSULTANT certifies that the information contained herein is true and correct and constitutes all current potential conflicts of interest which may influence or appear to influence CONSULTANT'S judgment or quality of services being provided to the County.

CONSULTANT shall promptly notify the COUNTY in writing by certified mail of all potential conflicts of interest that may arise in the future through any prospective business association, interest or other circumstance which may influence or appear to influence CONSULTANT'S judgment or quality of services being provided to the County. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that CONSULTANT may undertake and request an opinion of the COUNTY as to whether the association, interest or circumstance would, in the opinion of the COUNTY, constitute an unacceptable conflict of interest if entered into by the CONSULTANT.

If, in the sole opinion of the COUNTY, the prospective business association, interest or circumstance of CONSULTANT would constitute an unacceptable conflict of interest to the COUNTY, the COUNTY shall so state in the notification and the CONSULTANT shall not enter into said association, interest or circumstance.

THIS DISCLOSURE is submitted by STEVEN W. KNIGHT, as
(Name of Individual)

ASSISTANT VICE PRES., of HANSEN PROF. SERVICES INC.
(Title/Position) (Firm Name of Consultant)

who hereby certifies that the information stated above is true and correct. Further, it is hereby acknowledged that any misrepresentation by the Consultant on this Disclosure is considered an unethical business practice and is grounds for sanctions against future County business with the Consultant.

Steven W. Knight April 4, 07
(Signature) (Date)

FACILITIES DEVELOPMENT & OPERATIONS
BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 5/1/07 REQUESTED BY: Karen Arndt

PHONE: 233-0208
FAX: 233-0270

PROJECT TITLE: Government Center - CEP

PROJECT NO.: 06206

ORIGINAL CONTRACT AMOUNT:

BCC RESOLUTION#:

REQUESTED AMOUNT: \$774,900.00

DATE:

CSA or CHANGE ORDER NUMBER:

CONSULTANT/CONTRACTOR: Hanson.

PROVIDE A BRIEF STATEMENT OF THE SCOPE OF SERVICES TO BE PROVIDED BY THE CONSULTANT/CONTRACTOR:

Design of CEP

CONSTRUCTION	
PROFESSIONAL SERVICES	<u>\$714,900.00</u>
STAFF COSTS** (Design/Construction Phase)	<u>\$60,000.00</u>
MISC. (permits, prints, advertising, etcetera)	
TOTAL	<u>\$774,900.00</u>

** By signing this BAS your department agrees to these staff costs and your account will be charged upon receipt of this BAS by FD&O. Unless there is a change in the scope of work, no additional staff charges will be billed.

BUDGET ACCOUNT NUMBER (IF KNOWN)

FUND: 3804 DEPT: 411 UNIT: 3308 OBJ: 4610

FUNDING SOURCE (CHECK ALL THAT APPLY): AD VALOREM OTHER

FEDERAL/DAVIS BACON

BAS APPROVED BY: _____

DATE: 5.207

ENCUMBRANCE NUMBER: 050207-964