

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

Meeting Date: October 16, 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. 2 to the Contract with Hanson Professional Services, Inc. in the amount of \$145,707 for the design and permitting for the Thermal Energy Storage (TES) system for the Judicial Center Central Energy Plant (CEP).

**Summary:** The scope of services for this CSA is for the architectural, site development and engineering services necessary to prepare construction documents for a TES system for the Judicial Center CEP which is being upgraded to accommodate the Governmental Center, Historic Courthouse and future D Block Building. The construction cost is estimated at \$1.3 Million. The SBE participation goal for this project is 15%. Including this authorization, Hanson Professional Services, Inc.'s small business participation is 18.3%. **(Capital Improvements Division) District #7 (JM)**

**Background and Justification:** A TES study was conducted for the Judicial Center CEP. A TES system is designed to store cooling energy during "off-peak" hours thereby benefitting from reduced electrical rates. The study revealed that TES would reduce ongoing electrical costs by at least \$205,000/yr before the construction of the Block D Building and \$265,00/yr with the D Block building. On September 25, 2007, the Board of County Commissioners directed staff to proceed with the design, permitting, and construction of the TES system.

**Attachments:**

1. Location Map
2. Budget Availability Statement
3. CSA No. 2

Recommended by:



Amy Wong

Department Director

9/21/07

Date

Approved by:



County Administrator

10/11/07

Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**


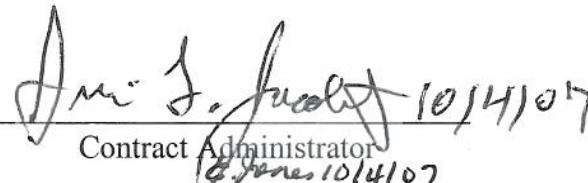
<b>Fiscal Years</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
<b>Capital Expenditures</b>	<u>\$145,707</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Operating Costs</b>	<u>                    </u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>External Revenues</b>	<u>                    </u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Program Income (County)</b>	<u>                    </u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>In-Kind Match (County)</b>	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<b>NET FISCAL IMPACT</b>	<u>\$145,707</u>	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>

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:**


**III. REVIEW COMMENTS:**

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

 OFMB 10-3-07 CN 9/21/17	 Contract Administrator 10/4/07 10/4/07
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**B. Legal Sufficiency:**

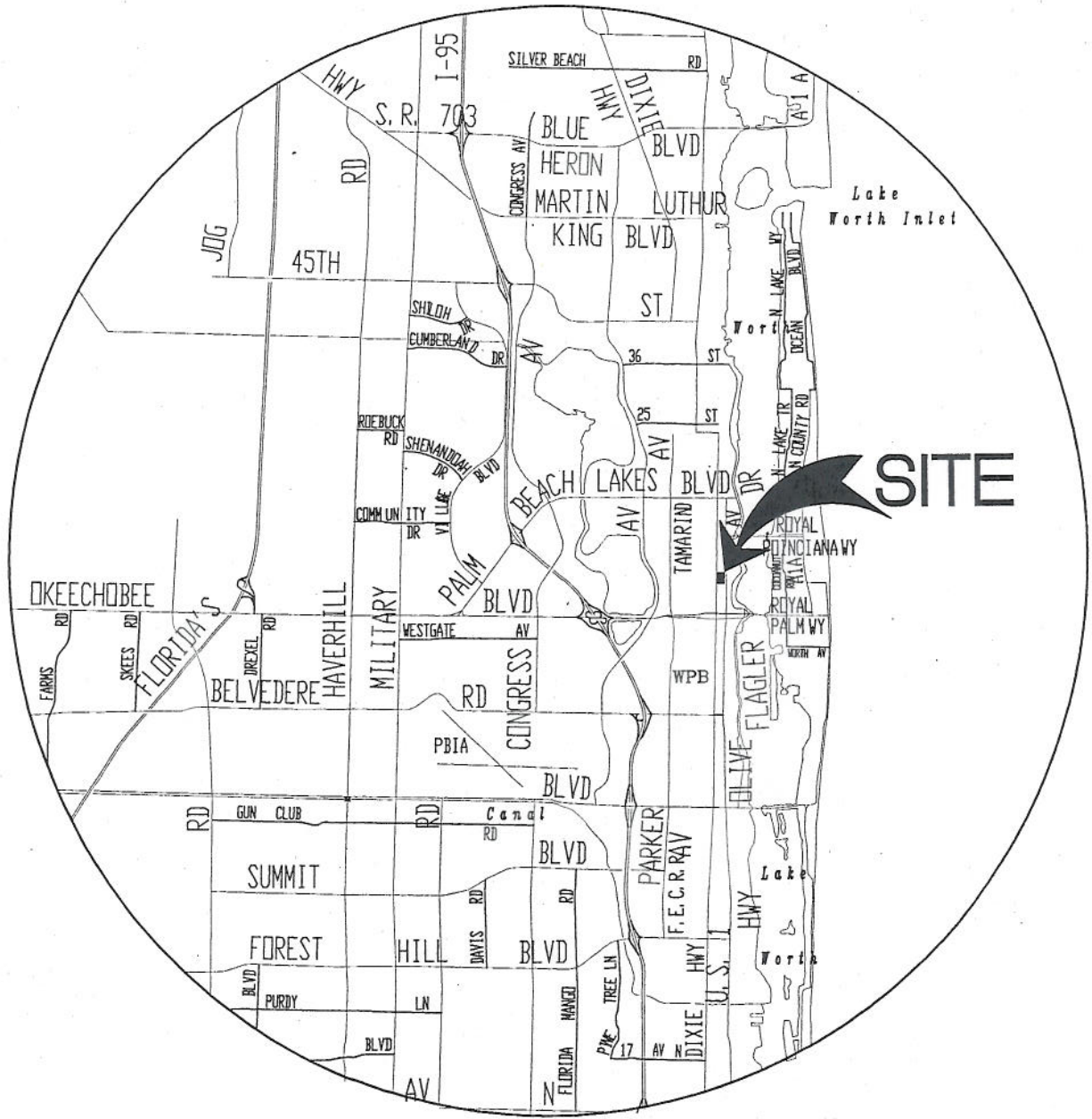
**This item complies with current County policies.**

  
 Assistant County Attorney  
 Jim Wray

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

**This summary is not to be used as a basis for payment.**



# LOCATION MAP



FACILITIES DEVELOPMENT & OPERATIONS  
BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 9/10/07

REQUESTED BY: Karen Arndt

PHONE: 233-0208

FAX:

PROJECT TITLE: Government Center CEP

PROJECT NO.: 06206

ORIGINAL CONTRACT AMOUNT: \$714,900

BCC RESOLUTION#:

REQUESTED AMOUNT: \$145,707

DATE:

CSA or CHANGE ORDER NUMBER: CSA 2

CONSULTANT/CONTRACTOR: Hanson Professional Services, Inc.

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

Provide architectural, site development and engineering services for TES at the Government Center Central Energy Plant.

CONSTRUCTION	
PROFESSIONAL SERVICES	\$145,707
STAFF COSTS** (Design/Construction Phase)	
MISC. (permits, prints, advertising, etcetera)	
TOTAL	\$145,707

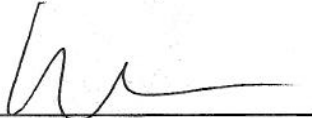
\*\* By signing this BAS your department agrees to these staff costs and your account will be charged upon receipt of this BAS by FD&O. Unless there is a change in the scope of work, no additional staff charges will be billed.

BUDGET ACCOUNT NUMBER (IF KNOWN)

FUND: 3804 DEPT: 411 UNIT: B308 OBJ: 4610

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

FEDERAL/DAVIS BACON

BAS APPROVED BY: 

DATE: 9-11-07

ENCUMBRANCE NUMBER: \_\_\_\_\_

050207-964

**CONSULTANT SERVICES AUTHORIZATION**

**Hanson Professional Services, Inc.**

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

**THIS AUTHORIZATION NO. 2** 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 Road, Suite 303 South**  
**West Palm Beach, FL 33406**
  
2. **Services completed to date:** Conceptual design services for the Central Energy Plant as well as a Thermal Energy Storage study (TES).
  
3. **Description of Services to be provided by Consultant:** Professional services shall include architectural, site development and engineering services necessary to prepare construction documents for TES as detailed on the attached proposal dated September 5, 2007.
  
4. **History:**

<u>CSA</u>	<u>Date</u>	<u>Amount</u>	<u>Approval</u>
Original Contract	10/23/06	\$32,300	AW
1	4/30/07	\$714,900	BCC
  
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 \$145,707.00.
  
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.

COUNTY

ATTEST:  
Sharon R. Bock, Clerk & Comptroller

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Addie L. Greene, Chairperson

WITNESS:  
Karen Arndt

CONSULTANT  
By: Steven W. Knight  
Name: Steven W. Knight

Karen Arndt  
Name (type or print)

\_\_\_\_\_  
Title: Assistant Vice President

Date: Sept. 13, 07

Approved as to Form and Legal Sufficiency

Approved as to terms and conditions

\_\_\_\_\_  
Assistant County Attorney

Ann Mary Wolf  
Director - F D & O





September 5, 2007

Ms. Karen Arndt  
Project Manager  
Palm Beach County - Facilities Development & Operations  
Capital Improvements Division  
2633 Vista Parkway Boulevard  
West Palm Beach, FL 33411

RE: Professional Services Proposal  
**Downtown WPB CEP Upgrades - Design for Thermal Energy Storage**  
**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 provide Thermal Energy Storage for Central Energy Plant (CEP), located on Third Street in West Palm Beach, Florida.

Find enclosed an amendment to our agreement for your review. This amendment shall become part of the "Contract for Architectural/Professional Services" as provided by Palm Beach County.

Please review the enclosed information and call me if you require any additional backup information.

Very truly yours,

HANSON PROFESSIONAL SERVICES INC.



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

SWK/jc

cc: David Peters, Hanson  
Annie Bactol, Hanson  
Project Files

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Hanson Professional Services Inc.

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



PROJECTS\06Jobs\06F6122A - CEP Design\Proposals\Proposal - TES Design 08-13-07.doc

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EB0007961 AA0003116 IB0001058

## **Hanson Professional Services Inc. Amendment to Professional Services Agreement**

Proposal Date: September 5, 2007

Project: Design Services for the Addition of a TES System to Upgrades of the  
Downtown West Palm Beach Central Energy Plant

Whereas, Palm Beach County CID subsequently referred to as "Client," and Hanson Professional Services Inc., subsequently referred to as "Hanson," have previously entered into a Professional Services Agreement (Agreement) dated June 17, 2007 in connection with Downtown West Palm Beach CEP Upgrades, subsequently referred to as "Project," and

Whereas, the Client has ordered certain additions to the services being provided by Hanson for the Project.

Now, therefore, this Amendment to the Agreement (Amendment No. 1) is made this 5<sup>th</sup> day of September, 2007 to revise the scope of services, cost of services and schedule for services as provided herein. All other terms and conditions of the Agreement remain unchanged.

### **The Scope of Work and Services is modified as follows:**

Design a Thermal Energy Storage System to support the upgrades to the existing Central Energy Plant to serve the existing Government Center, the Old Historic Courthouse and a future 350,000 square foot office building.

Hanson's Thermal Energy Consultant, Energy Conservation Engineering, Inc. has prepared a study evaluating the requirements, establishing the criteria and feasibility of Thermal Energy Storage (TES) as outlined in the CEP Feasibility Report. CID has directed Hanson to include TES in the scope of this project.

This project shall accommodate the program and project scoping narrative included in the Thermal Energy Storage (TES) System Study dated July 31, 2007. This study identified the criteria for design and the feasibility of adding a TES to this project.

The preparation of the construction documents and subsequent construction of the TES will be completed as part of the Central Energy Plant Upgrades and will be implemented through the Construction Management at Risk method of project delivery. The new Central Energy Plant (CEP) and the TES 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).

**Scope of Services:**

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

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

- Building and Site Permitting Acquisitions
- Site Development and Major Site Approval Process (SBE Firm)
- Site Civil Engineering and Utilities (SBE Firm)
- Geotechnical Services
- Architectural Design and Administration Services
- Structural Design (SBE firm)
- Underground Utility Location Services (SBE Firm)
- Surveying Services – Site Specific Survey (SBE Firm)
- Landscape Architecture (SBE Firm)
- Structural Design (SBE firm)
- Mechanical Design Services
- Plumbing Design Services
- Electrical Design Services

Development of the design and construction drawings based on the conceptual design package prepared for and reviewed by the City of West Palm Beach.

- Building and Site Permitting Acquisitions:  
Hanson will prepare the Building and Site Permitting Package for review and approval by the City of West Palm Beach. This shall include applications, drawings, specifications and product data.
- Site Development and Major Site Approval Process (SBE Firm)  
Based on the review of the "initial site development package" the City of West Palm Beach, Planning and Zoning Department has determined that a Major Site Plan Approval will be required for this project.

Hanson and the Site Development Consult will prepare the necessary site plans, studies, applications and submittals as required by the City of West Palm Beach for a Major Site Plan approval.



This process will include preparing submittals and attending all meetings and hearings necessary to obtain site approvals through the Major Site Approval process.

- Architectural Design and Administration Services;  
Provide services necessary to design and prepare the construction documents for the Tank Enclosure Structure.
- Structural Design Services;  
Provide services necessary to design and prepare the construction documents for the Tank Enclosure Structure. The tank and all structural components will be designed by the tank supplier.
- Site Design Services:  
Provide services necessary to design and prepare the construction documents for the Tank Enclosure Structure. These services shall include all site surveying, utility location services, site civil engineering and landscaping.
- Thermal Energy Storage Design:  
Provide services necessary to design and prepare the construction documents for the Thermal Energy Storage system. This will include the mechanical, plumbing (piping design) and electrical design services.
- Provide Construction Administration services for the TES and tank enclosure installations.

These services will result in the completion of one comprehensive package including plans and specifications for the Central Energy Plant Upgrades, the TES and the tank enclosure 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 the design of the storage tank and the tank structure. This service shall be provided by the tank suppliers.



- 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.
- Site Environmental Services, including Phase I –III reporting, inspections or services related to medication or abatement.
- Additional design and field observations due to unforeseen site conditions related to the installation of the TES tank and related systems.
- Building/Tank exterior or interior illustrations or delineations.

#### **CID Responsibilities**

- All Permit fees, impact fees and other fees required by the permitting and site approval agencies.

The anticipated permits required are as follows:

- City of West Palm Beach – Plans and Plat Review Committee (PPRC)
- City of West Palm Beach - Downtown Action Committee (DAC)
- City of West Palm Beach Planning and Zoning Departments
- 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 site plan, Hanson will meet with the local authority having jurisdiction to establish the required site approvals.





**The Cost of Services is modified as follows:**

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 **\$145,707.00** 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.

SBE Services (Required 15%)  
SBE Services (**Provided 50.79%**)

▪ Site Development and Plan Approval	\$ 27,500.00
▪ Site Civil Engineering	\$ 15,000.00
▪ Structural Engineering	\$ 5,000.00
▪ Landscape Architecture	\$ 4,500.00
▪ Underground Utility Location Services	\$ 1,800.00
▪ Surveying Services	\$ 3,465.00
▪ Geotechnical Services	\$ 4,742.00
▪ <u>ECE TES Consulting Services</u>	<u>\$ 12,000.00</u>
Total	\$ 74,007.00

Cost of Services in Agreement	\$ 714,900.00
Total of Previous Amendments	\$ 4,890.00
Increase this Amendment	<u>\$ 145,707.00</u>
Cost of Services with all Amendments	\$ 865,497.00

Hanson

By: 

Steven W. Knight

Title: Assistant Vice President

Date: September 5, 2007

Client: Palm Beach County

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**SCHEDULE 1**

**LIST OF PROPOSED SBE SUBCONSULTANTS**

PROJECT NAME: Thermal Energy Storage for the Central Energy Plant Downtown West Palm Beach

PROJECT NO. 06206

NAME OF PRIME CONSULTANT: Hanson Professional Services Inc.

DESCRIPTION OF WORK: Site Development, TES 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"/>				\$15,000.00	
2. Brown and Phillips Inc. 901 Northpoint Parkway, Suite 305 West Palm Beach, FL 33407 Phone: 615-3988	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$5,265.00				
3 Roy-Fisher Associates, Inc. 381 Tequesta Drive Tequesta, FL 33469 Phone: 547-1232	<input type="checkbox"/>	<input checked="" type="checkbox"/>			\$4,500.00		
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"/>				\$5,000.00	
5. Energy Conservation Eng, Inc. 2567 Bordeaux Court Palm Beach Gardens, FL 33410 Phone: 691-0806	<input type="checkbox"/>	<input checked="" type="checkbox"/>				\$12,000.00	
6. Tierra, Inc 2765 Vista Parkway, Suite 10 West Palm Beach, FL 33411 Phone: 561-687-8536	<input type="checkbox"/>	<input checked="" type="checkbox"/>					\$4,742.00

**Total Price \$145,707.00**

**Participation \$74,007.00**

**Total % 50.79**

- 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.