

3H-5

Agenda Item #:

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: February 3, 2009

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 BRPH Architects-Engineers, Inc. (R2008-1305) in the amount of \$132,000 for Government Center Chiller Replacement design services.


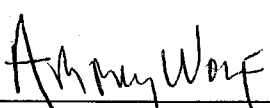
Summary: CSA No. 1 acts to significantly reduce the scope of a previously approved capital project to include only the work necessary to replace the roof top cooling towers and chillers at the Government Center in lieu of the previously approved project to: 1) replace chillers at the Judicial Central Energy Plant, 2) provide new underground piping to Government Center and 1916 Courthouse, and 3) provide for a new Thermal Energy Storage Tank and equipment. The change in scope was made necessary primarily for operational reasons which were not known until a preliminary design was developed and the required approach to construction was determined by the Construction Manager. The change of scope is also necessary to not require a request for additional funding to complete the project as initially planned. CSA No. 1 is to provide design services and construction administration for the replacement of the chillers at the Government Center. The source of funding for this work is ad valorem. BRPH Architects-Engineers, Inc. has an annual contract for professional service for engineering which provides for an SBE participation goal of 20%. The participation in this CSA is 16.67%. BRPH's only SBE subconsultant performs construction administration services which are limited under this project. (Capital Improvements Division) Countywide/District 7(JM)

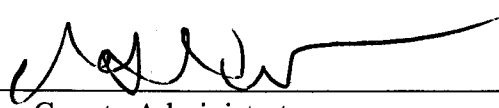
Background and Justification: In June 2007, the Board authorized proceeding with the expansion of the Judicial Center Central Energy Plant (R2007-0871) to serve the Government center and the 1916 Courthouse as well as ultimately the build-out of Block D at a projected project cost of \$15 Million. The purpose of the initial phase of the project was to replace the Government Center roof mounted chiller plant which has exceeded its operational life expectancy by replacing and expanding the existing Judicial Center CEP chillers to accommodate the additional load. In September 2007, the Board approved additional scope to evaluate and design into the project a Thermal Energy Storage system to reduce on-going energy costs. The budget for the project was increased to \$17.3 Million to include the Thermal Energy Storage (TES) system.

-Continued on Page 3-

Attachment:

1. Location Map
2. Budget Availability Statement
3. Consultant Service Authorization No. 1

Recommended by:   1/13/09
 Department Director Date

Approved by:  1/27/09
 County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2009	2010	2011	2012	2013
Capital Expenditures	<u>\$162,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Operating Costs	<u> </u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
External Revenues	<u> </u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Program Income (County)	<u> </u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In-Kind Match (County)	<u> </u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
NET FISCAL IMPACT	<u>\$162,000</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
# ADDITIONAL FTE	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
POSITIONS (Cumulative)	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Is Item Included in Current Budget? Yes No

Budget Account No: Fund 3804 Dept 411 Unit B308 Object 4610
 Reporting Category

Professional Services 132,000
Staff Cost 30,000
Total Fiscal Impact 162,000

B. Recommended Sources of Funds/Summary of Fiscal Impact: There is no additional budget impact as a result of this item. Funds from a previous, cancelled project (Judicial Center CEP replacement) will be used.

III. REVIEW COMMENTS:

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

Jan Bul 1-21-09
 OFMB
1/14 *1/15/09*

J. S. J... 1/22/09
 Contract Administrator
6/21/09

B. Legal Sufficiency:

James C. ...
 Assistant County Attorney

This item complies with current County policies.

C. Other Department Review:

 Department Director

Background and Justification (continued):

The preliminary design work was completed and the drawings developed to a point at which updated costs estimates and a plan for construction could be developed by the County's construction manager. That evaluation resulted in the following:

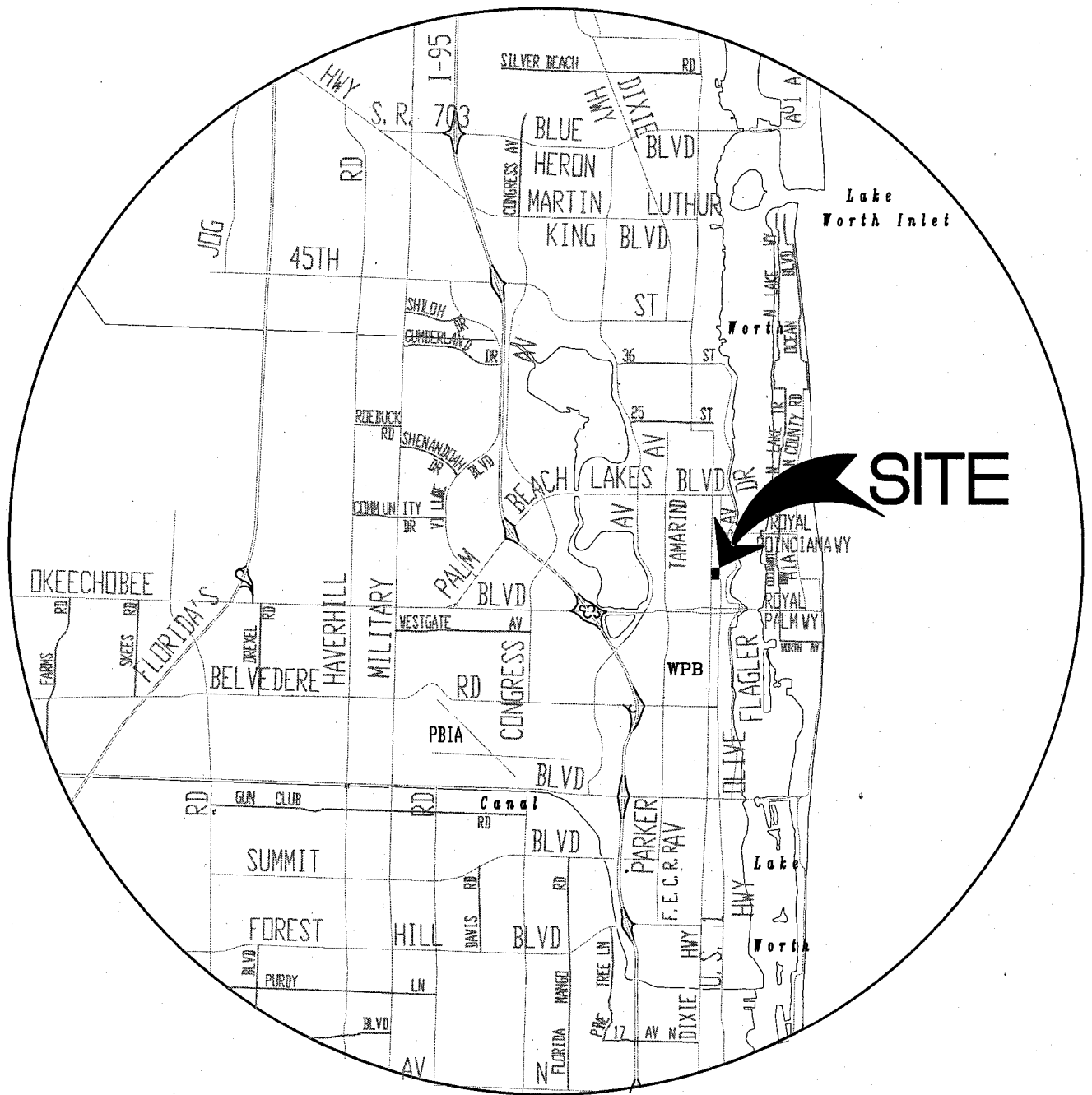
1. A minimum of 2-8 HVAC shut downs at the Judicial Center, 2 chillers at a time.
2. A minimum of 2+ electrical shutdowns at the Judicial Center.
3. A possible' completion date for the new equipment serving the Government Center of summer 2011 barring any unforeseen delays, the biggest of which is still unknown and that is securing approval from the City for the TES tank.
4. A budget shortfall of \$3M - \$7M not including any costs attached to the approval from the City for the TES tank.

The first two discoveries are operationally problematic as the number of HVAC and electrical shut downs at the Judicial Center and the risks associated with short and long term impacts to Judicial Center building operations are considered to be significant (it was initially thought that the number of shut downs could be limited in number and timed so as to not occur during summer). Number 3 is problematic as the existing Government Center equipment has significantly exceeded its life span and the last two summers have resulted in extraordinary maintenance and repair costs to maintain minimum building operations at the Government Center. The yet unquantified risk associated with the City's approval of the TES tank which could likely cause the delivery of the new system to slip past the summer of 2011. Regarding number 4, there is no capital funding available to fund the capital funding shortfall.

As a result, Staff is recommending that the scope of the project be reduced to only the minimum scope necessary to replace the cooling tower and chillers at the Government Center. This will result in delivery of the new HVAC system for the Government Center by the summer of 2010 and eliminate the known risk associated with the shutdowns at the Judicial Center and the unknown financial and timing risk associated with the City's approval of the TES tank. The reduced scope is also consistent with the County's approach to funding only renewal /replacement projects and deferring new or expanded capital facilities.

The energy cost savings of approximately \$389,000 annually will be foregone until the Judicial Center CEP renewal/replacement project is warranted on its own between 2013-2015 but will result in the immediate turn back of approximately \$8.3M in currently budgeted capital dollars. Most importantly, it is the only way at this point to ensure the timely replacement of the Government Center HVAC equipment with the minimal impact on operations within the existing budget.

Proceeding in this manner; 1) does not impact the ability of the County to implement TES in the future as part of the Judicial Center renewal replacement project, 2) allows the County to realize the full life of the Judicial Center CEP equipment, 3) is consistent with the County's approach to limit capital development during these times of budget constraints, and 4) most importantly, allows for the most expedited replacement of the failing Government Center equipment.



LOCATION MAP

ATTACHMENT # 1

BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 01/05/09 REQUESTED BY: Karen Arndt PHONE#: 233-0208

PROJECT TITLE: Government Center Chiller Replacement Project No. 08215

ORIGINAL CONTRACT/ANNUAL AMOUNT: \$162,000 BCC RESOLUTION#/DATE:

CSA/LOA/FINAL PAYMENT AMOUNT:

CSA/LOA/CHANGE ORDER NUMBER: CSA #1

CONSULTANT: BRPH

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

Professional services shall include HVAC and structural load analysis, design services and construction administration for the replacement of the chillers at the Government Center.

WILL THIS AMENDMENT CHANGE THE ESTIMATED COST OF THE PROJECT? NA
IF YES, PROVIDE ESTIMATES OF THE NEW COSTS.

CONSTRUCTION	\$ _____
PROFESSIONAL SERVICES	\$ 132,000
STAFF COSTS** (Design Phase)	\$ 30,000
MISC. (permits, prints, advertising, etc)	\$ _____
TOTAL	\$ 162,000

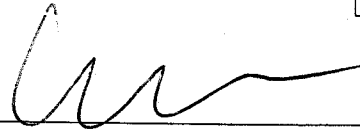
** By signing this BAS your department agrees to these staff costs and your account will be charged upon receipt of this BAS by FD&O. Unless there is a change in the scope of work, no additional staff charges will be billed.

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: 15 09

ENCUMBRANCE NUMBER: 100308-32

ATTACHMENT # 2

CONSULTANT SERVICES AUTHORIZATION

**BRPH Architects-Engineers Inc.
Annual MEP consultant**

**GOVERNMENT CENTER CHILLER REPLACEMENT
PROJECT NO. 08215
DISTRICT NO. 7**

THIS AUTHORIZATION NO. 1 to the Contract dated 7/22/08 (R2008-1305) between Palm Beach County and the Consultant identified herein is for the Consultant Services described in Item 3 of this Authorization.

1. **CONSULTANT:** **BRPH Architects-Engineers Inc.
1475 Centrepark Blvd., Suite 275
West Palm Beach, FL 33401**
2. **Services completed to date:** Not applicable. This authorization is for a new project.
3. **Description of Services to be provided by Consultant:** Professional services shall include HVAC and structural load analysis, design services and construction administration for the replacement of the chillers at the Government Center as detailed on the attached proposal dated August 8, 2008.
4. **History:** Not applicable. This authorization is for a new project.
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 \$132,000.
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.

ATTACHMENT #3

8. If not previously provided or for a new project, the Consultant shall provide County with an executed Conflict of Interest Disclosure Form, attached hereto and incorporated herein.
9. **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: _____
John F. Koons, Chairman

WITNESS:

CONSULTANT
By: _____
Name: _____

Name (type or print)

Title: Sr. Vice President

Date: 10/3/08

Approved as to Form and Legal Sufficiency

Approved as to terms and conditions

Assistant County Attorney

Joe Anthony Wolf
Director - F D & O

August 8, 2008



Ms. Karen Arndt
Project Manager
Palm Beach County
Facilities Development & Operations Department
2633 Vista Parkway
West Palm Beach, FL 33411

Reference: Fee Proposal for Design Services for the Government Center Chiller
Replacement
BRPH No. 6051.01 (1.2)

Dear Ms. Arndt,

Our office would like to respectfully submit a proposal for design professional consultant services for the design and construction of the aforementioned project. The proposal herein is for the following activities:

SCOPE OF SERVICES:

The project includes professional services required to design and administer the replacement of the main chilled water system. The project will include the following activities:

1. Brief HVAC Load analysis of the existing building
2. Structural study of selective existing conditions
3. Electrical service design upgrade to support the new equipment
4. Replacement of the cooling tower
5. Sequential replacement of the existing chillers and pumps
6. Design of new pump enclosure on the roof
7. Selective demolition and design of new access openings for existing penthouse on roof
8. Structural design to support aforementioned items

BRPH offers to provide architectural, structural, mechanical, plumbing and electrical engineering services required to replace the existing Chiller system at the Government Center.

The project's design intent will be to provide new facilities and sufficient redundant capacity for the chilled water system and is not to include the replacement of the existing chilled water piping systems.

Please refer to the attached Exhibit C "Schedule 1 List of Proposed SBE-M/WBE Subconsultants" totaling the SBE & M/WBE participation for the entire project.

Exclusions: This proposal does not include any legal instruments, off-site utility design, permit application fees, environmental services or special studies. If these services are requested or other like services not specifically stated, they will be provided as an additional expense to this proposal.



TIME SCHEDULE:

BRPH will begin the activities for the project immediately upon issuance of a Notice-to-Proceed and/or a Consultant Services Authorization. Refer to the attached amended Exhibit "B" to the agreement for proposed scheduling information. And refer to attached Exhibit "D" for the proposed construction phasing plan.

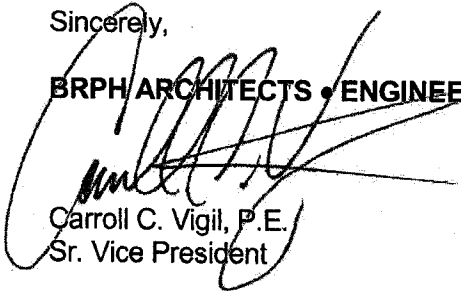
FEE PROPOSAL:

We propose a lump sum amount for the aforementioned services in the amount of ***One Hundred Thirty-Two Thousand Dollars and No cents (\$132,000.00)***. Refer to the attached Exhibit "A". This proposal is valid for 60 days.

Thank you for this opportunity to team with you on this exciting project. Should you have any questions or require any additional information, please do not hesitate to contact me at (561) 616-5878 – office or email at ccv@brph.com.

Sincerely,

BRPH ARCHITECTS • ENGINEERS, INC.



Carroll C. Vigil, P.E.
Sr. Vice President

Cc: Cathy Gettys, BRPH
Max Snider, BRPH

Government Center Chiller Replacement
EXHIBIT "A": A/E FEE
8/8/2008

BRPH's fee for Architectural and Engineering Design Services and Construction Contract Administration Services is as follows:

<i>Professional Design Service Order:</i>	
• Preliminary Analysis /Load Calculations	\$ 20,000
• Design Phase: Design Development Documents	\$ 26,500
• Design Phase: Construction Documents	\$ 53,000
• Bidding & GMP Procurement	\$ 6,000
• Construction Administration	<u>\$ 26,500</u>
Total	\$ 132,000

**Government Center Chiller Replacement
EXHIBIT "B": A/E PROJECT SCHEDULE
8/8/2008**

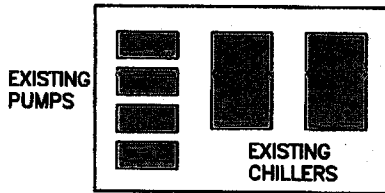
Proposed submittal dates for Palm Beach County




		<u>Anticipated Completion</u>
Notice to Proceed		August 25, 2008
• Load Calculations	2 weeks	September 8, 2008
• Design Development Documents	6 weeks	----
Design Development Docs Owner Meeting/Review		October 6, 2008
95% Construction Documents	4 weeks	----
95% Construction Docs Owner Meeting/Review		November 3, 2008
P.B. Formal Review and Permit Submittal	4 weeks	December 1, 2008
100% Document Submittal	3 weeks	December 22, 2008
• Bidding and GMP Procurement	6 weeks	February 2, 2009
• Construction Administration	6 months	August 1, 2009

GOVERNMENT CENTER CHILLER
REPLACEMENT

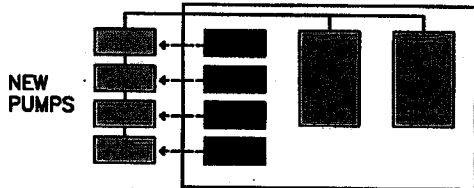
EXHIBIT "D": PHASING PLAN
08/08/2008

PHASE 1 - EXISTING CONDITION



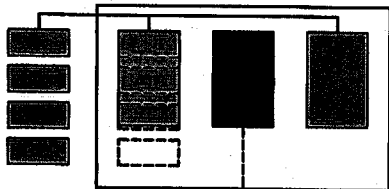
-  EXISTING
-  DEMOLISH/REMOVE
-  NEW

PHASE 2 - REPLACE/RELOCATE PUMPS



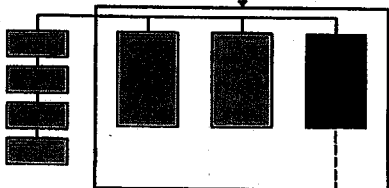
- PUMPS REPLACED AND RELOCATED.
- EXISTING CHILLERS CONNECTED TO NEW PUMPS AND REMAIN OPERATIONAL.

PHASE 3 - INSTALL NEW CHILLER #1 / REMOVE OLD CHILLER #2



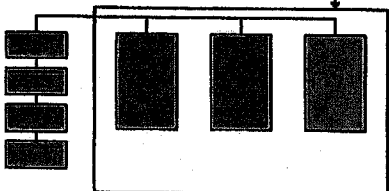
- NEW CHILLER INSTALLED AND CONNECTED TO SYSTEM.
- ONE CHILLER REMOVED.
- NEW CHILLER AND ONE OLD CHILLER REMAIN OPERATIONAL.

PHASE 4 - INSTALL NEW CHILLER #2 / REMOVE OLD CHILLER #3



- SECOND NEW CHILLER INSTALLED.
- REMAINING OLD CHILLER REMOVED.
- TWO NEW CHILLERS REMAIN OPERATIONAL.

PHASE 5 - INSTALL NEW CHILLER #3



- REPLACEMENTS COMPLETED

Government Center Chiller Replacement
EXHIBIT "C": SCHEDULE 1
8/8/2008
LIST OF PROPOSED SBE-M/WBE SUBCONSULTANTS

PROJECT NAME: Government Center Chiller Replacement PROJECT NO: _____

NAME OF PRIME CONSULTANT: BRPH Architects-Engineers, Inc.

DESCRIPTION OF WORK: Design, Bidding, and Construction Administration

Name, Address and Phone Number	(Check one or both Categories)		Subcontract Amount				
	Minority Business	Small Business	Black	Hispanic	Women	Caucasian	Other (Please Specify)
1. Fastrack Management & Consulting, Inc.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$	\$	\$ 22,000	\$	\$
	<input type="checkbox"/>	<input type="checkbox"/>	\$	\$	\$	\$	\$
	<input type="checkbox"/>	<input type="checkbox"/>	\$	\$	\$	\$	\$
	<input type="checkbox"/>	<input type="checkbox"/>	\$	\$	\$	\$	\$
	<input type="checkbox"/>	<input type="checkbox"/>	\$	\$	\$	\$	\$
	<input type="checkbox"/>	<input type="checkbox"/>	\$	\$	\$	\$	\$
	<input type="checkbox"/>	<input type="checkbox"/>	\$	\$	\$	\$	\$
	<input type="checkbox"/>	<input type="checkbox"/>	\$	\$	\$	\$	\$
Total			\$	\$	\$	\$	\$

Total Price \$ 132,000 **Participation** \$ 22,000 **Total SBE-M/WBE** 16.6 %

- 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.