

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

34-1

Meeting Date: August 17, 2010

Consent
 Ordinance

Regular
 Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: A contract with Cedars Electro-Mechanical, Inc. for \$1,981,000 for the removal and replacement of all four (4) existing Chillers in the Central Energy Plant at the Judicial Center and State Attorney/Public Defender buildings in West Palm Beach.

Summary: The scope of the project consists of the replacement of four (4) 650 ton water cooled centrifugal type chillers which provide air conditioning to the Judicial Center and the State Attorney/Public Defender Buildings. The existing chillers are almost 20 years and at the end of their useful life. One of the units is beyond repair and currently out of service. Two others were recently out of service but are now operational. The units have continued to fail after previous, costly repairs. Under peak summer conditions, up to three (3) chillers are required to maintain proper comfort levels in the buildings. In addition, the chiller refrigerant used has been out of production since 1995 and the diminished availability has increased the operating costs significantly. The replacement units will utilize a compliant refrigerant and would be significantly more energy efficient. For these reasons, delay of this planned replacement will result in additional, unbudgeted operational costs and inability to properly cool these buildings. All funding for this project is from the ad valorem five (5) year Countywide Repair, Replacement and Renovation account. The Small Business Enterprise (SBE) participation for this contract is 100%. The total construction duration is 180 days. Cedars Electro-Mechanical is a Palm Beach County company. (FD&O Admin) District 7 (JM)

Background and Justification: The existing chillers have been in service for almost 20 years and are at the end of their useful life. The chiller refrigerant used has been out of production since 1995 and availability has diminished, continually increasing the expense. One of the units is beyond repair and out of service. Two others were also recently out of service but are now operational again. The repairs have been expensive and the units have historically failed again after previous repairs. Under peak summer conditions, up to three (3) chillers are required to maintain proper comfort levels in the buildings. New chillers would be significantly more energy efficient.

Contract is more than 100 pages and may be viewed in Minutes

Attachments:

1. Contract
2. Location Map
3. Budget Availability Statement

Recommended by:

Amy Wolf 7/31/10
Department Director Date

Approved by:

[Signature] 8/9/10
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Year	2010	2011	2012	2013	2014
Capital Expenditures	\$2,179,100	0	0	0	0
Operating Costs	0	0	0	0	0
External Revenues	0	0	0	0	0
Program Income (County)	0	0	0	0	0
In-Kind Match (County)	0	0	0	0	0
NET FISCAL IMPACT	\$2,179,100	0	0	0	0
# Additional FTE Positions (Cumulative)	—	—	—	—	—

Is Item Included in Current Budget? Yes No

Budget Account No: 3804-411-B386-4907 \$1,630.29 (Ad Valorem - Repair, Replacement, Renovation), 3804-411-B420-4907 \$477,246.34 (Ad Valorem - Repair, Replacement, Renovation), 3804-411-B440-4907 \$1,700,223.37 (Ad Valorem - Repair, Replacement, Renovation)

Reporting Category _____

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

This contract includes language applying the requirements of the Inspector General Ordinance, including the Inspector General fee.


C. Departmental Fiscal Review: _____


III. REVIEW COMMENTS

Contract \$1,981,000
Contingency \$ 198,100
Total \$2,179,100

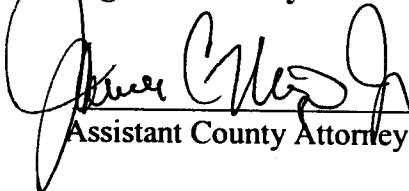
A. OFMB Fiscal and/or Contract Development & Control Comments:

Total Estimated cost of project is \$2,179,100. Contract cost is \$1,981,000


OFMB
8/4/10 & 8/3/10


Contract Dev. and Control
E. Jones 8/6/10

A. Legal Sufficiency:


Assistant County Attorney
8/9/10

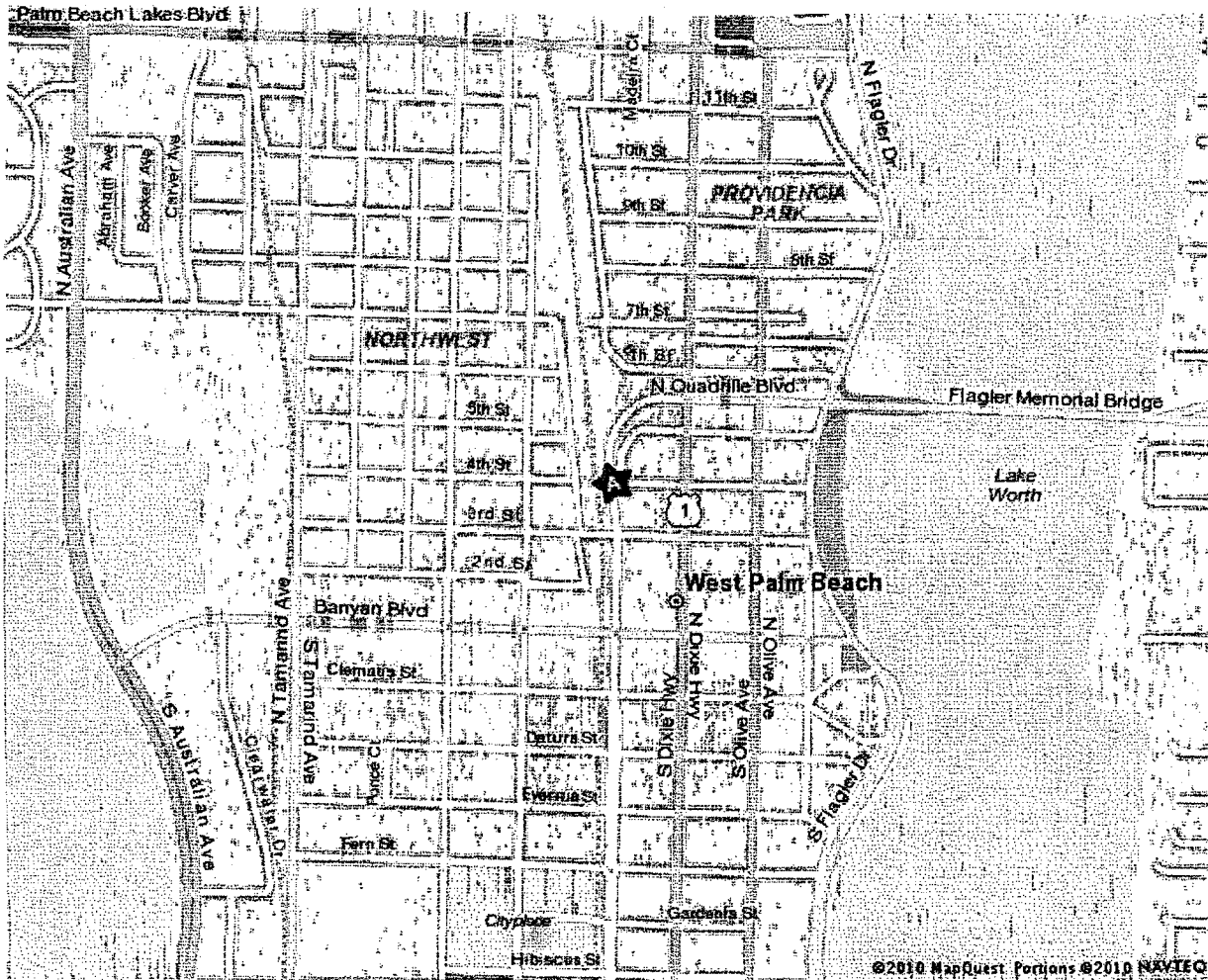
This Contract complies with our contract review requirements.

A. Other Department Review:

Department Director

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

400 N Quadrille Boulevard
West Palm Beach, FL



RF 410 060410-978

BUDGET AVAILABILITY STATEMENT

WO#

4297321

REQUEST DATE: 5/17/10

AP

REQUESTED BY: Allen Padilla *AP*

PHONE: 233-2053

PROJECT TITLE: Central Energy Plant - chiller upgrade

PROJECT NO.: 09508

LOCATION: 400 N. Quadrille, WPB

LOCATION DESCRIPTION: Central Energy Plant

BUILDING NUMBER: 599

CONTRACTOR/CONSULTANT NAME: Cedars Electro Mechanical

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

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

CONSTRUCTION	\$1,981,000.00
ARCHITECT/ENGINEER/CONSULTANT	NA
*STAFF COSTS	\$ 99,050.00
EQUIPMENT/ OTHER	NA
CONTINGENCY	\$ 198,100.00
TOTAL	\$ 2,278,150.00
	\$ 2179,100

K Sykes

*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 NUMBERS (IDENTIFY ALL SOURCES) FUNDING SOURCE (CHECK ALL THAT APPLY)

3804-411-B386-4907 - \$ 1630.29
3804-411-B420-4907 - \$ 477,246.34

3804-411-0440 - \$ 1,700,223.37

FUND: AGENCY: ORG: OBJ: SUBOBJ: *4907 KSY10*

AD VALOREM OTHER FEDERAL/DAVIS BACON

SUBJECT TO INSPECTOR GENERAL FEE YES NO

2/3/10

BAS APPROVED BY *K Sykes* DATE: 6/3/10

ENCUMBRANCE NUMBER: _____