

34-12

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

Meeting Date: August 13, 2013

Consent     Regular  
 Ordinance    Public Hearing

Department: Facilities Development & Operations

**Motion and Title: Staff recommends motion to approve:** Contract with Cedars Electro-Mechanical, Inc. in the amount of \$543,375 for the removal and replacement of two (2) of the four existing Cooling Towers at the Convention Center.

**Summary:** This contract will remove cooling towers #3 and #4 and replace with new upgraded towers, isolation valves, flow meters and all associated plumbing and electrical. These towers which were installed in 1999 and serve portions of the exhibition floor and meeting room have reached their useful life span due to deterioration caused by salt and weather corrosion. The replacement towers will include a higher level of corrosion resistant material which will provide for longer life span, as well as reducing energy, maintenance and operating costs. Existing towers 1 & 2 were replaced as a separate project in 2012. The Small Business Enterprise (SBE) goal is 15%. The SBE participation in this contract is 90%. The total construction duration is 90 calendar days. Cedars Electro-Mechanical, Inc. is a certified SBE Palm Beach County company. Funding for this project is entirely from construction bond proceeds specifically identified for renewal/replacement projects. The annual debt service on the bond is paid for from bed tax proceeds. **(Capital Improvements Division) District 7 (JM)**

**Background and Justification:** The existing cooling towers have deteriorated over the past eight years, reaching their useful lifespan. The replacement towers will provide for a longer life span, as well as reducing energy and operating costs. Towers 1 & 2 were replaced as a separate project in 2012. The remaining two towers, numbers 3 & 4, are being replaced under this contract. This project will be covered under the County's Master Builder's Risk Policy. Bids were opened on June 20, 2013 and Cedars Electro-Mechanical, Inc. submitted the lowest, responsive, responsible bid of the three bids received.

**Attachments:**

- 1. Location Map
- 2. Budget Availability Statement
- 3. Bid Tabulation
- 4. SBE Compliance Report

**Contract is more than 100 pages and may be viewed in minutes.**

Recommended by: *[Signature]* *Ava May Wilf* *7/16/13*  
Department Director Date

Approved by: *[Signature]* *7/9/13*  
County Administrator Date

**II. FISCAL IMPACT ANALYSIS**

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2013	2014	2015	2016	2017
Capital Expenditures	\$613,675	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
<b>NET FISCAL IMPACT</b>	<b>\$613,675</b>				
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes  No

Budget Account No: Fund 3014 Dept 411 Unit B371 Object 4907  
Reporting Category \_\_\_\_\_

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

CONSTRUCTION \$543,375  
STAFF COSTS \$ 16,300  
CONTINGENCY \$ 54,000  
\$613,675

C. Departmental Fiscal Review: \_\_\_\_\_

*W 8-1-13*

In 2009, the Board approved a renewal/replacement program for both the Convention Center and Roger Dean Stadium funded entirely from Bed Tax proceeds. In the case of Convention Center, the first 6.5M renewal/replacement projects will be from the funds allocated from the construction bond. They are projected to be sufficient through 2015. Additional funds have already been allocated to cover renewal/replacement projects through 2017.

III. REVIEW COMMENTS:

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

\_\_\_\_\_  
OFMB *AK 8/16/13*  
*8/16/2013*  
*8/13*  
*8/13*

\_\_\_\_\_  
Contract Administrator  
*8-9-13 B Wheel*  
*At the time of our review, FDO was following up with additional insurance documentation.*

B. Legal Sufficiency:

\_\_\_\_\_  
Assistant County Attorney  
*8/8/13*

C. Other Department Review:

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

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