

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

3H-9

Meeting Date: March 14, 2017

Consent

Regular

Ordinance

Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

**Motion and Title: Staff recommends motion to approve:** Annual contracts for general building minor construction services on an "as-needed" basis for projects typically under \$100,000 each.

- |  |                                       |
|--|---------------------------------------|
| A) Carrick Contracting Corporation                         | E) McTeague Construction Co.          |
| B) Cooper Construction Management & Consulting, Inc. (SBE) | F) One Call Property Services, Inc.   |
| C) Green Building Construction Corp. (SBE)                 | G) Onicx, LLC                         |
| D) Gulf Building, LLC                                      | H) RJS Construction Group, Inc. (SBE) |
|  | I) Thermal Concepts, Inc.             |

**Summary:** These continuing contracts have an initial term until February 2, 2018, and are indefinite-quantity contracts with a cumulative maximum value of \$3,000,000 across all the minor contractors. These nine (9) contractors now join the list of eight (8) already prequalified contractors for a total of seventeen (17). The work consists of general construction services associated with repairs, improvements and renovations to County properties. Work is to be awarded as work orders on a lump-sum, competitively quoted basis among the pool of pre-qualified general contractors. Contracts will terminate when a total of \$3,000,000 in work orders is issued to any combination of all contractors or when the time frame has expired, whichever occurs first. These contracts provide for up to four (4) – one (1) year renewals, at the sole option of the County. Four of the nine contractors are Palm Beach County companies or have Palm Beach County offices. The remaining five are Gulf Building, LLC (Broward), One Call Property Services, Inc. (Martin), Onicx, LLC (Hillsborough), McTeague Construction Co. (Martin), Thermal Concepts, Inc. (Broward). The goal for Small Business Enterprise (SBE) participation is 15%. When bids are received from the pre-qualified firms under this contract, local (if applicable) and SBE preferences will be evaluated and applied at that time. **(Capital Improvements) Countywide (LDC)**

**Background and Justification:** These contracts were last bid in 2014 and eight (8) contractors were prequalified. \$1,982,763 of work orders were awarded in the past year. The Pre-qualification process was re-opened and submittals were received on October 6, 2016, for Annual Minor Construction Contractors and each listed company submitted a pre-qualification package that met the established criteria. The contract is effective until February 2, 2018, or at the point where the total contract amount of \$3,000,000 is reached. These nine (9) contractors now join the list of eight (8) already prequalified for this contract: All-Site Construction, Inc., Andrea Construction, Inc., ANZCO, Inc., DCOTA Contracting, Inc., Joe Schmidt Construction, Inc., J. Rawn Enterprises, Inc., Ralph Della-Pietra, Inc., and Robling Architecture Construction, Inc. Contractors will be allowed to pre-qualify three more times later this year.

**Attachments:**

- |   |  |
|---|--|
| A) 001 Carrick Contracting Corporation contract                   | E) 005 McTeague Construction Co. contract        |
| B) 002 Cooper Construction Management & Consulting, Inc. contract | F) 006 One Call Property Services, Inc. contract |
| C) 003 Green Building Construction Corp. contract                 | G) 007 Onicx, LLC contract                       |
| D) 004 Gulf Building, LLC contract                                | H) 008 RJS Construction Group, Inc. contract     |
|   | I) 009 Thermal Concepts, Inc. contract           |

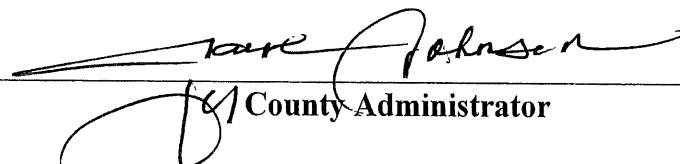
**Contracts are more than 100 pages and may be viewed in minutes.**

Recommended by: 

  
Department Director

4/13/17  
Date

Approved by:

  
County Administrator

3/7/17  
Date

**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Year	2017	2018	2019	2020	2021
Capital Expenditures	0	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	0	0	0	0	0
 # Additional FTE Positions (Cumulative)	 0	 0	 0	 0	 0

Is Item Included in Current Budget? Yes  No

Budget Account No: **Not applicable**

Reporting Category \_\_\_\_\_

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

Work Orders requiring BCC approval will be brought to the Board and fiscal impact will be addressed at that time; otherwise, funding will come from previously approved BCC projects.

**C. Departmental Fiscal Review:** \_\_\_\_\_ *lv* 2-14-17

**III. REVIEW COMMENTS**

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

*[Signature]*  
OFMB 2/14/17

*[Signature]* 3/10/17  
Contract Administrator  
3/3/17

**B. Legal Sufficiency:**

*[Signature]* 3/7/17  
Assistant County Attorney

**C. Other Department Review:**

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

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