

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

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<b>Meeting Date:</b> <b>August 14, 2018</b>	<input checked="" type="checkbox"/> <b>Consent</b>	<input type="checkbox"/> <b>Regular</b>	
	<input type="checkbox"/> <b>Ordinance</b>	<input type="checkbox"/> <b>Public Hearing</b>	

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**Department:**      **Facilities Development & Operations**

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**I. EXECUTIVE BRIEF**

**Motion and Title: Staff recommends motion to approve:** The continuing services contract for Construction Management Services for various capital improvement projects with Lebolo Construction Management, Inc.

**Summary:** This contract provides for Construction Management Services associated with the design and construction of various capital projects throughout Palm Beach County that are funded in whole or in part with federal funds which may include new construction, additions, or renovations where the value of the individual project does not exceed \$2,000,000. There is no cumulative cap on Guaranteed Maximum Price (GMP) issued, the total amount of work issued against this contract is only limited by the funding available in the 5-year capital improvement program. Once a project is assigned, a task authorization for preconstruction services will be authorized. Once the architect completes the design phase, a Guaranteed Maximum Price (GMP) will be prepared for the construction phase. The GMP will include the cost of work required by the construction documents and the construction manager's fee associated with project construction per RFP Exhibit B Pricing Information. Individual GMP's will be implemented as amendments or work orders to the annual contract and will be presented to the appropriate approval authority. The Contract is for a period of (2) years, with one (1), two year renewal option. The firm is a Palm Beach County business with an office in Boynton Beach. SBE does not apply to federally funded contracts. DBE requirements will be established in the project task/work orders if required by the federal funding source. Lebolo Construction Management, Inc. is a State of Florida recognized DBE Construction Management firm. **(Capital Improvements Division) Countywide (LDC)**

**Background and Justification:** Construction Manager at Risk is a project delivery method where the construction manager serves as the County's General Contractor, subcontracting the work, and provides design phase assistance in evaluating costs, schedule and implications of alternate designs, systems, and materials during design. Selection of the construction manager for federally funded projects is based on criteria that combines qualifications, experience and price. The contracts call for preconstruction services which include active participation in the design process, value engineering and the development of a guaranteed maximum price for construction. If an acceptable guaranteed maximum price cannot be developed, an alternate construction method may be used. Construction services may include but not be limited to new construction, renovations, or remodeling to County facilities which may include fire stations, libraries, parks, Palm Tran Facilities, general office buildings, etc. Not all projects will require construction services, but may only include preconstruction services including estimating. The County reserves the right to bid any project for which preconstruction services were provided for by the CM. Although this a 2 year contract, the contract can be cancelled at any time and a new request for proposal issued.

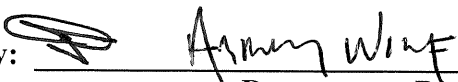


**Attachments:**

1. Lebolo Construction Management, Inc. Contract
2. Disclosure of Ownership Interests

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

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<b>Recommended By:</b>		<u>7/30/18</u>	
	<b>Department Director</b>	<b>Date</b>	
<b>Approved By:</b>		<u>8/1/18</u>	
	 <b>County Administrator</b>	<b>Date</b>	



II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures					
Operating Costs					
External Revenues					
In-Kind Match (County					
NET FISCAL IMPACT	*				
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included in Current Budget: Yes x No  
Does this items include use of federal funds? Yes x No

Budget Account No: Fund Dept Unit Object Program

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

\* Fiscal Impact cannot be determined at this time. Individual 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: [Signature]

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature] 7/25/18 OFMB  
[Signature] 7/30/18 Contract Development and Control

B. Legal Sufficiency: [Signature] 8/1/18  
Assistant County Attorney

C. Other Department Review:

Department Director