

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

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

Department: **Facilities Development & Operations**

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: Continuing services contract for Construction Management Services for various capital improvement projects with All-Site Construction Inc.

Summary: This contract provides for Construction Management Services associated with the design and construction of various capital projects which are associated with Palm Beach County’s Emergency Operations Center, Four Points Facility, and Supervisor of Elections Facility which may include new construction, additions, or renovation projects 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 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. 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 (3) years, with one (1), two year renewal option. The firm is a Palm Beach County business. The Small Business Enterprise (SBE) goal established by the SBE ordinance is 15%. All-Site Construction Inc. is located in West Palm Beach Florida and they are an SBE firm. **(Capital Improvements Division) District 2 (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 is based on criteria that combines qualifications and experience. 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 or another Construction Manager may be used. Although this a 3 year contract, the contract can be cancelled at any time and a new request for proposal issued.

Attachments:

- 1. All-Site Construction Inc. Contract
- 2. Disclosure of Ownership Interests

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

Recommended By:			
		Department Director	Date

Approved By:		
	County Administrator	Date

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	<u> x </u>	No	<u> </u>
Does this items include use of federal funds?	Yes	<u> </u>	No	<u> x </u>

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:


III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

 7/25/16
 OFMB 7/26 7/26

Contract Development and Control

B. Legal Sufficiency:

Legal Sufficiency:

 Assistant County Attorney

C. Other Department Review:

Department Director