

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: October 8, 2019	<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:

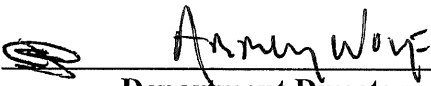

- A) Construction Manager at Risk (CMAR) contract with Wharton-Smith Inc. for the Animal Care and Control Renewal/Replacement/Renovation (ACC R/R/R) project located at 7100 Belvedere Road West Palm Beach
- B) Task Order No. 1 with Wharton-Smith Inc. for pre-construction services in the amount of \$57,980.

Summary: The Task Order includes, but is not limited to pre-construction services including an analysis of the comparative study, procurement services, and the development of a Guaranteed Maximum Price (GMP) for the Animal Care and Control Facility. Task Order No. 1 only authorizes pre-construction services. The pre-construction phase includes an evaluation of a comparative study. The comparative study: 1) validates/confirms program/needs, 2) develops design options for constructability of an entirely new facility on the existing site, proceeding with the R/R/R approach or a combination of both, and 3) specifically looks at opportunities, challenges and costs, including continuity of operations during construction. The Construction Manager's (CM's) role in the comparative study is to validate constructability, provide phasing input for continuity of services and cost estimates for the proposed options. Once the construction documents are completed, the CM will bid the work and provide a guaranteed maximum price (GMP). The work will be authorized through an amendment submitted to the board to commence construction management services. The solicitation for a CM was advertised on April 7, 2019 according to the requirements of the EBO ordinance. On March 20, 2019, the Goal Setting Committee established an Affirmative Procurement Initiative (API) awarding up to 15 evaluation points for a Small Business Enterprise (SBE) plan and a CM/SBE partnering incentive. The CM is not a certified Small/ Minority/ Women-owned Business Enterprise S/M/WBE. The CM has partnered with Messam Construction, an MBE CM, for services in the amount no less than 15% of the CM fee and overhead/profit earned by the CM. The CM is on notice that all GMP's issued pursuant to this contract will be subject to the requirements of the EBO ordinance including requesting Affirmative Procurement Initiative (API's) be set prior to bidding the subcontracts. **Funding for this project is from the ACC R/R/R IST Project Fund. (Capital Improvements Division) District 2 (LDC)**

Background and Justification: (Continued on page 3)

Attachments:

- 1. Location Map
- 2. Budget Availability Statement
- 3. Contract
- 4. Task Order # 1
- 5. Disclosure of Ownership Interest

Recommended By: 	9/19/19
Department Director	Date
Approved By: 	10/2/19
County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2020	2021	2022	2023	2024
Capital Expenditures	\$57,980				
Operating Costs					
External Revenues					
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	\$57,980				

**# ADDITIONAL FTE
POSITIONS (Cumulative)**

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


Budget Account No: Fund 3950 Dept411 Unit Q008 Object 6505

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

C. Departmental Fiscal Review:

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:


 OFMB DC 9/23 ^{9/24/19} _{9/23} ^{EB} 9/24

nts: 
Contract Development and Control
10/1/19 

B. Legal Sufficiency:

Legal Sufficiency:
[Signature] 10/7/19
 Assistant County Attorney

C. Other Department Review:

Department Director

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

Background & Justification:

Construction Manager (CM) at Risk is a project delivery method in which the CM provides design phase assistance, evaluation of cost, schedule and implications of alternate designs, systems and materials, and serves as general contractors issuing the subcontracts for construction. Final selection for construction manager at risk services for the Animal Care and Control Renewal/Replacement/Renovation (ACC R/R/R) project was completed on July 19, 2019.