

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

Meeting Date: January 7, 2020

Consent **Regular**
 Workshop **Public Hearing**

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

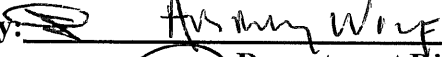
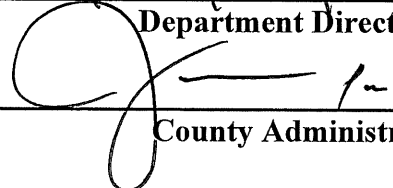
Motion and Title: Staff recommends motion to authorize: County Administrator or designee to execute a Guaranteed Maximum Price (GMP) Amendment (Amendment) to the contract with Robling Architecture Construction, Inc. (R2016-0762) in an amount not to exceed \$400,000 for the purchase and installation of variable frequency drives on four (4) existing mechanical chiller units at the Palm Beach County Convention Center as well as pre-construction services relating to the variable frequency drives.

Summary: On June 21, 2016, the Board of County Commissioners (BCC) approved the annual contract with Robling Architecture Construction, Inc. to provide construction management services. The construction management scope of services included in this Amendment are the coordination, ordering, purchasing and installation of variable frequency drives for four (4) existing mechanical chillers at the Palm Beach County Convention Center. One of the chillers is currently out of operation and two of the remaining three units are experiencing operational issues. All of the existing variable frequency drives are 16 years old, have been subject to many hours of continuous use and are nearing their end of life. The new variable frequency drives will include the latest technology available, an integrated controller and new re-wiring of the control panel in order to update the cooling tower system. This Amendment will authorize Robling Architecture Construction, Inc. to proceed with construction management services including bidding, ordering of equipment, shipping and installation. Authority to execute this Amendment is being requested so that the Amendment can be executed prior to the next BCC meeting allowing Robling Architecture Construction, Inc. to start the bidding and ordering of the needed equipment prior to any equipment failure. The County Attorney's approval of the Amendment will be secured prior to the Amendment being approved. The Amendment will be submitted as a Receive and File item after it is executed. The Construction Manager (CM) was selected pursuant to the Small Business Enterprise (SBE) ordinance but this GMP, having been initiated after January 1, 2019, is subject to the requirements of the Equal Business Opportunity (EBO) Ordinance. The continuing CM contract was presented to the Goal Setting Committee on February 20, 2019 and an Affirmative Procurement Initiative (API) of 20% SBE participation was applied. The CM is an SBE and to date the CM has achieved 39.42% SBE subcontracting participation. The CM is a local business. The funding source is from the Tourist Development Bed Tax revenues. **(Capital Improvements Division) Countywide/District 7 (LDC)**

Background and Justification: Construction Manager (CM) at Risk is a project delivery method in which the CM provides design phase assistance, phasing evaluation, evaluation of cost, schedule and implications of alternate designs, systems and materials, and serves as a General Contractor issuing the subcontracts for construction. The Convention Center was completed in 2003 which included the existing chillers and mechanical equipment. Due to age and continued operation of the equipment, the variable frequency drives, controllers and wiring are in need of replacement.

Attachment:

Location Map

Recommended by:	 Department Director	12/20/19 Date
Approved by:	 County Administrator	1/2/20 Date

II. FISCAL IMPACT ANALYSIS

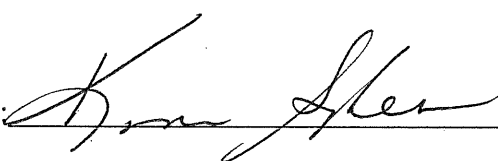
Fiscal Years	2020	2021	2022	2023	2024
Capital Expenditures	\$ _____*	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	\$ _____*	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
# 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 3807 Dept 411 Unit B647 Object 4907

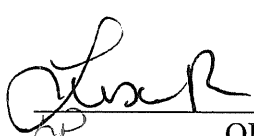
B. Recommended Sources of Funds/Summary of Fiscal Impact:

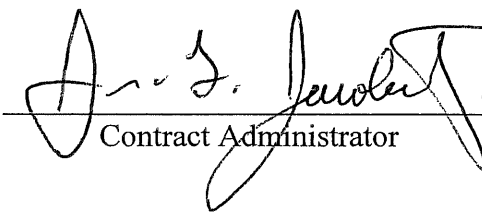
*The specific fiscal impact of the project will be determined when the GMP is awarded to Robling Architecture Construction, Inc. in an amount not to exceed \$400,000. The funding for this project is from the Tourist Development Bed Tax revenues which have been allocated specifically to renewal/replacement projects at the Convention Center.

C. Departmental Fiscal Review: 


III. REVIEW COMMENTS:

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

 12/23/19
 OFMB 12/23

 12/27/19
 Contract Administrator

B. Legal Sufficiency:

 12/30/19
 Assistant County Attorney

C. Other Department Review:

 Department Director

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

LOCATION MAP

Project Name: Palm Beach County Convention Center –Variable Frequency Drive Replacement Project

Location: 650 Okeechobee Blvd West Palm Beach

