Agenda Item #:



# PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM SUMMARY

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Meeting Date: May 5, 2020	[X] Consent	[ ] Regular
	[ ] Ordinance	[ ] Public Hearing

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

## I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: Construction Manager at Risk (CMAR) Contract with D. Stephenson Construction, Inc. for the Canyon Branch Library project, located at 8780 Boynton Beach Boulevard, Boynton Beach.

Summary: This project consists of constructing a new approximately 32,000 square feet library facility, with a community meeting space, surface parking and site improvements in the west Boynton Beach, canyon town center area. The new library facility will help relieve overcrowding at the West Boynton Library Branch, which is landlocked and cannot be expanded. The new building design will provide quality library services to the surrounding community, meeting current and future needs. The Building will provide ample space for print and media collections, a large multipurpose area that will be used for library events and community meetings, and a variety of seating areas throughout the facility. This contract was solicited pursuant to the requirements of the Equal Business Opportunity (EBO) Ordinance. On August 21, 2019, the Goal Setting Committee (GSC) established an Affirmative Procurement Initiative (API) awarding up to 15 evaluation points for a Small Business Enterprise (SBE) plan and a Construction Manager (CM)/SBE partnering incentive. The CM is not a certified Small/ Minority/ Women-owned Business Enterprise (S/M/WBE). The CM has partnered with Total Solution Contractors (TSC), an MBE CM, for services in the amount not less than 20% 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 that the GSC set the S/M/WBE subcontracting goal for the construction subcontracts prior to bidding the subcontracts. The CM is a Palm Beach County Business. Funding for this contract is from the Library Expansion Program and Library Impact Fees Fund. (Capital Improvements Division) <u>District 5</u> (LDC)

**Background and 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 contractor bidding the subcontracts for construction. Final selection for construction manager at risk services for the Canyon Branch Library project was completed on January 27, 2020. **Continued on page 3.** 

#### **Attachments:**

- 1. Location Map
- 2. Contract
- 3. Disclosure of Ownership Interests

 This agenda item is more than 100 pages and may be viewed in Minutes.

## II. FISCAL IMPACT ANALYSIS

A.	Five Year Summary	of Fiscal Impac	et:				
Fis	cal Years	2020	2021	2022	2023	2024	
Caj	pital Expenditures	\$				May gain security at a property and a property and a property at a property at a property at a property at a p	
Op	erating Costs						
Ext	ternal Revenues	**************************************	-				
Pro	ogram Income (Coun	ty)					
In-	Kind Match (County		And the second of the second				
NE	T FISCAL IMPACT	*	***				
	DITIONAL FTE SITIONS (Cumulati	ve)					
Do	Item Included in Cu bes this item include deral funds?	0	Yes Yes	No	No <u>X</u>		
Bı	udget Account No: F	rund Dept	. Unit	Object			
B. R	ecommended Source	es of Funds/Su	mmary of Fisca	l Impact:			
broug	ere is no fiscal impact ght to the Board and fi ry Expansion Progran	scal impact wil	l be addressed a	t that time; other			
C.	Departmental Fisc	al Review: 🕖	Dry	then_			
			III. <u>REVIEW C</u>	<u>OMMENTS</u>			
A.	OFMB Fiscal and	or Contract D	evelopment Co	mments:			
	OFMBQC 13	4/6/2000 BR 4/9	48	Contract Devel	opment and Cor	41/15/2020	<b>)</b>
В.	Legal Sufficiency:  Assistant County A	itorney	15/2020				
C.	Other Departmen	t Review:					
	Department Director		 v is not to be us	ed as a basis for	payment.		

## This agenda item is more than 100 pages and may be viewed in Minutes.

## Background and Justification:

The construction of an approximately 32,000 square feet library, with a community meeting space, surface parking and site improvements. The site is on the south side of Canyon Town Center at the corner of Lyons Road and Boynton Beach Boulevard.

The Canyon Branch Library will serve the Palm Beach County residents in the area encompassing the unincorporated area west of Boynton Beach, surrounding the Canyon Town Center, which includes the area west of Jog Road, south of Hypoluxo Road, east of State Road 7 and north of Valencia Bay. This community has been identified as an area that is in need of, and would benefit from, a library branch. This new library facility will help relieve the overcrowding at the busy West Boynton Library Branch, which is landlocked and cannot be expanded.

The community surrounding the Canyon Branch Library is growing. According to current *Demographics*, this general area has grown 159% from 2000 to 2017, and is expected to grow another 21% by 2022.

The Canyon area is a demographically varied community. Census figures indicate that over a fifth of the population is under the age of 19, and over 38% is over age 65. An elementary school is within walking distance from the Branch library and a middle school is expected to be built in the area in the future. Palm Beach County's Parks and Recreation Department is additionally planning to develop 50 acres adjacent to the Canyon Library Branch for a District Park. The park will include a variety of sporting facilities, including soccer and baseball fields.

### The Canyon Branch Library:

The approximately 32,000 square feet Canyon Branch Library will be a brand new facility, which will provide traditional library services. The Building will provide ample space for print and media collections, a large multipurpose area that will be used for library events and community meetings, and a variety of seating areas throughout the facility. Special features of the branch include a drive-up materials return, a Teen Room, a Collaboration Space, a separate Children's activity and event area, and a Creation Station makerspace area. Technology will play an important role in the new building and space will be devoted to computer workstations for online searching and application use. Flexible furnishings will be used where possible to allow for space multi-functionality.

The preliminary construction cost is estimated at \$12,000,000.