

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: November 17, 2020

Consent Regular
 Ordinance Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: continuing services contracts for construction management at risk services for various capital improvement projects with the following firms on an as needed basis through November 16, 2025.

Contractor	Status	SBE or Non-SBE
A) Asset Builders, LLC d/b/a Messam Construction	Local/ Glades	SBE
B) D. Stephenson Construction, Inc.	Local	Non-SBE
C) Robling Architecture Construction, Inc.	Local	SBE

Summary: These contracts provide for construction management services throughout the design and construction phases of various capital projects, which may include new construction, additions, or renovation projects with an estimated construction cost of \$4,000,000 or less. Once a project is assigned to the construction manager at risk (CMR), a task order is developed to authorize preconstruction services. Once the design phase is complete, a guaranteed maximum price (GMP) will be prepared for the construction phase. The GMP will include the cost of the work required by the construction documents and the construction manager's fee. Individual GMP will be implemented as amendments or work orders to these annual contracts and will be presented to the appropriate approval authority. These contracts are for a period of five (5) years. This continuing construction management contract was solicited pursuant to the requirements of the Equal Business Opportunity (EBO) Ordinance. This continuing construction management contract was presented to the Goal Setting Committee on December 4, 2019 and the Committee established Affirmative Procurement Initiatives (API) of a small business enterprise (SBE) evaluation preference of 10 points for the selection and a mandatory 20% SBE subcontracting goal on the contract. Actual Small/Minority/Women Owned Business Enterprise (S/M/WBE) participation will be identified on each task order/work order/amendment, and will be tracked cumulatively. **(Capital Improvements) Countywide (LDC)**

Background and Justification: Construction Management at Risk (CMR) is a project delivery method where the CMR provides: 1) design phase assistance; evaluation of cost and schedule including implications of alternate designs, systems and materials on cost and schedule; and 2) serves as the general contractor bidding the subcontracts for construction. These contracts will replace three (3) expiring CMR contracts, which the Board of County Commissioners approved in 2016. Selection of the construction manager was in accordance with the Board of County Commissioners adopted procedures and based on criteria that combines qualifications and experience. On August 20, 2020, the Final Selection Committee reviewed, evaluated, and selected the firms based on predetermined selection criteria. The contracts call for preconstruction services which will include active participation in the design process, including but not limited to, constructability reviews, feasibility of construction method, scheduling, cost estimates, and recommendation for alternative designs and/or materials. The CMR will also provide value engineering, bidding subcontracts, budget maintenance, developing the GMP for construction, and construction management services during construction. The cumulative value of projects authorized under the previous continuing construction management at risk contract over the past five (5) years was \$30,512,830.04.

Attachment:

1. Disclosure of Ownership Interest - Asset Builders, LLC d/b/a Messam Construction
2. Disclosure of Ownership Interest - D. Stephenson Construction, Inc.
3. Disclosure of Ownership Interest - Robling Architecture Construction, Inc.
4. Contract - Asset Builders, LLC d/b/a Messam Construction
5. Contract - D. Stephenson Construction, Inc.
6. Contract - Robling Architecture Construction, Inc

Recommended By:  Department Director 11/16/2020 Date

Approved By:  County Administrator 11/16/2020 Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

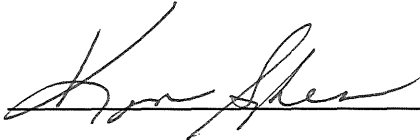
Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
In-Kind Match (County	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>*_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

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

Budget Account No: Fund _____ Dept _____ Unit _____ Object _____ Program _____

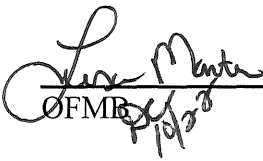
B. Recommended Sources of Funds/Summary of Fiscal Impact:

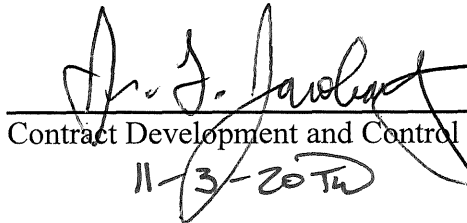
* There is no fiscal impact associated with this item. Work Orders requiring Board of County Commissioners approval will be brought to the Board of County Commissioners and the fiscal impact will be addressed at that time; otherwise, funding will come from projects previously approved by the Board of County Commissioners.

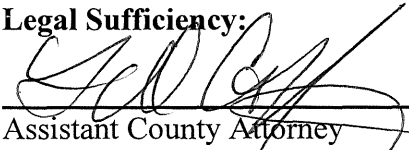
C. Departmental Fiscal Review: 

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

 10/24/2020
 OFMB
 11/10/20

 11/3/2020
 Contract Development and Control
 11-3-2020

B. Legal Sufficiency:

 Assistant County Attorney

C. Other Department Review:

 Department Director