

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

Meeting Date: July 13, 2021

Consent  
 Workshop

Regular  
 Public Hearing

**Department: Facilities Development and Operations**

**I. EXECUTIVE BRIEF**

**Motion and Title: Staff recommends motion to approve:**

- A) A contract with Verdex Construction LLC to provide Construction Manager at Risk (CMAR) services for the new Mosquito Control Division Compound project for a period of service that shall continue until the construction achieves final completion; and
- B) Task Order No. 1 with Verdex Construction LLC for preconstruction services in the amount of \$64,774.

**Summary:** The Mosquito Control Division Compound project is to be located on an approximately 5.86 acre site at the intersection of Lantana Road and 95<sup>th</sup> Avenue South in unincorporated Lantana. The project entails a new chemical storage building, office/lab building, a fuel island, surface parking for deliveries, visitors and employees, site clearing and infrastructure improvements to facilitate the construction of the new buildings and required site amenities. Preconstruction services shall consist of validating constructability, cost estimating, procurement services and the development of the guaranteed maximum price (GMP). The facilities will be constructed in two (2) phases; construction phase services shall be authorized through amendments to the contract, which will be submitted to the Board of County Commissioners (Board) for approval. The solicitation for a construction manager (CM) was advertised on January 17, 2021 according to the Equal Business Opportunity (EBO) Ordinance, with the final selection on April 22, 2021. The project was presented to the Goal Setting Committee on November 18, 2020. The Committee established Affirmative Procurement Initiatives (API) of evaluation preferences of up to 5 points for mentoring a CM/ Small Business Enterprise (SBE) partner and up to 10 points for an SBE participation plan. The CM is not an SBE, but has subcontracted with Cooper Construction Management and Consulting, Inc. a Small/Minority Business Enterprise (S/MBE) CM contractor, for construction management services in an amount no less than 20% of the contracted preconstruction and construction services as well as 20% of the CM fees. The CM has committed to a 20% SBE participation goal for Task Order No. 1. The CM is on notice that all guaranteed maximum price (GMP) amendments issued pursuant to this contract will be subject to the requirements of the EBO Ordinance including requesting an API to be set prior to bidding the construction subcontracts. The CM is a local business. The funding source for this project is from the Public Building Improvement fund. **(Capital Improvements Division) Countywide/District 3 (LDC)**

**Background and Justification:** Construction Management at Risk (CMAR) 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 the general contractor bidding the subcontracts for construction. Final selection of the CM for the Mosquito Control Division Compound project was held on April 22, 2021. The existing Mosquito Control Facility is an older facility in need of major repair and renovations. The decision to build a new facility, on a separate County-owned adjacent property in close proximity to the existing facility, was made to allow continued operations while simultaneously addressing additional office/lab and storage needs. The Mosquito Control Division is responsible for maintaining levels of arthropod control that will protect human health/safety in the surrounding community.

**Attachments:**

- 1. Location Map
- 2. Budget Availability Statement
- 3. Contract
- 4. Task Order No. 1
- 5. Disclosure of Ownership Interests

Recommended by: *Ernie C. Agal* Department Director 6/17/21 Date

Approved by: *Nancy J. Beltr* County Administrator 7/11/21 Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

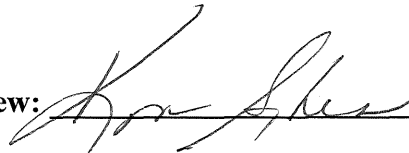
Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures	\$64,774	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u>\$64,774</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____
Is Item Included in Current Budget:		Yes	<u>X</u>	No	_____
Does this item include use of federal funds?		Yes	_____	No	<u>X</u>

Budget Account No: Fund 3804 Dept 411 Unit B651 Object 6505

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


The funding source for this project is the Public Building Improvement fund.

**C. Departmental Fiscal Review:**

  
\_\_\_\_\_

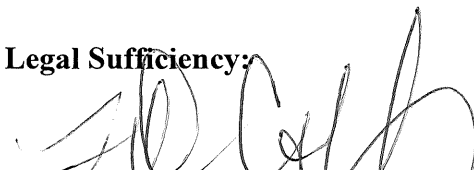
**III. REVIEW COMMENTS**

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

  
OFMB 6/21/21 LM  
6/21

  
Contract Development and Control  
6-30-21 (TW)

**B. Legal Sufficiency:**

  
Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
Department Director

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