

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

Meeting Date: October 18, 2022

Consent  
 Workshop

Regular  
 Public Hearing

Department: Facilities Development and Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve:

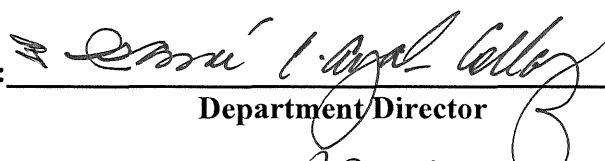
- A) A contract with Hatcher Construction & Development, Inc. (Hatcher) to provide construction manager at risk services for the Gramercy Park Neighborhood Center project, located at 5615 Park Avenue, West Palm Beach; and
- B) Task Order No. 1 with Hatcher for preconstruction services in the amount of \$52,000.


**Summary:** The Gramercy Park Neighborhood Center project includes, but is not limited to the construction of an approximately 11,000 square foot neighborhood center located at the corner of Park Avenue and 45th Street. The center consists of a large multi-purpose room, classroom, kitchen, offices and building support spaces. Site amenities include a parking lot, landscaping and a mulch-surfaced walking trail. Pre-construction services include validating constructability, cost estimating, and procurement services. Once the construction documents are completed, the construction manager (CM) will bid the construction subcontracts and provide a Guaranteed Maximum Price (GMP). The construction of the facility will be authorized through a GMP amendment to the contract, which will be presented to the appropriate approval authority. The CM was selected through a competitive solicitation in accordance with the federal requirements provided by the Department of Housing and Economic Development (DHED). Under the federal requirements, this project has a 22.4% minority and 6.9% female Equal Employment Opportunity (EEO) participation goal. After good faith efforts, Hatcher committed to 100% minority participation for Task Order No. 1. There is no female participation on Task Order No. 1. Under the federal requirements the goals are not mandatory, provided the contractor exercised good faith efforts. Hatcher is a local business. The total project cost is estimated at \$5,200,000. The funding source for this project is from the 2005 \$25 Million General Obligation (GO) Recreational and Cultural Facilities Bond Fund. **(Capital Improvements Division) District 7 (MWJ)**

**Background and Justification:** Construction Manager (CM) at Risk is a project delivery method in which the Construction Manager 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 Gramercy Park Neighborhood Center project was completed on July 25, 2022.

**Attachments:**

- 1. Location Map
- 2. Budget Availability Statement
- 3. Hatcher Construction & Development, Inc. – Contract
- 4. Task Order No. 1
- 5. Disclosure of Ownership Interests

Recommended by:  9/21/22  
 Department Director Date

Approved by:  10/4/22  
 County Administrator Date

**II. FISCAL IMPACT ANALYSIS**


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

Fiscal Years	2023	2024	2025	2026	2027
Capital Expenditures	\$52,000	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	\$52,000	<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 3020 Dept 581 Unit X135 Object 6505

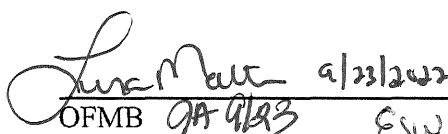
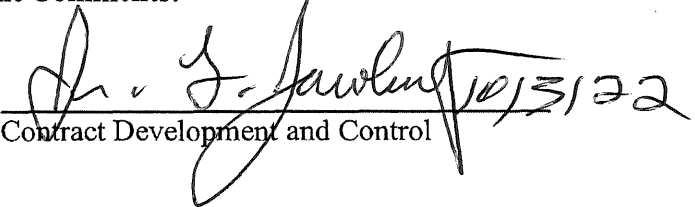
**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

The funding source for this project is from the 2005 \$25 Million General Obligation (GO) Recreational and Cultural Facilities Bond Fund.

C. Departmental Fiscal Review: 

**III. REVIEW COMMENTS**

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

 OFMB <u>9/23/2022</u> ESW 9/23/2022	 Contract Development and Control
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**B. Legal Sufficiency:**

  
 Assistant County Attorney 10/4/22

**C. Other Department Review:**

  
 Department Director

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