

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: November 15, 2022

Consent

Regular

Workshop

Public Hearing

Department: Facilities Development and Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve:

A) A contract with Core Construction Services of Florida, LLC (Core) to provide construction manager at risk services for Fire Stations No. 24, 49 and 92; and

B) Task Order No. 1 for preconstruction services in the amount of \$214,400.

Summary: The project includes the construction of three (3) new fire stations. Fire Station 49 (FS49) will be an approximately 17,747 square foot facility located at 12555 Lyons Rd, Boynton Beach. Fire Station 24 (FS 24) will be an approximately 12,750 square foot facility located at 2700 Westgate Ave, West Palm Beach. Fire Station 92 (FS 92) will be an approximately 15,700 square foot facility located at 4575 Lyons Rd, Lake Worth. The three referenced fire station projects are to include all associated site work, utilities, paving, drainage, site lighting, signalization infrastructure, landscape and irrigation. Preconstruction services include validating constructability, cost estimating, procurement services and the development of the guaranteed maximum price (GMP). 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 each facility will be authorized through a GMP amendment to the contract, which will be presented to the appropriate approval authority. The solicitation for the construction manager was advertised on March 6, 2022 according to the Equal Business Opportunity (EBO) Ordinance, with final selection taking place on July 13, 2022. On February 2, 2022, the Goal Setting Committee established the following Affirmative Procurement Initiatives (API) applicable to the CM selection process: a Small Business Enterprise (SBE) evaluation preference of up to 15 evaluation points for SBE participation plan, and CM/SBE partnering. Core is not a certified Small/Minority/Women-Owned (S/M/WBE) Business Enterprise. Core partnered with four S/MBE firms: Randolph Construction Group, Inc., Hatcher Construction & Development, Total Solution Contractors, Inc. and Anatom Construction Company, for services in an amount not less than 10% of its preconstruction CM fees and 22.5% of the firm's construction phase staffing cost. The CM is on notice that all GMP Amendments for construction services issued pursuant to this contract will be subject to the requirements of the Equal Business Ordinance, including requesting that an Affirmative Procurement Initiative (API) be set prior to bidding the subcontracts. Core is not a local business. The total project cost is estimated at \$27,700,000. The funding source for this project is from the Fire Rescue Improvement Fund. **(Capital Improvements Division) Districts 5, 6 & 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 Fire Rescue Stations 24, 49 and 92 project was completed on July 13, 2022.

Attachments:

- 1. Location Maps (3)
- 2. Budget Availability Statements (3)
- 3. Contract
- 4. Task Order No. 1
- 5. Disclosure of Ownership Interests

Recommended by:  10/3/22
Department Director Date

Approved by:  11/1/22
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2023	2024	2025	2026	2027
Capital Expenditures	\$214,400	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>\$214,400</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 3700 Dept 441 Unit F128 Object 6505 Amount \$70,262.00
 Fund 3700 Dept 441 Unit F130 Object 6505 Amount \$78,539.00
 Fund 3700 Dept 441 Unit F085 Object 6505 Amount \$65,600.00

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

The funding source for this project is the Fire Rescue Improvement Fund.

C. Departmental Fiscal Review: *[Signature]*

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature] 10/18/22
 OFMB *JA* 10/18
ESW
 10-18-22

[Signature] 10/24/22
 Contract Development and Control

B. Legal Sufficiency:

[Signature] 10/26/22
 Assistant County Attorney

C. Other Department Review:

[Signature] 8/11
 Fire Rescue Administrator

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