

3H-11

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

Meeting Date: December 6, 2022

Consent

Regular

Workshop

Public Hearing

Department: Facilities Development and Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a contract with The Weitz Company, LLC (Weitz) to provide construction manager at risk services for the Governmental Center Renewal and Replacement (R/R) project, located at 301 North Olive Avenue, West Palm Beach.


Summary: The Governmental Center R/R project consists of upgrades and replacement of select building finishes and systems including security, heating ventilation air conditioning (HVAC), plumbing, fire alarm, fire sprinkler, electrical, low voltage, lighting, flooring, painting and interior improvements to better address department operational needs. Additional improvements to the facility may include building hardening, exterior improvements and interior structural work. Construction services for this project shall be implemented in phases. During the first phase of the project, the construction manager (CM) shall assist the design professional with a building condition assessment, including an evaluation of the building's structural integrity. The County will evaluate the findings and recommendations of the aforementioned study in order to determine the most appropriate solution to be used as the scope of the project to be constructed. Once the construction documents are completed, the 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 proposed renovations will be designed to increase the functionality of key areas within the facility and bring the building up to current County standards. The estimated construction cost is \$50,000,000. The solicitation for the CM was advertised on October 17, 2021 according to the Equal Business Opportunity (EBO) Ordinance, with final selection taking place on March 15, 2022. On October 6, 2021, the Goal Setting Committee established an Affirmative Procurement Initiatives (API) for a Small Business Enterprise (SBE) evaluation preference of up to 10 points for SBE participation plan and 5 points for CM/SBE partnering. Weitz is not a certified Small/Minority/Women-Owned (S/M/WBE) Business Enterprise. Weitz partnered with All-Site Construction Inc., an S/MBE firm for services in the amount not less than 15% of its preconstruction and construction phase fees. 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. Weitz is a local business. **(Capital Improvements Division) District 7 (MWJ)**

Background and Justification: The Robert Weisman Governmental Center Building was dedicated on March 22, 1984 and initially housed approximately five-hundred employees that were previously dispersed throughout the County. Since its dedication in 1984, the 12-story, approximately 290,000 square foot facility has drastically increased its mission in supporting a multitude of governmental and public functions. The building currently houses the Board of County Commissioners, County Administration, Channel 20, Clerk & Comptroller, County Attorney, Financial Management & Budget, Property Appraiser, Public Affairs and Tax Collector, amongst others. 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 Governmental Center R/R project was completed on March 15, 2022. The proposed renovations will be designed to increase the functionality of key areas within the facility and bring the building up to current County standards. The estimated construction cost is \$50,000,000; however, the project cost may change depending on the outcome of the building conditions assessment, study of departmental program needs, and solution approved by the Board of County Commissioners.

Attachments:

1. Location Map
2. The Weitz Company, LLC- Contract
3. Disclosure of Ownership Interests

Recommended by:  **Department Director** 11/04/22
Date

Approved by:  **County Administrator** 11/28/22
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2023	2024	2025	2026	2027
Capital Expenditures	\$ _____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	\$ _____	<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 Dept _ Unit _ Object


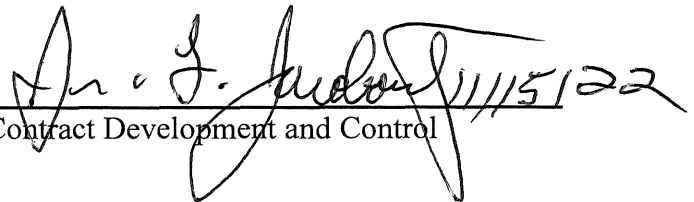
B. Recommended Sources of Funds/Summary of Fiscal Impact:

There is no fiscal impact associated with this agenda item. Task orders, work orders or GMP amendments requiring Board of County Commissioners (Board) approval will be submitted to the Board and fiscal impact will be addressed at that time.

C. Departmental Fiscal Review: 

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

 11/14/22
 OFMB 9A 1118 ESW 11-8-22  11/15/22
 Contract Development and Control

B. Legal Sufficiency:

 11/21/22
 Assistant County Attorney

C. Other Department Review:

 Department Director