

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

Meeting Date: March 14, 2023

Consent

Regular

Ordinance

Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF


Motion and Title: Staff recommends motion to approve: A Construction Manager (CM) at Risk Services contract with The Weitz Company, LLC for the Main County Courthouse (MCCH) Buildout and Renovations project located at 205 N. Dixie Highway, West Palm Beach, Florida 33401.

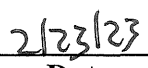
Summary: The MCCH Buildout and Renovations project consists of interior improvements primarily to the 1st, 7th and 8th floors of the MCCH building. Construction services for the MCCH Buildout and Renovations project include, but are not limited to, the reconfiguration of the 1st floor Law Library to approximately half of its current size and renovation of the remaining interior area for alternate use(s)/user(s); construction of the existing unimproved interior area of the 7th floor to provide a shared Judicial Conference Center, a Judicial Conference Room, a single Magistrate Hearing Room with adjacent judicial suite and additional Court Administration space; construction of the unimproved interior area on the 8th floor to provide six (6) courtrooms, including adjacent judicial suites; renovations of reassigned spaces throughout, as necessary, to support new programmatic requirements; and structural repairs, if required, in the shell spaces which are to be renovated on the 1st, 7th, and 8th floors. Additional judicial suites will also be added in the balance of available areas located on the 8th floor. A task order will be issued separately to authorize pre-construction services on this project. Once the construction documents are completed, the CM will publicly bid the construction subcontracts to establish 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 estimated construction cost is \$30,000,000. The solicitation for selection of the CM was advertised on August 7, 2022 according to the Equal Business Opportunity (EBO) Ordinance, with final selection taking place on November 14, 2022. On July 20, 2022, the Goal Setting Committee established Affirmative Procurement Initiatives (APIs) of a Small Business Enterprise (SBE) evaluation preference of up to 10 points for SBE participation plan and 5 points for CM/SBE partnering. The Weitz Company, LLC is not a certified Small/Minority/Women-Owned (S/M/WBE) Business Enterprise. The Weitz Company, LLC partnered with All-Site Construction Inc., an S/MBE firm for services in an 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. The Weitz Company, LLC is a local business. Funding for this project is from the **Infrastructure Sales Tax Fund. (Capital Improvements Division) District 7 (MWJ)**

Background and Justification: (Continued on Page 3)

Attachments:

1. Location Map
2. Disclosure of Ownership Interests
3. Construction Manager at Risk Services Contract - The Weitz Company, LLC

Recommended By:  
Department Director **Date**

Approved By:  
County Administrator **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	* _____	-0- _____	-0- _____	-0- _____	-0- _____
# 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 3950 Dept 411 Unit B592 Object 4907**

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. Funding for this project is from the Infrastructure Sales Tax Fund.


C. Departmental Fiscal Review: 

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

<u></u> 2/14/23 OFMB <i>JA</i> 2/14	<u></u> 2-14-23	<u></u> 2/16/23 Contract Development and Control <i>TMA</i> 2/15/23
---	---	---

B. Legal Sufficiency:

 2/21/23
Assistant County Attorney

C. Other Department Review:

Department Director

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

Background and Justification: In 2006 the Palm Beach County approved a Judicial Facilities Master Plan (Master Plan) providing future projections of: 1) court activity based on historic and then current trends and the associated judicial offers by division, and 2) personnel and space requirements by each court component and court partner to establish a unified vision forward. In 2016, the County retained consultant services to update the Master Plan through 2015 and provide extended projections carrying into year 2040. The Final Report of the Master Plan was approved by the Board on June 7, 2022 and constitutes the culmination of a multi-year review process, and will serve to guide development of judicial facilities into year 2040. The Master Plan update provides that judicial facilities needs through year 2040 can be met through the use of existing judicial facilities countywide plus the build out of the 1st, 7th and 8th floors of the MCCH, which mostly remain as shell space. This CM at Risk Services contract with The Weitz Company, LLC will authorize the construction services necessary for the buildout and renovations to the 1st, 7th and 8th floors of the MCCH. 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 the general contractor bidding the subcontracts for construction.