

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

**Meeting Date: October 17, 2023**

**Consent**       **Regular**  
 **Ordinance**       **Public Hearing**

**Department: Facilities Development & Operations**

**I. EXECUTIVE BRIEF**

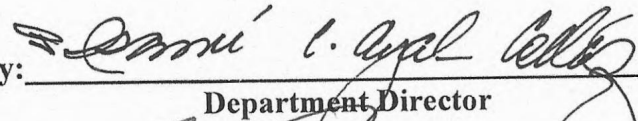
**Motion and Title: Staff recommends motion to approve:** Change Order No. 14 to Amendment No. 1 (R2021-1793) for the Construction Manager (CM) at Risk Services contract (R2019-1751) with Kast Construction Company LLC in the amount of \$684,001.02 for the Supervisor of Elections (SOE) Production Facility project.

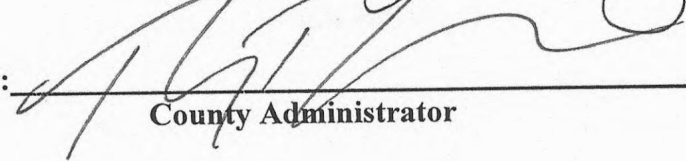
**Summary:** On November 19, 2019, the Board of County Commissioners (Board) approved the contract with Kast Construction Company LLC for construction management services for the SOE Production Facility project. On December 7, 2021, the Board approved Amendment No. 1 (R2021-1793) for the construction of approximately 156,000 square feet of office and warehouse space which will house the SOE administrative office and production facility operations; a multi-story parking garage of approximately 146,000 square feet and additional surface parking for both public and staff use; including all the associated site infrastructure improvements required to support both buildings. Change Order No. 14 to Amendment No. 1 (Change Order No. 14) authorizes the construction management services necessary for additional steel connection fabrication and materials due to revised design, inclusion of redundant fan coil units with associated ductwork, additional piping and electrical work, installation of ballistic drywall panels and doors and modifications to cable tray sizes and quantities for the SOE Production Facility project. The solicitation for a CM was advertised on July 21, 2019 according to the requirements of the Equal Business Opportunity (EBO) ordinance. On July 21, 2021, the Goal Setting Committee established an Affirmative Procurement Initiative (API) of 20% Small Business Enterprise (SBE) participation for the construction phase of the project, of which 8% must be African American or Hispanic American firms. The SBE Participation for this Change Order is 8.54%. There is no African American or Hispanic American participation on this Change Order. The cumulative SBE participation for this contract is 23.38% SBE participation, of which 9.32% is African American or Hispanic American participation. Kast Construction Company LLC is a Palm Beach County Business. This project is funded by the 51.05M NAV Pub Imp Rev Bonds, 21A, CP, SOE Bldg. Fund. (**Capital Improvements Division**) District 7 (MWJ)

**Background & Justification:** Construction Management 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. Change Order No. 14 authorizes the construction management services necessary for additional steel connection fabrication and materials, inclusion of redundant fan coil units with associated ductwork, additional piping and electrical, installation of ballistic drywall panels and doors and modifications to cable tray sizes and quantities for the SOE Production Facility project.

**Attachments:**

- 1. Location Map
- 2. Budget Availability Statement
- 3. Change Order No. 14
- 4. Change Order History

**Recommended by:**  9/29/23  
Department Director Date

**Approved by:**  10/10/2023  
County Administrator Date

**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2024	2025	2026	2027	2028
Capital Expenditures	\$684,002	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u>\$684,002</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

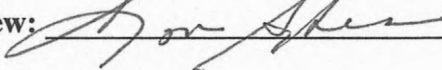
Is Item Included in Current Budget: Yes   X   No \_\_\_\_\_  
 Does this item include use of federal funds? Yes \_\_\_\_\_ No   X  

**Budget Account No: Fund 3080 Dept 411 Unit B652 Object 6502**

CONSTRUCTION	\$684,001.02
STAFF COSTS	\$ 0.00
CONTINGENCY	\$ 0.00
TOTAL	\$684,001.02

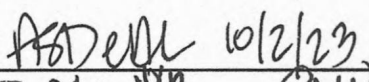

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

Funding for this project will be from the 51.05M NAV Pub Imp Rev Bonds, 21A, CP, SOE Bldg. Fund.

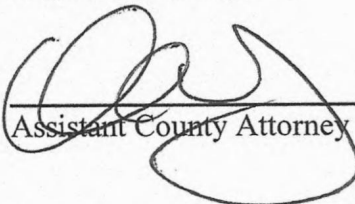
**C. Departmental Fiscal Review:** 

**III. REVIEW COMMENTS**

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

 10/2/23  
 OFMB OP 198 EDW 9.2.23  
 10/4/23  
 Contract Development and Control  
TRM 10/4/23

**B. Legal Sufficiency:**

 10/10/23  
 Assistant County Attorney

**C. Other Department Review:**

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

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