

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

Meeting Date: October 20, 2020

Consent

Regular

Workshop

Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve:

A) A contract with D. Stephenson Construction, Inc. to provide Construction Management at Risk Services for the Homeless Resource Center 2 (HRC2) project located at 3680 Lake Worth Road, Lake Worth; and

B) Task Order No. 1 with D. Stephenson Construction, Inc. for preconstruction services in the amount of \$57,800.00.

Summary: The project includes the construction of a new facility to include 60 new emergency shelter (interim housing) beds, 14 transitional beds, a welcome center, a temperature controlled cleansing room, office areas, outdoor facilities, specialized storage, a Palm Beach Sheriff's Substation, a healthcare facility and support facilities (kitchen, laundry, pantry, community room, shower/rest rooms). Pre-construction services include validating constructability, cost estimating, and procurement services. Once the construction documents are completed, the Construction Manager at Risk (CM) will bid the construction subcontracts and provide a guaranteed maximum price (GMP). The construction of the facility will be authorized through an amendment to the contract, which will be submitted to the Board for approval. The CM was selected through a competitive solicitation in accordance with the federal requirements provided by the Department of Housing and Economic Sustainability (DHES). Under the federal requirements, this project has a 22.4% minority and 6.9% female Equal Employment Opportunity (EEO) participation goal. The minority participation for this Task Order is 23% including 7% female participation. D. Stephenson Construction, Inc. is a Palm Beach County business. The total project cost is estimated at \$8.3 million and is funded through a combination of funding sources including the infrastructure surtax fund (IST), Community Development Block Grant (CDBG) and Ad Valorem fund. **Preconstruction services is funded from the Infrastructure Sales Tax fund. (Capital Improvements Division) Countywide/District 3 (LDC)**

Background and Justification: CM at Risk is a project delivery method where 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. **Continued on page 3.**

Attachments:

1. Location Map
2. Budget Availability Statement
3. D. Stephenson Construction, Inc.– Contract
4. Task Order No. 1
5. Disclosure of Ownership Interests

Recommended by: *Ernie C. Ayala-Collins* *9/21/20*
Deputy Director Department Director Date

Approved by: *JCBaker* *10/7/2020*
 County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures	\$57,800	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	\$57,800	_____	_____	_____	_____

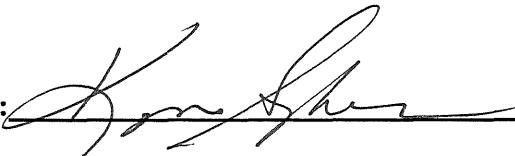
ADDITIONAL FTE
POSITIONS (Cumulative)

Is Item Included in Current Budget? Yes X No _____
Does this item include the use of Yes _____ No X
federal funds?

Budget Account No: Fund 3950 Dept 411 Unit Q009 Object 6505

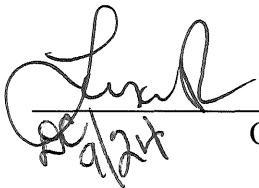
B. Recommended Sources of Funds/Summary of Fiscal Impact:

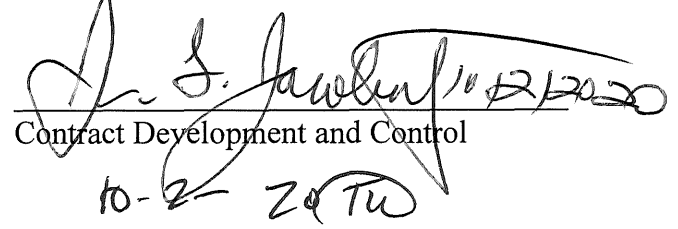
Preconstruction services is funded from the Infrastructure Sales Tax fund.

C. Departmental Fiscal Review: 

III. REVIEW COMMENTS:

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

 9/25/22
OFMB 6/15

 10/2/20
Contract Development and Control
10-2-20 TW

B. Legal Sufficiency:


Assistant County Attorney

C. Other Department Review:

Department Director

Background and Justification:

The mission of the HRC2 facility is to provide an effective crisis response system that provides immediate and easy access to safe and decent shelter to anyone that needs it and aims to re-house people as quickly as possible. In order to meet the Community Services Department's mission and operational requirements, a new homeless resource center is to be constructed at 3680 Lake Worth Road, Lake Worth, which is in the south central region of the county. Final selection for construction manager at risk services for the Homeless Resource Center 2 project was completed on August 4, 2020.

The project cost is estimated at \$8.3 million, which includes design, construction administration services, construction management, construction costs, contingency, testing, special inspections, permit fees, and furnishings. Funding sources for this project includes the infrastructure surtax fund (IST), Community Development Block Grant (CDBG) and Ad Valorem funds. A Memorandum of Understanding has been entered into between the DHES and the Facilities Development and Operations Department (FDO) in order to complete the project. Use of the federal funding assigned to the project is subject to the receipt of the United States Department of Housing and Urban Development's (HUD) approval of the environmental review, and authority to use federal grant funds, which is being coordinated by DHES. The environmental review process is nearing completion and the required public notice of Finding of No Significant Impact on the Environment has been made. The aforementioned approval from HUD will be required before an amendment for the construction of the facility is submitted to the Board.