



VILLAGE OF ROYAL PALM BEACH
Agenda Item Summary

AGENDA ITEM:

Approval of the bid award in the amount of \$12,894,392.00 and authorization for the Village Manager to execute a contract with the lowest responsive, responsible bidder for Village Hall Building and Site Construction (EN2104 and EN2105) to Verdex Construction, LLC.

BACKGROUND:

The original 13,000 square foot, single story building was constructed in 1976 with minor building improvements since that time. The Village of Royal Palm Beach has grown from a population of less than 3,500 in 1980 to over 40,000 today and the needs of the general public and staff have changed, requiring improved services and technologies.

Staff hired DHGA Design-FL (DHGA) to evaluate the expansion of the existing building versus a full replacement in April of 2019. The report from DHGA concluded that the option of building a new multi-story structure would have the following advantages over renovating the existing building:

- Allows for a smaller floor plan creating more open green space in lieu of a single story building. The placement of a new structure may allow the use of the existing Village Hall building while building a new facility, thus, maintaining occupancy and avoiding the inconvenience of moving people to a temporary space, which would save time and money.
- Improves the interior circulation and access of the public and staff by clustering the departments around a central reception / lobby area at the main entrance. This would allow for better communications with each department and increase services.
- Creates an Emergency Operation Center (EOC) that will allow for easier transition of operations during an active hurricane or other emergency events. Being able to stay within the same building and maintaining operation without moving to temporary shelter will save valuable time and expense prior to and following a hurricane and will increase services to the general public allowing for quicker response. Having a space that has been designed as an EOC for the Village will give you the opportunity to create a space that will meet your needs for improved operations.
- New electrical and air-conditioning systems will offer a quality environment, greater efficiency and be in compliance with the current Energy Codes.
- The cost per square foot would be less to construct a new building.

Based on the conclusions of the DHGA report staff added project number EN2001, Village Hall Design to the Capital Improvement Program. The project concept was presented at the July 2019 budget workshop and then formally adopted at the two budget hearings later that year.

Staff advertised a request for qualifications for design services in September of 2019. REG architects was awarded the design contract in December of 2019.

In January of 2020 Village Council approved a modification to the design scope to add the council chambers to the new building. Moving the chambers to the new building created an opportunity to accommodate more people at meetings. Based on CDC recommendations for Covid-19, the existing Council Chambers can only accommodate approximately ten to fifteen live participants. The proposed space will accommodate approximately fifty live participants. The proposed chambers will also double as the incident command center during emergency events.

Reg Architects presented the design concepts at a special meeting located at the Cultural Center in February of 2020. The public provided input by ranking the different design concepts at the meeting.

One of the concepts that came out of the public meeting was to create a parking area between the existing meeting hall building and the proposed village hall building that could double as an open air event space. The space will facilitate green markets and other similar events, which can operate within CDC guidelines for Covid-19. Artwork will also be placed within the proposed multi-use area.

At the April 2020 Strategic Planning meeting the Village Hall Replacement project was ranked as a Top Priority.

Site Plan and Architectural Approval for the new Village Hall Building and associated changes to the Village Hall Complex were approved by the Planning and Zoning Commission and then by the Village Council in July of 2020.

In December of 2020 REG architects hired a general contracting firm to prepare a detailed estimate for the proposed Village Hall project. The Project estimate ranged from 7.5 million to 9.2 million including the Event Plaza Area between the new Village Hall and the existing Council Chambers. Based on the estimate, staff felt the project budget of 9.9 million would be adequate. Unfortunately, due to current material and labor cost, the bid is 40% greater than last years' estimate.

At the April 2021 Strategic Planning meeting the Village Hall Replacement project was ranked as a Top Priority.

Finally, the Village Hall project was presented at the July 2021 budget workshop, the project budget and project timing were discussed.

ISSUE:

The scope of the project includes the following: Construction of a 25,473 square foot Village Hall to include a multipurpose parking lot, lighting, and security cameras; construction of new façades for the Palm Beach County Sheriff's Office, and the David Farber Training Building; and demolition of the existing Village Hall building.

The Village issued a request for qualifications for the Village Hall project in January of 2021. The purpose of this prequalification process was to impartially evaluate a contractor, and to properly determine by its responsible business practices, work experience, manpower, and equipment that it is qualified to bid on on the Royal Palm Beach Village Hall construction project.

The pre-qualified Contractors were:

1. Proctor Construction LLC
2. Verdex Construction LLC
3. KVC Constructors
4. D. Stephenson Construction Inc.
5. State Contracting & Engineering Corporation

The Village then solicited a request for bids on June 2, 2021. Four competitive proposals were received from the pre-qualified Contractors as outlined in the table below. Staff recommends awarding the contract to Verdex Construction LLC, as they were the lowest responsive, responsible bidder.

BIDDER	BASE BID
Verdex Construction LLC	\$12,894,392.00
Proctor Construction Co.	\$16,387,795.00
State Contracting & Engineering Corporation	\$17,850,000.00
*D. Stephenson Construction Inc.	n/a

*This bid was unresponsive as the required Bid Bond was not submitted.

Funds to come from Project EN2104 Account No. 302-3900-539.62-99 and EN2105 Account No. 301-3900-539.62-99

RECOMMENDED ACTION:

Staff recommends a motion to approve.

Initiator:	Village Manager	Agenda Date:	Village Council
Village Engineer	Approval:	8/19/2021	Action:
