

## **Added Background**

### **ITEM ONE**

Change Order #1 added a major upgrade, for the Main Fire Alarm Control Panels and all the Initiation Devices (pull stations, duct smoke detectors, heat sensors, elevator recalls, etc.) and Annunciation Devices (horns and strobes) in the Criminal Courts Building Campus. Based on the location in Pinellas County the Criminal Courts Building Campus it is under the authority of the St. Pete Fire Rescue. There is an interlocal agreement between the Pinellas County Building Department and the St. Pete Fire Rescue that makes St. Pete Fire Rescue responsible for Permit Approval, Inspections, including the Final Inspections for the Pinellas County Building Department.

The predicted time provided in Change Order #2 to obtain Final Inspections from St. Pete Fire Rescue, , as anticipated, was not suitable. The Criminal Courts Campus is an Existing group of buildings that are all Occupied. Facilities believed that the Criminal Courts Complex Campus was 100% current and in compliance with all Codes and National Fire Protection Association (NFPA) requirements, such that the Upgrade Project only included Labor and Materials to swap out an old device for a newer device, Facilities was responsible for making repairs to any communication links that were not working perfectly.

1. Unfortunately, there were lots of non-compliance issues discovered. Some but not all the non-working devices were with all 22 elevators. The Elevator Recall system would not function as required under Fire alarm notification/JCI Fire based on communications issues with the Fire Alarm Control Panel.
2. There were other elevator issues especially communication issues with many of the Heat Detectors at the top of elevator shafts.
3. Emergency generator needed conduit and wiring as well as replacement of some switches and relays.
4. The existing Fire Pump notification was not existing with the Fire Alarm Control Panel.
5. Dozens of existing wiring problems for circuits, once circuits were migrated to the New Fire Alarm Control Panel with new devices attached.

Some of the issues were limited to a few days for simple minor concerns. Major issues related to elevators were protracted once encountered by Creative Contractors/JCI Fire. Facilities was required to get quotes for each issue, then get a Purchase Order issued to the Elevator Maintenance Co, wait for all the parts to arrive, before beginning the coordination, scheduling, etc., to take one elevator out of service at a time. From discovery to completion for the 22 elevators Recall Problem in the Criminal Courts Campus in total this took well over two (2) months.

Other complications were obtaining the Final Inspection from the St. Pete Fire Rescue. The Final Inspection required all the Fire Alarm Annunciation Devices (horns and strobes) to be on until every room and closet in the entire Criminal Courts Building Campus (multiple buildings) was verified to be functioning properly. This was considered impracticable during normal working hours. As such, the Final Inspection had to occur on "off Hours" and to accomplish the entirety of the Final Inspection in one (1) day; required the St. Pete Fire Rescue Senior inspector and two (2) other junior inspectors. Even with multiple St. Pete Fire Rescue Inspectors this was a very time-consuming process. Furthering the scheduling difficulty; to coordinate the Senior St. Pete Fire Rescue Inspector and other junior inspectors finding a mutually available Saturdays was

very difficult. The Contactor Creative and the Subcontractor JCI Fire and the Construction Services Project manager all sent multiple emails to the Senior St. Pete Fire Rescue Inspector attempting to get conformation of a Final Inspections Saturday date. The Construction Services Project manager also made four (4) different trips to the St. Pete Fire Rescue headquarters attempting to get a meeting and establish an acceptable Saturday for the Final Inspection.

Extension of time from 10/01/24 plus 122 Calendar Days is 01/31/2025. The Contract required one (1) year warranty Fire Alarm Upgrades will expire for the Fire Alarm Upgrade on January 31, 2026. Construction Services has a signed Certificate of Substantial Completion for each of the other 14 individual phases. Please see Attachment 1B Substantial Completion Log detailing the Substantial Completion for each phase. The Contract required one (1) year warranty has already expired for the Original 14 phase Project Scope.

**Item # 2 Reconciliation of the Direct Purchase Order process.**

Provide sales tax savings to County beyond the \$420,000.00 already realized for Direct Purchase Orders as of April 30, 2022, in Change Order #1 item #3. This Change Order #3 is returning to the County an additional \$122,513.86 of actual sales tax savings, plus \$9,275,987.76 dollars of products covered by the County’s Direct Purchasing, totaling a credit of **\$9,398,501.62** see the attached “**Direct Purchase Order Log**” dated 05/06/2025.

Final total amount for the Material Purchases through the DPO process:	\$ (9,275,987.76)	
Sales tax savings reconciliation		
Total Sales Tax Savings:	\$ 542,513.86	
Sales Tax Savings previously credited in CO # 1:	\$ (420,000.00)	
Final reconciliation of sales tax saved:	\$ (122,513.86)	\$ (122,513.86)
<b>Final DPO Reconciliation in CO # 3</b>		<b>\$ (9,398,501.62)</b>

**Item # 3 Reconciliation of Owner’s Contingency.** Close out the Owner Contingency and returning to the County **\$176,161.10** see attached “Owner Contingency Log” dated 05/27/2025 showing Change Proposal #1 through and including Change Proposal #211.

**Item # 4 Reconciliation of Project Allowances.** Close out the Project Allowances and returning to the County **\$698,468.79** see attached “Allowances Log” dated 04/30/2025 showing Change Proposal #1 through and including Change Proposal #211.

Summary the Owner’s Contingency and the Project Allowances, at completion of the Project amounts to 874,629.89; or 1.75%.