

### OMB Contract Review

<b>Contract Name</b>	Ranking of firms and agreement with Ajax Building Company, LLC for Construction Manager at Risk services for the new government campus. (Companion to item No. 25-0270A)				
<b>GRANICUS</b>	25-0290A	<b>Contract #</b>	25-0355-RFQ-CMAR	<b>Date:</b>	06.26.25

**Mark all Applicable Boxes:**

Type of Contract									
<b>CIP</b>	<b>X</b>	<b>Grant</b>		<b>Other</b>		<b>Revenue</b>		<b>Project</b>	004176A

**Contract information:**

<b>New Contract (Y/N)</b>	Y	<b>Original Contract Amount</b>	\$980,188.00
<b>Fund(s)</b>	3001	<b>Amount of Change</b>	NA
<b>Cost Center(s)</b>	411100	<b>Contract Amount</b>	\$980,188.00
<b>Program(s)</b>	3006	<b>Amount Available</b>	\$29,195,710.00
<b>Account(s)</b>	5XXXXXX	<b>Included in Applicable Budget? (Y/N)</b>	Y
<b>Fiscal Year(s)</b>	FY25-FY27		

#### Description & Comments

(What is it, any issues found, is there a financial impact to current/next FY, does this contract vary from previous FY, etc.)

This is for the approval of the ranking of firms and agreement with Ajax Building Company, LLC for Construction Manager at Risk services for the new government campus.

- This agreement is for the management and construction of Pinellas County's New Government Campus.
- The following firms were evaluated for this project: Ajax Building Company, LLC, JE Dunn Construction, KAST Construction Company Florida, LLC, PCL Construction Services, Inc., Skanska USA Building Inc, The Whiting Turner Contracting Company, and Turner Construction Company. Recommended award is to the highest ranked firm, Ajax Building Company, LLC.
- The total agreement amount is \$980,188.00 for a contract duration of 469 days. This amount includes the following services: the concept design phase (\$58,452.00), schematic design phase (\$201,657.00), design development phase (\$203,949.00), 50.0% construction documents (\$253,894.00), and 100.0% construction document and Guaranteed Maximum Price (GMP) phase (\$262,236.00). The current contract amount is only reflective of the preconstruction phase of the project. A contract amendment for the construction phase will be brought to the Board of County Commissioners (BCC) for acceptance of the proposed GMP amount. Once the County has accepted the GMP and issued a Notice to Proceed (NTP), the construction phase of this project will commence.

Funding is budgeted under the Pinellas County Centralized Campus Project 004176A included in the Capital Improvement Plan, funded by the General Fund at \$29,195,710.00. Available funding in excess of the recommended not-to-exceed amount is available for other project costs. In the event that future fiscal year funding is not available for this project, the County maintains the authority to terminate this agreement.

**Analyst:**  
Gabriella Gonzalez

**Ok to Sign:** ☒