

OMB Contract Review

Contract Name	Amendment No. 1 Guaranteed Maximum Price (GMP) to the agreement with Creative Contractors, Inc. for the North County Service Center.				
GRANICUS	26-0354A	Contract #	21-0750-CMAR	Date:	3.5.26

Mark all Applicable Boxes:

Type of Contract										
CIP	<input checked="" type="checkbox"/>	Grant	<input type="checkbox"/>	Other	<input type="checkbox"/>	Revenue	<input type="checkbox"/>	Project	<input type="checkbox"/>	003904A

Contract information:

New Contract (Y/N)	N	Original Contract Amount	\$97,500.00
Fund(s)	3001	Amount of Change	\$50,037,382.00
Cost Center(s)	411100	Contract Amount	\$50,134,882.00
Program(s)	3006	Amount Available	\$50,918,000.00
Account(s)	5XXXXXX	Included in Applicable Budget? (Y/N)	Y
Fiscal Year(s)	FY26-FY28		

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 item is for the approval of Amendment No. 1 GMP to the agreement with Creative Contractors, Inc. for the North County Service Center.

- The original agreement with Creative Contractors Inc. was awarded by the Board of County Commissioners on May 24, 2022, in the amount of \$97,500.00 for a term of 730 consecutive calendar days. The original agreement was for Risk (CMAR) services pertaining to the North County Service Center (NCSC) project (Granicus Item 21-1785A).
- This item is for the approval of Amendment Number 1 to the original agreement with Creative Contractor's Inc. This amendment is for the GMP. The GMP increases the original agreement by \$50,037,382.00, for a revised not to exceed amount of \$50,918,000.00, for a contract duration of 634 days.
- The cost summary of the GMP is as follows sitework/landscaping (\$3,971,748.00), parking garage (\$7,541,418.00), North County Service Center (\$31,650,786.00), SDI Insurance (\$431,640.00), general conditions (\$1,415,054.00), general requirements (\$349,614.00), builders risk insurance (\$181,441.00), liability insurance (\$296,021.00), professional/pollution liability (\$45,838.00), contingency (\$1,031,349.00), construction management fee (\$2,111,171.00), payment and performance bond (\$333,377.00), owners contingency (\$1,294,919.00), and projected sales tax savings (-\$616,993.00).
- The anticipated construction phase commencement date is tentatively March 27, 2026. The substantial completion date is established as December 21, 2027.

Funding is budgeted under the North County Service Center Design and Construction Project 003904A funded by the General Fund and Penny for Pinellas. Total available funding is the amount of the full project allocation as represented in the approved Capital Improvement Plan. 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:
Gabiella Gonzalez

Ok to Sign: