

AGREEMENT BETWEEN PINELLAS COUNTY AND ST. PETERSBURG COLLEGE
FOR IMPROVEMENT OF FIRE AND EMS TRAINING CENTER

This Funding Agreement is made and entered into this _____ day of _____, 2024 (“Effective Date”), by and between the BOARD OF TRUSTEES OF ST. PETERSBURG COLLEGE, hereinafter referred to as "College" and the PINELLAS COUNTY, a political subdivision of the State of Florida, hereinafter referred to as the "County", (individually referred to as “Party”, collectively “Parties”).

WITNESSETH:

WHEREAS, the County owns a Fire and EMS Training Center located at 5005 126th Ave N., Clearwater, Florida; and

WHEREAS, the College uses the Fire and EMS Training Center; and

WHEREAS, the County and the College entered into an agreement dated August 28, 2023 (hereinafter the “Previous Funding Agreement”), whereby the County agreed to fund repairs to the Fire and EMS Training Center including, replacing and/or repairing the standpipe and sprinkler piping in the Fire Tower, removing the elevator car in the Fire Tower, replacement and demo of the burn doors, maintenance on the thermal lining system and installation of 4 inspection panels, collectively the “Immediate Improvements”; and

WHEREAS, these Immediate Improvements were not completed, and the Previous Funding Agreement indicated the County will enter into another funding agreement upon the completion of a needs assessment to fund future needed repairs and improvements; and

WHEREAS, the County and the College have conducted an engineering study and a needs assessment of the current condition of the Fire and EMS training center to help inform about needed repairs, and after reviewing, the College and the County have identified other reasonable improvements in addition to the Immediate Improvements, (collectively the “Proposed Repairs”); and

WHEREAS, upon identifying these additional repairs and improvements the Parties desire to terminate the Previous Funding Agreement and replace it with this Funding Agreement, which is effective upon execution, and will govern all Proposed Repairs with the terms contained herein; and

WHEREAS, the Previous Funding Agreement authorized \$63,000.00 dollars of funding for the Immediate Improvements, and upon termination of the Previous Funding Agreement any amounts payable thereunder will no longer be due or outstanding; and

WHEREAS, the Proposed Repairs were evaluated by Construction Consultants & Associates (C C &A), and the total project is estimated to be \$1,026,104.00, which includes, General Conditions, General Overhead, Insurance & Bonds, Estimated Contingency, Escalation, and repairs to the Burn Building and to the Fire Training tower; and

WHEREAS, upon available funding, the College also intends to install a new lighting system to facilitate better nighttime training and expand the available training hours at the facility, which is projected to cost \$473,896.00; and

WHEREAS, to facilitate the scheduling and completion of all the Proposed Repairs, the County agrees to reimburse the College up to the total not to exceed amount of \$1,500,000.00; and

WHEREAS, the Parties understand that while this Funding Agreement for the Proposed Repairs is in effect, both the operating agreement and lease agreement will require updating and amending to clarify future responsibilities and obligations.

NOW, THEREFORE, in consideration for the promises herein contained and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

A. The College will replace, repair, or pay to have repaired, the following items on the Bum Building at the Fire and EMS Training Center:

1. Pressure wash Interior and Exterior
2. Repair concrete spalls
3. Repair concrete cracks
4. Repair masonry spalls
5. Repair masonry cracks
6. Repair masonry mortar joints
7. Clean steel rust areas
8. Paint steel stairs
9. Clean HM doors/floor rust areas
10. Replace HM drs/frs/hdw.
11. Paint HM drs/frs
12. Replace wood cap at roof and balcony.
13. Roof deck coating at roof and balcony
14. Clean scupper rust areas
15. Replace scupper.
16. Replace wall inlet hoods.
17. Replace exhaust fans/dampers/stacks.
18. Replace control room HVAC unit.
19. Replace fire sprinkler system.
20. Paint pipe with high temperature coating
21. Replace fire simulator.
22. Replace electrical conduit/wiring/receptacle.
23. Replace building lighting.

B. The College will replace, repair, or pay to have repaired, the following items at the Fire Training Tower at the Fire and EMS Training Center:

1. Repair concrete spalls
2. Repair concrete cracks
3. Repair masonry spalls
4. Repair masonry cracks
5. Repair masonry mortar joints
6. Replace roof structure with aluminum deck.
7. Clean steel rust areas
8. Paint steel stairs
9. Clean Heavy Metal doors and rust areas
10. Paint Heavy Metal doors
11. Replace wood cap at roof and balcony.

12. Clean scupper rust areas
 13. Replace scupper.
 14. Remove elevator simulator.
 15. Clean and Paint guardrails
 16. Replace fire sprinkler system.
 17. Paint pipe with high temperature coating
 18. Replace electrical devices and back boxes.
 19. Replace building lighting.
- C. The County will fund SPC up to the total not to exceed sum of \$1,500,000.00 for these repairs; provided however, the College will discuss with the County the portion of the project that will not be funded should repairs exceed \$1,500,000.00.
- D. The term of this Agreement will be from the Effective Date to December 31, 2026, and all funds must be obligated by December 31, 2024. The County and College may agree to extend the Agreement an additional 12 months upon execution of an Amendment.
- E. The College must have and use documented procurement procedures, consistent with federal, state, county and local laws, ordinances, rules, and regulations, for the acquisition of any services required. The College will furnish the County with copies of all permits, occupancy certificates, close-out documents, warranties, manuals, operating instructions of the replacements or repairs. The County has the right to review and approve or deny procurement methods and chosen vendors. The College agrees to consider and utilize qualified County-approved SBE vendors. Any review and approval by the County in no way relieves the College of its responsibility to comply with proper procurement procedures.
- F. The College will notify the County and, provide any purchase orders, invoices and copies of payment/checks related to the immediate improvements, and the County agrees to reimburse the College up to the total not to exceed amount of \$1,500,000.00 within thirty (30) days of receipt and in accordance with Section 218.70 et seq., Florida Statutes, "The Local Government Prompt Payment Act." In the event the College cannot provide sufficient documentation to substantiate purchases for the repairs, the College will not be entitled to reimbursement.
- G. The College is required to include ARPA requirements in all solicitations under this agreement, attached hereto as Exhibit A. However, any projects that do not meet the ARPA requirements will not be funded by the County.
- H. Either party may terminate this Agreement, without cause, by giving the other party thirty (30) days advance written notice of its election to terminate this Agreement. In the event that sufficient budgeted funds are not available for a new fiscal period, the County will notify the Contractor of such occurrence and the Agreement will terminate on the last day of the then current fiscal period without penalty or expense to the County.
- I. The project must be financially closed out by December 31, 2026. In the event the College does not financially close the project within the set timeframe, the College must reimburse the County for any and all unused and unsubstantiated funds.
- J. The Whereas clauses stated above are incorporated herein by this reference.


K. This agreement constitutes the entire agreement. All prior negotiations and understandings are merged in this agreement. Modifications or amendments of this agreement will be made only in writing mutually agreed to by both parties.

The parties have executed this Agreement as of the dates indicated below.

PINELLAS COUNTY

By: _____
Name: _____
Title: _____
Date: _____

**THE BOARD OF TRUSTEES OF
ST. PETERSBURG COLLEGE**

By: 
Janette Hunt
Vice President, Finance & Business Operations

Date: 2/23/24

General Counsel's Office:
Appr. as to Form/Content HCps
Appr. by JH on 2/16/24

APPROVED AS TO FORM

By: Keiah Townsend
Office of the County Attorney

EXHIBIT A

CONTRACT PROVISIONS FOR CONTRACTS UNDER FEDERAL AWARDS

BID OR PROPOSAL NUMBER:

BID OR PROPOSAL TITLE:

This solicitation is either fully or partially funded with federal funds from the Coronavirus Local Fiscal Recovery Funds made available under the American Rescue Plan Act (ARPA). In addition to other terms and conditions required by Pinellas County and the applicable federal agency, all contracts awarded to the qualified bidder are subject to the following provisions, as applicable to the services provided.

Equal Employment Opportunity: Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of “federally assisted construction contract” in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, “Equal Employment Opportunity” (30 FR 12319, 12935, 3 CFR part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, “Amending Executive Order 11246 Relating to Equal Employment Opportunity,” and implementing regulations at 41 CFR Part 60, “Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.”

If this contract meets the definition of a “federally assisted construction contract,” during the performance of this contract, the Contractor agrees as follows:

- (1) The CONTRACTOR will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The CONTRACTOR will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The CONTRACTOR agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
- (2) The CONTRACTOR will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.
- (3) The CONTRACTOR will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or

applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer or is consistent with the contractor's legal duty to furnish information.

(4) The CONTRACTOR will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Contractor's commitments under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) The CONTRACTOR will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The CONTRACTOR will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of the CONTRACTOR's noncompliance with the nondiscrimination clauses of his contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the CONTRACTOR may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The CONTRACTOR will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract unless

exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor.

Davis-Bacon Act as amended (40 U.S.C. 3141-3148): When required by federal program legislation, for all prime construction contracts awarded in excess of \$2,000, Contractors are required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, Contractors must be required to pay wages not less than once a week. If the applicable grant award contains Davis-Bacon provisions, the County will place a copy of the current prevailing wage determination issued by the Department of Labor in the solicitation document. The decision to award a contract shall be conditioned upon the acceptance of the wage determination [Appendix II to 2 CFR Part 200].

Copeland Anti Kick Back Act: If Davis-Bacon is applicable, CONTRACTOR shall also comply with all the requirements of 29 CFR Part 3 which are incorporated by reference to this contract. Contractors are prohibited from inducing by any means any person employed in the construction, completion or repair of public work to give up any part of the compensation to which he or she is otherwise entitled [Appendix II to 2 CFR Part 200].

Contract Work Hours and Safety Standards Act (40 U.S.C. 3701–3708): Where applicable, all contracts awarded **in excess of \$100,000** that involve the employment of mechanics or laborers must be in compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each CONTRACTOR is required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market or contracts for transportation or transmission of intelligence [Appendix II to 2 CFR Part 200].

Clean Air Act (42 U.S.C. 7401–7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251–1387): As amended—The CONTRACTOR agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401–7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251–1387). Violations must be reported to the federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA) [Appendix II to 2 CFR Part 200].

Debarment and Suspension (Executive Orders 12549 and 12689): A contract award (see 2 CFR 180.220) will not be made to parties listed on the government-wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), “Debarment and Suspension.” SAM Exclusions contain the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. If applicable, the CONTRACTOR must verify that none of their subcontractors (for contracts expected to equal or exceed \$25,000), appear on the federal government’s Excluded Parties List. The Excluded Parties List is accessible at <http://www.sam.gov> [Appendix II to 2 CFR Part 200].

Byrd Anti-Lobbying Amendment (31 U.S.C. 1352): CONTRACTORs that apply or bid for an award **exceeding \$100,000** must submit a completed “Disclosure of Lobbying Activities” [Form SF-LLL]. Each tier certifies to the tier above that it will not

and has not used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with *non-federal funds* that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. [Appendix II to 2 CFR Part 200].

The bidder shall complete Form SF-LLL and submit with bid. Bidders may be deemed nonresponsive for failure to submit this certification.

Conflict of Interest [2 CFR §200.112]: The CONTRACTOR must disclose in writing any potential conflict of interest to the Federal awarding agency or COUNTY in accordance with applicable Federal awarding agency policy.

Mandatory Disclosures [2 CFR §200.113]: The CONTRACTOR must disclose in writing all violations of federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the federal award. Failure to make required disclosures can result in any of the remedies described in 2 CFR §200.339 - Remedies for noncompliance, including suspension or debarment.

Certifications and representations. [2 CFR § 200.209]

Unless prohibited by the U.S. Constitution, Federal statutes or regulations, CONTRACTOR may be required to submit certifications and representations required by this agreement, Federal statutes, or regulations on an annual basis. Submission may be required more frequently if the CONTRACTOR fails to meet a requirement of these provisions for contracts under federal awards.

Protected Personally Identifiable Information (Protected PII) [CFR §200.303(e)]: The CONTRACTOR must take reasonable measures to safeguard protected personally identifiable information and other information the federal awarding agency or COUNTY designates as sensitive or the County considers sensitive consistent with other applicable federal, state, and local laws regarding privacy and obligations of confidentiality. Per 2 CFR § 200.82, Protected PII means an individual's first name or first initial and last name in combination with any one or more of types of information, including, but not limited to, social security number, passport number, credit card numbers, clearances, bank numbers, biometrics, date and place of birth, mother's maiden name, criminal, medical and financial records, educational transcripts. This does not include PII that is required by law to be disclosed.

Prohibition on utilization of time and material type contracts [2 CFR §200.318 (j) (1)]: The COUNTY will not award contracts based on a time and material basis if the contract contains federal funding.

Contracting with Small and Minority Businesses, Women's Business Enterprises, and Labor Surplus Area Firms [2 CFR § 200.321]: If using subcontractors, the CONTRACTOR must take all necessary affirmative steps to assure that minority

businesses, women's business enterprises, and labor surplus area firms are used when possible. Affirmative steps must include:

- (1) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- (2) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
- (3) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
- (4) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses and women's business enterprises;
- (5) Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.
- (6) Affirmative Action Requirements per 41 CFR 60-4.1 Goals for Women and Minorities in Construction (for contracts in excess of \$10,000): Goals and timetables for minority and female utilization may be set which shall be based on appropriate workforce, demographic or other relevant data and which shall cover construction projects or construction contracts performed in specific geographical areas. The goals, which shall be applicable to each construction trade in a covered Contractor's or subcontractor's entire workforce which is working in the area covered by the goals and timetables, shall be published as notices in the Federal Register, and shall be inserted by the contracting officers and applicants, as applicable, in the Notice required by 41 CFR 60-4.2. Covered construction Contractors performing construction work in geographical areas where they do not have a federal or federally assisted construction contract shall apply the minority and female goals established for the geographical area where the work is being performed.

Information regarding certified M/WBE firms can be obtained from:

- Florida Department of Management Services (Office of Supplier Diversity);
- Florida Department of Transportation;
- Minority Business Development Center in most large cities; and
- Local Government M/DBE programs in many large counties and cities.

Domestic preferences for procurements. [2 CFR § 200.322]

(a) As appropriate and to the extent consistent with law, the non-Federal entity should, to the greatest extent practicable under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all contracts and purchase orders for work or products under this award.

(b) For purposes of this section:

(1) "Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.

(2) "Manufactured products" means items and construction materials composed in

whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

Procurement of Recovered Materials [2 CFR §200.323]: CONTRACTOR must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

Prohibition on utilization of cost plus a percentage of cost contracts [2 CFR §200.324 (d)]: The COUNTY will not award contracts containing federal funding on a cost plus percentage of cost basis.

Retention of Records [2 CFR 200.334]: Financial records, supporting documents, statistical records, and all other records pertinent to a Federal award must be retained for a period of three years from the date of submission of the final expenditure report or invoice. Record retention may be required to be longer if any of the provisions of 2 CFR 200.334(a)-(f) apply.

Access to Records [2 CFR 200 § 200.337]: The County, Pass-through agency or Federal awarding agency have the right of timely and unrestricted access to any documents, papers, or other records, including electronic records, of the CONTRACTOR which are pertinent to the Federal award in order to make audits, investigations, examinations, excerpts, transcripts, and copies of such documents. This right also includes timely and reasonable access to the CONTRACTOR'S personnel for the purpose of interview and discussion related to such documents. This right of access shall continue as long as records are required to be retained.

Remedies for noncompliance. [2 CFR § 200.339]

If CONTRACTOR fails to comply with the U.S. Constitution, Federal statutes, regulations or the terms and conditions of a Federal award, the Federal awarding agency or COUNTY may impose additional conditions, as described in 2 CFR § 200.208. If the Federal awarding agency or COUNTY determines that noncompliance cannot be remedied by imposing additional conditions, the Federal awarding agency or COUNTY may take one or more of the following actions, as appropriate in the circumstances:

- (a) Temporarily withhold cash payments pending correction of the deficiency by the CONTRACTOR or more severe enforcement action by the Federal awarding agency or COUNTY.

(b) Disallow (that is, deny both use of funds and any applicable matching credit for) all or part of the cost of the activity or action not in compliance.

(c) Wholly or partly suspend or terminate the Agreement.

(d) Initiate suspension or debarment proceedings as authorized under 2 CFR part 180 and Federal awarding agency regulations (or in the case of the COUNTY, recommend such a proceeding be initiated by a Federal awarding agency).

(e) Take other remedies that may be legally available.