



# Pinellas County

## Staff Report

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File #: 16-2285A, Version: 1

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### **Subject:**

Ranking of firms and authorization for staff to negotiate an agreement with the number one ranked firm, Creative Contractors, Inc., for professional design build services for the Courts Consolidation Project.

### **Recommended Action:**

Approve the ranking of firms and authorize staff to negotiate an agreement with the number one ranked firm, Creative Contractors, Inc., (Creative) for professional design build services for the Courts Consolidation Project.

Contract No. 167-0160-NC, in an estimated amount of \$55,680,000.

### **Strategic Plan:**

Practice Superior Environmental Stewardship

3.1 Implement green technologies and practices where practical

Foster Continual Economic Growth and Vitality

4.4 Invest in infrastructure to meet current and future needs

Deliver First Class Services to the Public and Our Customers

5.1 Maximize partner relationships and public outreach

5.2 Be responsible stewards of the public's resources

5.3 Ensure effective and efficient delivery of county services and support

### **Summary:**

This action affirms the ranking of firms and authorizes staff to negotiate a design build agreement with Creative for the first of two phases of the Courts Consolidation Project. The first phase project scope includes new construction, renovations, and security upgrades at the County Justice Center (CJC). The second phase of the project scope includes the renovation of floors 2, 3 and 4 at the St. Petersburg Courthouse and will be a separate, competitively procured construction project brought back to the Board in the future.

### **Background Information:**

The first phase project scope includes three (3) primary elements: new construction, renovation, and security upgrades.

The new construction element will include a four-story annex connected to the existing building, a new front entrance, and new public restrooms. The annex will house Unified Family Court and Court Administration functions. The new building entrance will be constructed with increased capacity for indoor public queuing and additional security screening stations. The new public restrooms will be constructed at the west end of the existing building, where public restrooms do not currently exist.

The renovation element includes: renovation of Clerk of the Circuit Court's operational space on the second floor, expansion of the Jury Assembly area and a locker room space for the Sheriff's Office on the first floor, and renovation of court-related offices in the building's H-wing.

The security upgrade element includes replacing an outdated system for inmate movement controls and building-wide access control and video monitoring.

The new annex building will be designed to the Leadership in Energy and Environmental Design (LEED) certified level, but staff will not pursue formal LEED certification. The design effort will also seek to include green technologies such as LED lighting, solar and green roof, where practical and economically feasible. The new annex building air conditioning will be connected to existing campus chiller infrastructure.

The design portion of the project is expected to begin in October 2017 and will be completed in approximately one year. The construction portion of the project is expected to begin in November 2018 and be completed in May 2021.

A Request for Qualifications (RFQ) to comply with the Consultants Competitive Negotiation Act (CCNA) per Florida Statute 287.055 was released on February 23, 2017, with the intent of obtaining the services of a qualified design build firm to provide services for renovations and new construction for CJC, located at 14250 49th Street North, Clearwater.

The final average point total for the firms is as follows:

FIRM NAME	TOTAL	WRITTEN	ORAL PRESENTATION
Creative	1792.00	853.00	939.00
Moss and Associates LLC	1744.00	863.00	881.00
Ajax Building Corporation	1650.75	838.75	812.00
Manhattan Construction (Florida), Inc.	1406.00	812.00	594.00

The evaluation committee, which reviewed and scored both the written submittals and oral presentations was comprised of representatives from the Sixth Judicial Circuit, the Clerk of the Circuit Court, the Sheriff's Office, and the Real Estate Management Department.

A component of the evaluation process for all CCNA RFQ's pertains to the evaluation of work previously awarded by the County as a method of effecting an equitable distribution of contract awards. Fifty (50) points are awarded to firms that have not received awards during the two (2) previous fiscal years. The number two (2) ranked firm, Moss and Associates (Moss), was awarded an \$87,500,000 project (Jail Campus Infrastructure Upgrade) by the Board of County Commissioners (Board) on February 24, 2015. Per evaluation guidelines, the award was over \$1,000,000 and was made during the two (2) previous completed fiscal years. Therefore, Moss did not receive fifty (50) evaluation points for the 'work previously completed' RFQ written criterion. Creative has not received awards in the two (2) previous completed fiscal years. Hence, Creative received fifty (50) evaluation points. Creative is the highest ranked firm with a combined (written and oral) point total of forty-eight (48) points higher than Moss, the second ranked firm.

Negotiations with the highest ranked firm will include contractor costs for final space programming and building/site design services for the new annex building. At the end of negotiations, the design

section of the design build agreement will be brought back to the Board for consideration and approval. After construction documents are completed, the contractor will provide a not-to-exceed construction estimate. The construction section of the design build agreement, including the not-to-exceed construction estimate, will be brought back to the Board for consideration and approval.

**Fiscal Impact:**

The estimated price for the project is \$55,680,000. Funding for this project will be derived from the Penny Infrastructure Sale Tax allocated for Court and Jail Improvements.

**Staff Member Responsible:**

Andrew W. Pupke, Director, Real Estate Management

Joe Lauro, Director, Purchasing

**Partners:**

Sixth Judicial Circuit

Administrative Office of the Court

Clerk of the Circuit Court

State Attorney

Public Defender

Pinellas County Sheriff's Office

Guardian ad Litem

**Attachments:**

Ranking Spreadsheet