



# Pinellas County

## Staff Report

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**File #:** 21-777D, **Version:** 1

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### **Subject:**

Change Order No. 1 to the contract with Tappouni Mechanical Services, Inc. for the STAR Center Air Handler Replacement project.

### **Recommended Action:**

Approval and execution by the County Administrator of Change Order No. 1 to contract with Tappouni Mechanical Services, Inc. for the STAR Center Air Handler Replacement project.

- The purpose of this contract is for supplying and installing three air handler units (AHU).
- Change Order No. 1 increases the contract by \$57,492.66 for a roof curb replacement that was found to be compromised and rusted during the installation of the air handler replacement project for AHU No. 77.
- This contract was awarded to Tappouni Mechanical Services, Inc. by the Board of County Commissioners on September 22, 2020 in the amount of \$677,750.00.

Contract No. 190-0314-CP(SCB), PID No. 003345A; increase in the amount of \$57,492.66 for a revised total contract amount of \$735,242.66.

### **Strategic Plan:**

Practice Superior Environmental Stewardship

3.4 Reduce / reuse / recycle resources including energy, water, and solid waste

Foster Continual Economic Growth and Vitality

4.1 Proactively attract and retain business with targeted jobs to the County and the region

4.4 Invest in infrastructure to meet current and future needs

Deliver First Class Service to the Public and Our Customers

5.2 Be responsible stewards of the public's resources in

5.4 Strive to exceed customer expectations

### **Summary:**

Change Order No. 1 increases the contract by \$57,492.66 for a roof curb replacement that was found to be compromised and rusted during the installation of the air handler replacement project for AHU No. 77.

Change Order No. 2 final will be forthcoming once all punch list items have been completed and final acceptance of the project granted.

### **Background/Explanation:**

This contract was awarded to Tappouni Mechanical Services, Inc. by the Board on September 22, 2020 in the amount of \$677,750.00.

Three existing old chilled water AHUs at STAR Center's Building 100 (two located on the roof and one on the second floor) have reached their useful life expectancy. Replacement of these AHUs with new energy efficient equipment and an updated energy management controls system will allow the County to continue to meet the needs of the tenants of STAR Center Building 100.

After removal of one of the existing rooftop air handling units (AHU No. 77), it was determined that the structural integrity of the roof curb was compromised (rusted through) and the new curb adapter could not be installed as planned. While waiting for a replacement roof curb to be fabricated and installed, the crane that had been utilized for lift operations during the project remained staged on site for an additional week. The cost to leave the crane in place was significantly less than disassembling and reassembling it.

Fabrication and installation of the new curb increased the mechanical and roofing scope of work. However, due to the quick actions of Tappouni Mechanical Services in procuring the new curb, project overage costs were minimized, and the project remained on schedule.

**Fiscal Impact:**

Original Agreement Amount:	\$677,750.00
Increase due to Change Order No. 1:	<u>\$ 57,492.66</u>
Revised Agreement Amount:	\$735,242.66

Funding is derived from the STAR Center Capital Improvement Program Fund.

**Delegated Authority:**

Authority for the County Administrator to approve and execute this change order is granted under Code Section 2-62 (a)(2).

**Staff Member Responsible:**

Kevin Knutson, Interim Director, Economic Development  
Merry Celeste, Division Director, Purchasing & Risk, Administrative Services  
Joe Lauro, Director, Administrative Services

**Partners:**

N/A

**Attachments:**

Change Order No. 1