



# Pinellas County

## Staff Report

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**File #:** 17-1833A, **Version:** 1

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### **Subject:**

Agreement with Creative Contractors, Inc., for professional design build services pertaining to the Courts Consolidation Project at the County Justice Center.

### **Recommended Action:**

Approval of the negotiated Agreement with Creative Contractors, Inc., (Creative) for professional design build services pertaining to the Courts Consolidation Project (Project) at the County Justice Center (CJC).

Contract No. 167-0160-NC (SS), in the amount of \$4,063,708.00 from the notice to proceed date for ten (10) consecutive calendar months. Chairman to sign and Clerk of Court to attest.

### **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 Agreement provides Creative authorization to commence with the design development and pre-construction elements of this design-build project. On July 18, 2017, in accordance with County Consultant Competitive Negotiation Act (CCNA) procedures, the Board of County Commissioners (Board) authorized staff to proceed with negotiations with the number one ranked firm, Creative.

### **Background Information:**

The Project consists of two (2) phases: Phase One (1) will include the design development, inclusive of design and construction documents, and pre-construction elements, inclusive of; existing conditions investigation, insurance, infrastructure preparation, office/courtroom mock-ups, permit and impact fees and lump sum cost estimation. Phase 1 is expected to begin December 2017 and to be completed in approximately one (1) year. The design and construction documents will be completed to a point where a lump sum construction price will be developed and brought back to the Board for consideration and approval, which will lead to Phase Two (2), the 'construction phase'. The construction and renovation portion of the project is expected to begin November 2018, and be completed May 2021.

The project will be designed and constructed per Leadership in Energy and Environmental Design (LEED) certified level, however, staff will not pursue formal LEED certification due to price considerations.

**Fiscal Impact:**

Phase One (1) (Design) not to exceed:	\$2,204,212.00
Pre-Construction	\$1,559,496.00
Owner Contingency	\$ <u>300,000.00</u>
Total:	\$4,063,708.00

The total estimated price for the project is \$55,680,000.00, which includes Phase 1 pricing. 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 Circuit Court  
State Attorney  
Public Defender  
Pinellas County Sheriff's Office  
Guardian ad Litem

**Attachments:**

Agreement  
Location Map