



Pinellas County

Staff Report

File #: 21-443A, Version: 1

Subject:

(Deferred to a future BCC meeting)

Award of bid to Centennial Contractors Enterprises, Inc., Harbour Construction, Inc., Johnson-Laux Construction, and New Vista Builders Group, LLC for requirements of Job Order Contracting for large construction projects.

Recommended Action:

Approval of the award of bid to Centennial Contractors Enterprises Inc., Harbour Construction Inc., Johnson Laux Construction, and New Vista Builders Group LLC for requirements of Job Order Contracting (JOC) for large construction projects.

- This contract is designed to be utilized for large construction projects. As a benefit (compared to small JOC contracts) this contract provides the ability for firms to compete against each other for a prospective project.
- Award in the amount of \$12,500,000.00 upset limit to each contractor for a total award of \$50,000,000.00 based on the lowest responsive, responsible price multipliers received meeting specifications.
- Duration of the contracts shall be for five years with price multipliers fixed for the term of the contract. Based on the actual price of a project, the upset limit for specific vendors may require an increase prior to construction.
- Projects which may be constructed via this JOC contract include but are not limited to: Sheriff's Aircraft Hangar (\$10 Million); New North County Service Center (\$25-\$30 Million); Detention Center Security Checkpoint project (\$10 Million); Animal Services Kennel Renovation (\$3-4 Million); Medical Examiner HVAC Renovation (\$1.5 Million).
- The utilization of JOC as a delivery process for large construction projects should provide an average of 4-5-month time savings per project as compared to a typical design/bid/build construction delivery process.

Contract No. 21-0324-CP(MJ), in the amount of \$50,000,000.00 for five years with fixed price multipliers for the term of the contract. Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

Strategic Plan:

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

5.3 Ensure effective and efficient delivery of county services and support

Summary:

This is a JOC construction delivery contract; four firms will be under contract to perform as-needed work for large construction projects. Contractors have been selected through a competitive bid process meeting all County purchasing requirements.

Background Information:

In July 2007, the Board of County Commissioners approved the JOC construction delivery system for the former Real Estate Management Department for building repair, maintenance, and minor construction.

This JOC provides the County with a construction delivery system utilizing multiple contractors in a structured pricing program for large construction projects. This system dramatically reduces construction administration time.

Qualified contractors bid an adjustment factor or multiplier against a fixed-priced construction catalog developed specifically for the County by the Gordian Group, the County's current JOC consultant. When a project is facilitated, pricing is derived from the construction catalog utilizing the fixed multiplier provided by each awarded contractor.

Thirteen (13) bids were received with award recommended to Centennial Contractors Enterprises Inc., Harbour Construction Inc., Johnson Laux Construction, and New Vista Builders Group LLC. based on the lowest responsive, responsible price multipliers received meeting specifications.

Fiscal Impact:

Total estimated expenditure not-to-exceed: \$50,000,000

The total contract amount will be divided among four (4) contractors for a \$12,500,000 upset limit to each vendor.

Funding is derived from the various Capital Improvement Program (CIP) funds as individual job orders are issued.

Staff Member Responsible:

Merry Celeste, Division Director, Purchasing & Risk, Administrative Services
Joe Lauro, Director, Administrative Services

Partners:

N/A

Attachments:

Agreement(s)

Bid Tabulation