



Pinellas County

Staff Report

File #: 21-1785A, Version: 1

Subject:

Ranking of firms and agreement with Creative Contractors, Inc. for Construction Manager at Risk services (Phase One) pertaining to the North County Service Center. (Companion to Agenda Item No. 23)

Recommended Action:

Approval of the ranking of firms and agreement with Creative Contractors for Construction Manager at Risk (CMAR) services pertaining to the North County Service Center (NCSC) project.

- Companion to Contract No. 21-0592-NC-(PLU) for award of a contract to Creative Contractors pertaining to construction manager at risk services for the NCSC project.
- This project will be delivered via a CMAR delivery process. The CMAR process involves hiring two firms, the CMAR and a design firm. Both firms report to the owner, and both work together to program, design, price and build the project.
- The purpose of this agreement is to work in coordination with Mason Blau and Associates to establish a guaranteed maximum price (GMP) for construction services for the new NCSC and associated infrastructure at 29582 U.S. 19 North in Clearwater and construct the project following approval of the Phase Two amendment.
- The Board of County Commissioners (BCC) will review two distinct phases of this project for consideration. The First Phase (currently) contains pricing and services to program, design, and competitively price the project. The Second Phase involves approval of the GMP to construct the project and will be presented to the BCC for consideration at a later date.
- Award recommendation to Creative Contractors in the amount of \$97,500.00 for Phase One services in accordance with the Consultants Competitive Negotiation Act, per Florida Statute 287.055.
- Small Business Enterprise participation will be negotiated and finalized for Phase Two consideration.

Contract No. 21-0750-NC-(PLU) in the amount of \$97,500.00 for Phase One services for a term of seven hundred thirty consecutive calendar days; 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.

Summary:

The County is designing and constructing the new NCSC and associated infrastructure located at 29582 U.S. 19 North in Clearwater. Through this contract, it is the County's intent to hire a CMAR firm to work with the architectural firm, Mason Blau and Associates, to develop a GMP and construct the

project.

The scope of this project is to provide a proposed new 3- story office building which will replace the existing NCSC and associated parking located at 29582 U.S. 19 North, Clearwater, Florida. The existing 1-story NCSC is a 19,000 gross square foot (GSF) building located at this site and will be demolished. The three (3) stakeholders involved include the Pinellas County Tax Collector, the Pinellas County Property Appraiser, and the Pinellas County Clerk of the Circuit Court. Because of the density of this site, parking and operational requirements, a free-standing parking garage to address the total parking needs at this facility is required.

In 2014, the County moved forward with a process to consolidate and improve court service and customer service for citizens located across Pinellas County. This endeavor included the anticipated relocation of the Traffic Court and related support agencies including Judiciary, Sheriff, and State Attorney from the NCSC to the County Justice Center. The Clerk currently occupies the building and wishes to remain at this location. The Tax Collector and Property Appraiser would move staff from leased space into this County-owned space. The Clerk would also like to remain onsite; however, maintain a smaller footprint. The three (3) end-users would like to centralize their activities in this part of the County and provide a one stop shop concept to improve customer service.

Two new structures are proposed for this site and include an approximate 69,000 GSF three story Administrative Office Building, and an approximately 123,000 GSF Parking Garage which will be connected by a covered walkway. The total peak parking count was determined to be 384 parking spaces and would be satisfied with some surface parking and the parking garage. It is assumed the parking garage will be a precast concrete type of structural system.

Background Information:

A Request for Qualification to comply with CCNA per Florida Statute 287.055 was released on September 13, 2021. The negotiation and scoping process was concluded in April 2022. The Small Business Enterprise participation will be negotiated and finalized for Phase Two consideration.

The contract includes fully burdened hourly rates which were negotiated after conclusion of the evaluation process. The rates include all labor, direct/indirect overhead margins/profits, and travel with the Tampa Bay Metropolitan Statistical Area (TBMSA). Travel outside of the TBMSA will be reimbursed in accordance with Florida Statutes.

Fiscal Impact:

The construction manager at risk services (CMAR) upset limit of \$97,500.00 is over the seven hundred thirty (730) day term of the contract. CMAR services is for project 003904A NCSC in the Capital Improvement Program, General Government Services function, funded by the Penny for Pinellas Local Option Infrastructure Sales Surtax. The current design proposed budget is \$3,000,000.00.

Staff Member Responsible:

Derek Weaver, Manager, Design and Construction Services, Administrative Services

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

Partners:

N/A

Attachments:

Agreement

Ranking