



Pinellas County

Staff Report

File #: 19-710A, Version: 1

Subject:

Ranking of firms and Agreement with Mason Blau & Associates, Inc. for professional architectural services for the Logan Lab improvements project.

Recommended Action:

Approval of the ranking of firms for professional architectural services pertaining to the Logan Lab Improvements Project and Agreement with the top ranked firm, Mason Blau & Associates, Inc. (Mason Blau).

- This contract is for professional architectural services consisting of preliminary architectural, design development, and construction administration services for the Logan Lab Improvements Project.
- This project is a follow-on to previous campus planning work assigned to, and completed in 2018 with, Mason Blau, as the county's architect. Further improvements are needed to address maintenance and occupancy needs of additional campus structures.
- Award recommendation is to Mason Blau, per the Consultant Competitive Negotiation Act (CCNA) in the amount of \$886,711.00.
- The project and funding for the professional architectural services is derived from the Utilities Water and Sewer Enterprise Funds.
- Mason Blau and one of their subconsultant's are Small Business Enterprise (SBE) certified for architectural, mechanical, plumbing, electrical and fire protection services for combined SBE fees of \$511,730.00, or approximately 58% of the total award.

Contract No. 189-0325-NC (SS); in the amount of \$886,711.00, to be completed within 1,295 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

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:

Mason Blau will perform a comprehensive analysis of existing programs, functions and spaces at the Logan Pump Station and campus. Services will include providing updated and verified programming with stakeholders for space decommissioning, rehabilitation and additions as well as preparation of

design documents, bid documents and contract administration. Design services include preparation of plans and specifications for the following work:

- Decommissioning and Demolition of Building A and Building C.
- Construction of new space for the occupants of Buildings A and C (adjacent to Building B). New space shall be constructed to resist a Category 5 storm event.
- Construction of a new chiller system.
- Improvements to HVAC equipment and lab hood ventilation.
- Repairs to the existing Building B, including weep hole restoration and flashing replacement.
- Consideration of a hardened structure design for a Category 5 storm event capable of housing vehicles and personnel within the constraints of the existing parcel.

The firms in order of ranking are attached on the ranking spreadsheet.

Background Information:

Utilities Logan Pump Station and Lab campus include Buildings A, Building B and C which contain administrative offices along with a full-service certified laboratory. Additionally, there are two potable water storage tanks, a pump station and chiller/boiler system on the campus.

Previously, the County secured architectural programming services from Mason Blau and Associates, Inc. and on March 12, 2015 they delivered the architectural programming services report. Those services included a campus master plan encompassing conceptual design, programming, a space summary, room data sheets, conceptual/schematic layouts, site phasing, building layout, parking and budget estimating in preparation for a significant campus demolition, replacement and consolidation project. Campus master plan upgrades of the Logan Pump Station were completed in 2018.

Further improvements are now necessary to address maintenance and occupancy needs of additional campus structures. Logan Building A has ongoing water intrusion along with pest concerns and Building B need significant repairs caused by alteration of weep holes which have caused a need to repair the buildings weatherproofing

The final negotiated agreement includes a not-to-exceed amount of \$886,711.00, inclusive of \$806,711.00 for basic design services, and \$80,000.00 for owner contingency services. The design, permitting, bidding and construction administration phases are expected to be completed within one thousand two hundred and ninety-five (1,295) consecutive calendar days.

A Request for Qualifications (RFQ) to comply with CCNA per Florida Statute 287.055 was released May 23, 2019; the negotiation and scoping process was concluded in June 2020.

The contract includes negotiated fully burdened hourly rates including all labor, direct/indirect overhead margins/profits, and travel within the Tampa Bay Metropolitan Statistical Area (TBMSA). Travel outside of the TBMSA will be reimbursed in accordance with Section 112.061, Florida Statutes

Fiscal Impact:

Basic Services not-to-exceed:	\$806,711.00
Contingency:	<u>\$ 80,000.00</u>
Total expenditure not-to-exceed:	\$886,711.00

Funding for this project is derived from the Utilities Water and Sewer Enterprise Funds.

Staff Member Responsible:

Megan Ross, Director, Utilities

Merry Celeste, Division Director, Purchasing and Risk Management, Administrative Services

Partners:

N/A

Attachments:

Agreement

Ranking Spreadsheet