



# Pinellas County

## Staff Report

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File #: 19-182A, Version: 1

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### **Subject:**

Ranking of firms and agreement with Wharton-Smith, Inc. for professional design build services pertaining to the North Redington Beach Fire Station and Lift Station Replacement project.

### **Recommended Action:**

Approval of the ranking of four firms responding for professional design build services pertaining to the North Redington Beach Fire Station and Lift Station Replacement project and award of agreement with the top ranked firm Wharton-Smith, Inc. (Wharton-Smith).

- This contract is for professional design build services consisting of architectural and engineering design, construction documents and permitting (Phase 1) and construction services (Phase 2) for the North Redington Beach Fire Station and Lift Station Replacement project.
- Award recommendation is to Wharton-Smith per the Consultant Competitive Negotiation Act in the amount of \$527,783.00 for Phase 1.
- Staff will return to the Board of County Commissioners for approval of Phase 2 construction services with a Lump Sum Guaranteed Maximum Price.
- Five Small Business Enterprise firms are included with Wharton-Smith's submittal for architectural, environmental engineering and survey, structural engineer, mechanical, electrical and plumbing engineering, and community relations services for combined SBE fees of \$270,505.00, or approximately 51% of the total Phase 1 award.

Contract No. 189-0190-NC (SS), Phase 1 in the amount of \$527,783.00 from the notice to proceed date for ten consecutive calendar months. 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:**

This Agreement provides design-build services to commence with the design development and pre-construction elements of this design-build project. Project work will include the relocation and replacement of the sanitary sewer lift station and the construction of a fire station on the same site. Design services include preparation of plans and specifications for the following work:

- Demolition of existing buildings and all associated site work involved in the overall project.
- Relocate and replace the existing sanitary sewer lift station.
- Construct a two-story, approximately 5,552 square foot fire station.
- Obtain all required approvals and necessary permits from the various governmental jurisdictions.

**Background Information:**

A Request for Qualifications to comply with CCNA (per Florida Statute 287.055) was released on May 2, 2019; the negotiation and scoping process began in September 2019 and concluded in March 2020. The firms in order of ranking are attached on the ranking spreadsheet.

On February 05, 2018, the County entered into a contractual agreement with Canerday Belfsky Arroyo to develop a Design Criteria Package for the fire station. The County also entered into a contractual agreement with Tetra Tech, Inc. for design of the sanitary sewer lift station relocation and replacement. The Design Criteria Package was completed after an effort, which involved programming, coordination, and collaboration with the Towns of North Redington Beach, Redington Beach, and Redington Shores, and the County’s Safety and Emergency Services and Administrative Services Departments.

This project consists of two (2) phases, each having two sub-phases: Phase 1 will include the lift station (Phase 1A) and fire station (Phase 1B). Phase 1A will include geotechnical services, subsurface utility exploration, public outreach, contractor administration fees, coordination with the fire station design and constructability review/coordination, and is expected to begin in November 2020 and be completed within five (5) consecutive calendar months; Phase 1B will include preliminary design development documents and specifications, and is also expected to begin in November 2020 and be completed in ten (10) consecutive calendar months. The design and construction documents will be completed to a point where a “not to exceed” lump sum price for Phase 2 (construction phase) will be developed and brought before the Board for consideration. Phase 2A construction (lift station) is expected to begin in May 2021 and is estimated to be completed within twelve (12) months. Phase 2B construction is expected to begin in October 2021 and is estimated to be completed within fourteen (14) months.

The contract includes fully burdened negotiated 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:**

Phase 1 (Design) not to exceed:	\$471,234.00
Owner Contingency:	<u>\$ 56,549.00</u>
Total:	\$527,783.00

The fire station funding is derived from the Penny for Pinellas and a combined \$400,000.00 contribution from the three towns. The price for Phase 1 of the Fire Station is \$377,669.00 inclusive of an owner’s contingency in the amount of \$40,465.00.

The sanitary sewer lift station funding is derived from Utilities Department Sewer Enterprise Funds.

The price for Phase 1 of the lift station is \$150,114.00 inclusive of an owner's contingency in the amount of \$16,084.00. This price is for administration, coordination with building, constructability and GMP preparation costs (6% of construction cost).

**Staff Member Responsible:**

Megan Ross, Director, Utilities

Andrew W. Pupke, Division Director, Facilities and Real Property Division, Administrative Services

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

**Partners:**

Town of North Redington Beach

Town of Redington Beach

Town of Redington Shores

**Attachments:**

Agreement

Ranking Sheet