



# Pinellas County

## Staff Report

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File #: 23-1892A, Version: 1

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### **Subject:**

Ranking of firms and agreement with Wannemacher Jensen Architects, Inc. for architectural design services for the Palm Harbor Community Services Agency Recreation Center project.

### **Recommended Action:**

Approval of the ranking of firms and award of the negotiated agreement with the number one ranked firm Wannemacher Jensen Architects, Inc. for architectural design services for the Palm Harbor Community Services Agency Recreation Center project.

- The purpose of this contract is to provide professional architectural design consulting services for a new 25,000 square foot recreation center in Palm Harbor.
- Four firms submitted proposals with award recommendation to the top ranked firm, Wannemacher Jensen Architects, Inc. in the amount of \$1,237,913.62 per the Consultants Competitive Negotiation Act (CCNA), Florida Statute 287.055.
- Three certified Small Business Enterprise (SBE) subconsultants are included in the award to Wannemacher Jensen Architects, Inc.: VoltAir Consulting Engineers, Terra Tectonics Design Group, Inc., and Masters Consulting Engineers, Inc. for total SBE participation in the amount of \$350,972.00, or approximately 28% commitment of the total award amount.
- The funding for this award is budgeted in the Capital Improvement Plan, under project Palm Harbor Recreation Center (004557A). The overall allocation for this project is \$11,000,000.00.
- Palm Harbor Recreation Center (004557A) is a 2017 Penny Education Campaign project.

Contract No. 23-0181-RFP-CCNA, in the amount for \$1,237,913.62 for a term of 730 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 purpose of this contract is to provide professional architectural design consulting services for development of plans, specifications, cost estimates, and perform all other professional architectural consulting services during construction of a new 25,000 square foot recreation center in Palm Harbor for a total amount of \$1,237,913.62 with a total contract duration of 730 consecutive calendar days. The new recreation center will replace the existing building next to the Senior Centre on the 16th Street campus and is ideally situated to serve as an at-risk shelter during hurricane evacuations.

### **Background Information:**

A Request for Qualifications (RFQ) to comply with CCNA, per Florida Statute 287.055, was released on January 13, 2023; the negotiation and scoping process concluded in November 2023. The

contract includes fully burdened hourly rates for Wannemacher Jensen Architects, Inc. and its subconsultants. The rates include all labor, direct/indirect overhead, margins/profit, customary expenses such as copies, postage, etc., and travel within the Tampa Bay Metropolitan Statistical Area (TBMSA). Travel outside of the TBMCSA will be reimbursed in accordance with Florida Statutes.

The unincorporated area of Palm Harbor located west of Lake Tarpon with approximately 60,000 residents is in need of a recreation center. Currently, the only facility for the community is the Centre, one of two buildings located at 1500 16th Street that was built in 1999 as a senior center. In addition to the need for more programming space, Palm Harbor residents lack indoor recreational spaces that can be utilized by the public, without a membership, for activities such as indoor basketball, indoor volleyball, expanded pickleball courts, handball, track, etc. Public school gymnasiums that once were available for use by the public are no longer being offered and alternatives are non-existent. Replacement of the older building with a new updated 25,000 sq. ft. facility next to the Centre on the 16th Street campus would not only offer additional recreational programming space but would also accommodate a publicly accessible gymnasium.

**Fiscal Impact:**

Total expenditure not to exceed: \$1,237,913.62

The funding for this award is budgeted in the Capital Improvement Plan, under project Palm Harbor Recreation Center (004557A). The overall allocation for this project is \$11,000,000.00.

**Staff Member Responsible:**

Tim Lewallen, Interim Director, Department of Construction Management  
Merry Celeste, Division Director, Purchasing and Risk, Administrative Services  
Joe Lauro, Director, Administrative Services

**Partners:**

N/A

**Attachments:**

Agreement  
Ranking