



Pinellas County

Staff Report

File #: 19-1237A, **Version:** 1

Subject:

First Amendment to the Agreement with Manhattan Construction (Florida) Inc. for design-build professional services for the St. Petersburg Justice Center Courts Consolidation project.

Recommended Action:

Approval of the First Amendment for the project scope and lump sum price (LSP) Amendment with Manhattan Construction (Florida) Inc. for design-build professional services for the St. Petersburg Justice Center Courts Consolidation project.

- This Amendment will initiate Phase 2 of the project for an LSP of \$11,770,576.00.
- The Board of County Commissioners approved the original award, Phase 1 - Design on June 19, 2018.
- This project consists of two phases - Phase 1 included the design development which is inclusive of design, 50% construction documents, and the LSP. Phase 2 will initiate the construction phase providing interior building renovations as described below. Actual construction is expected to commence during March 2020 after the design documents are complete and permitted.

Contract No. 167-0496-NC, First Amendment in the amount of \$11,770,576.00 from the notice to proceed date for 658 consecutive calendar days. Total of Phase 1 and Phase 2 (First Amendment) is \$12,403,723.00. Authorize the Chairman to sign.

Strategic Plan:

Practice Superior Environmental Stewardship

3.1 Implement green technologies and practices where practical

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:

Board approval of this Amendment will initiate Phase 2 of the project for an LSP of \$11,770,576.00. Manhattan completed Phase 1 of the project on August 19, submitting 50% construction documents and the LSP.

Background Information:

The Project consists of two (2) phases: Phase One included the design development, inclusive of design and 50% construction documents, and pre-construction elements, including existing conditions investigation, schedule preparation, and lump sum cost estimation. The design and construction documents have been completed to a point where a lump sum construction price has been received and is presented to the Board for consideration and approval, which will initiate Phase 2, the construction phase.

This project was initiated to provide interior renovations to floors 2, 3, and 4 of the courthouse. Renovations will include ADA upgrades to the courtrooms and restrooms, new ceilings and lighting, installation of fire sprinklers, an upgrade to the fire alarm system, installation of a third elevator, and new interior finishes.

This project is one element of the Courts Consolidation strategy, inclusive of centralizing traffic court, relocating court functions and operations from the 501 Building, and creating one-stop service centers in north and south county. This project, along with the new building annex project at the County Justice Center (CJC), will relocate all court functions and operations from the 501 Building, to provide economic development opportunities for the vacated spaces in the 501 Building.

Phase 2 construction will begin with the completion of the design documents and permitting, which are expected to be completed in six months. Actual construction is expected to begin in March 2020.

The total estimated price for the project from the design criteria package was \$11,360,078. The total proposed budget is \$12,733,000. Therefore, the LSP is \$329,277 below the proposed budget.

Fiscal Impact:

Phase 1 (Design) Total:	\$ 636,927.00
Phase 1 - Unused Owner Contingency	\$ (3,780.00)
Phase 1 Total:	\$ 633,147.00
Phase 2 Construction	\$11,251,804.00
Phase 2 Owner Contingency	\$ 259,386.00
Phase 2 Contractor Contingency	\$ 259,386.00
Phase 2 Total	\$11,770,576.00
Total for Phase 1 and Phase 2	12,403,723.00

During the 658 days of the project construction schedule, it is reasonable to anticipate unforeseen conditions requiring the use of contingency funds for resolution. Owner contingency is intended to be utilized for any necessary items directed by the Owner.

Funding for Phases 1 and 2 is derived from the Infrastructure Sales Tax (Penny for Pinellas) allocated for Court and Jail Improvements.

Staff Member Responsible:

Andrew W. Pupke, Division Director, Administrative Services
Joe Lauro, Director, Administrative Services

Partners:

Sixth Judicial Circuit
Administrative Office of the Court
Clerk of Circuit Court
Pinellas County Sheriff's Office

Attachments:

Exhibit N - First Amendment