



# Pinellas County

## Staff Report

---

File #: 21-1667A, Version: 1

---

### **Subject:**

Change Order No. 1 with Manhattan Construction (Florida) Inc., for design-build professional services pertaining to the St. Petersburg Justice Center Courts Consolidation project.

### **Recommended Action:**

Approval of Change Order No. 1 to the project scope and lump sum price with Manhattan Construction (Florida) Inc. for professional design-build services pertaining to the St. Petersburg Justice Center Courts Consolidation project.

- This design-build project, along with the new building annex project at the County Justice Center, relocates all court functions and operations from the 501 Building to provide economic development opportunities for vacated spaces in the 501 Building and greater efficiency in Court operations.
- This change order adds \$375,000.00 due to unforeseen conditions such as much greater than budgeted asbestos testing, encapsulation of walls on three floors, additional abatement, and stop-work order delays that were beyond the contractor's control.
- This change order will increase the total revised contract amount to \$12,145,576.00 and extend the contract duration by 237 calendar days for a revised substantial completion date of March 28, 2022.
- The Board of County Commissioners approved the original award, Phase 1 - Design, on June 19, 2018, for \$633,147.00 and Amendment No. 1, Phase 2 - Construction on October 8, 2019, for \$11,770,576.00.

Contract No. 167-0496-NC (SS) increase in the amount of \$375,000.00 for a total revised contract amount of \$12,145,576.00 and extending the contract duration by 237 calendar days for a revised substantial completion date of March 28, 2022. Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

### **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:**

Administrative Services, Building Design and Construction is requesting approval of Change Order No. 1 to facilitate the completion of the project. During the 2nd and 3rd floor construction, Manhattan experienced delays outside of their control due to emergency asbestos testing, encapsulation, greater remediation, and a stop work orders. A total of 237 calendar days and \$375,000.00 is requested to be added to the construction project due to these delays that include asbestos testing, encapsulation, greater abatement, and stop-work order delays.

**Background Information:**

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.

**Fiscal Impact:**

Original Award - Phase One (Design):	\$ 633,147.00
First Amendment - Phase Two (Construction):	\$11,770,576.00
Change Order No. 1 - Increase:	<u>\$ 375,000.00</u>
Total Project Cost:	\$12,778,723.00

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

**Staff Member Responsible:**

Derek Weaver, Division Manager, Building and Design Services, Administrative Services  
Joe Lauro, Director, Administrative Services  
Merry Celeste, Division Director, Purchasing and Risk Management, Administrative Services

**Partners:**

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

**Attachments:**

Change Order No. 1