



# Pinellas County

## Staff Report

---

File #: 19-552A, Version: 1

---

### **Subject:**

First Amendment to the agreement with Creative Contractors, Inc. for design-build professional services for the Courts Consolidation project at the County Justice Center.

### **Recommended Action:**

Approval of the First Amendment for the project scope and lump sum price (LSP) Amendment with Creative Contractors, Inc. (Creative), for design-build professional services for the Courts Consolidation project at the County Justice Center.

- This Amendment will initiate Phase 2 of the project for a LSP of \$55,210,758.00.
- The Board of County Commissioners approved the original award, Phase 1 - Design on November 28, 2017.
- This project consists of two phases - Phase One included the design development which is inclusive of design and fifty percent (50%) construction documents and LSP. Phase Two will initiate the construction phase providing renovation and security upgrades as described below. Actual construction will commence during January 2020 after design documents and permitted are complete.

Contract No. 167-0160-NC, in the amount of \$55,210,758.00 from the notice to proceed date for 1,059 consecutive calendar days.

### **Strategic Plan:**

Ensure Public Health, Safety, and Welfare

2.1 Provide planning, coordination, prevention, and protective services to ensure a safe and secure community

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 \$55,210,758.00. Creative completed Phase 1 of the project on 04/18/2019, 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, infrastructure preparation, office/courtroom mock-ups, 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 Two, the construction phase.

This project was initiated to provide new construction, renovation, and security upgrades. The new construction element will include a four-story annex connected to the existing building, a new front entrance, and new public restrooms. Renovations will include the jury assembly area, H-wing, and the Clerk's second floor customer service area. Security upgrades will include new screening equipment, new and additional cameras, and additional access control.

Phase 2 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 January 2020.

The project team participated in a detailed value engineering exercise to reduce the project budget. This exercise resulted in a projected savings of \$2,669,802.00, inclusive of an estimated \$500K savings in sales tax for direct purchases. The value engineering exercise did not reduce the original project scope elements.

The total estimated price for the project from the design criteria package was \$55,680,000.00. The total proposed budget is \$58,132,200.00. Therefore, the LSP is \$545,234.00 above the proposed budget. The increased project costs are directly related to technology, security and construction costs.

**Fiscal Impact:**

Phase One (Design) Total:	\$ 3,466,676.00
Phase 2 Construction	\$53,248,452.00
Phase 2 Owner Contingency	\$ 1,962,306.00
Phase 2 Total	<u>\$55,210,758.00</u>
Total for Phase 1 and Phase 2	\$58,677,434.00

During the 1,059 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 Penny Infrastructure Sales Tax allocated for Court and Jail Improvements

**Staff Member Responsible:**

Andrew W. Pupke, Director, Real Estate Management  
Joe Lauro, Director, Purchasing

**Partners:**

Sixth Judicial Circuit  
Administrative Office of the Court  
Clerk of Circuit Court  
State Attorney  
Public Defender  
Pinellas County Sheriff's Office  
Guardian ad Litem

**Attachments:**

Exhibit N - First Amendment