



# Pinellas County

## Staff Report

---

**File #:** 17-1234A, **Version:** 1

---

### **Subject:**

Ranking of firms and agreement with Manhattan Construction (Florida) Inc., for professional design-build services pertaining to the St. Petersburg Justice Center Courts Consolidation Project.

### **Recommended Action:**

Approval of ranking of firms and execution of agreement with Manhattan Construction (Florida), Inc., (Manhattan) for professional design-build services pertaining to the St. Petersburg Justice Center Courts Consolidation (SPJC) Project, located at 545 1st Avenue North in St. Petersburg.

Contract No. 167-0496-NC (SS), Phase 1 in the amount of \$636,927.00 from the notice to proceed date for eight (8) consecutive calendar months. Chairman to sign and Clerk of 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:**

The approval of this agreement is to commence the design development and pre-construction elements, considered Phase 1 of this design-build project. Manhattan will be responsible for a complete turnkey project to renovate and expand the operations of the St. Petersburg Justice Center (SPJC), located at 545 1st Avenue North, St. Petersburg. The scope of work renovates floors two, three, and four of the courthouse, to include ADA upgrades to the courtrooms and restroom, new lighting, installation of fire sprinklers and an upgrade to the fire alarm system, installation of a third elevator, and new interior finishes.

### **Background Information:**

A Request for Qualifications to comply with the Consultants Competitive Negotiation Act per Florida Statute 287.055 was released on August 18, 2017; the negotiation and scoping process was concluded May 2018. The firms in order of ranking are attached on the ranking spreadsheet.

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.

This project consists of two (2) phases: Phase One (1) will include the design development, inclusive of design and construction documents and pre-construction elements, infrastructure preparation, office/courtroom mock-ups, and permit and impact fees. Phase 1 is expected to begin in July 2018 and to be completed in approximately eight (8) months. The design and construction documents will be completed to a point where a lump sum price for Phase Two (2) will be developed and brought before the Board of County Commissioners for consideration. Phase Two (2), is the construction phase and is expected to begin during April 2019 and is estimated to be completed in sixteen (16) 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 One (1) (Design) not to exceed:	\$606,927.00
Owner Contingency	<u>\$ 30,000.00</u>
Total:	\$636,927.00

The total estimated price for this project is \$11,360,000.00, which includes Phase 1 pricing. Funding for this project will be derived from the Penny Infrastructure Sale 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  
Pinellas County Sheriff's Office

**Attachments:**

Agreement  
Ranking Spreadsheet  
Location Map