



Pinellas County

Staff Report

File #: 16-994A, Version: 1

Subject:

First Amendment to the agreement with Moss & Associates, LLC, for design-build professional services for the Jail Campus Infrastructure Phase 2 Project.

Recommended Action:

Approve and execute the first amendment for the project scope and lump sum proposal (LSP) amendment with Moss & Associates, LLC (Moss), for design-build professional services for the Jail Campus Infrastructure Phase 2 Project. Chairman to sign and Clerk to attest.

Contract No. 134-0308-NC, in the amount of \$87,500,000.00 from the notice to proceed date for nine-hundred and thirteen (913) 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:

The Board of County Commissioners (Board) approval of this amendment will initiate Phase 2 of the project for a LSP of \$87,500,000. This project was initiated to provide upgrades to the deteriorated infrastructure of the jail campus through a combination of new facilities, renovations to existing facilities, and demolition of facilities beyond their asset life.

Background Information:

Previously, two major jail campus projects have been communicated to the Board. The first was the Jail Campus Infrastructure Project. The second was a new Inmate Housing Project. Pursuant to the Sheriff's direction, the Inmate Housing Project is not necessary due to current and projected jail population, correction staffing and renovations made during the Jail Campus Infrastructure Project. Funding originally reserved for inmate housing was re-appropriated to the increase the work scopes of the Jail Campus Infrastructure and Courts Consolidation Projects. The Jail Campus Infrastructure Project has been broken down into Phases 1 and 2.

On February 24, 2015, the Board approved the final negotiated agreement with Moss for the Jail Campus Infrastructure Project (Phase 1). Phase 1 includes the development of design and construction documents and a corresponding LSP. Upon completion of Phase 1 and approval of the

amendment by the Board, Moss will proceed with Phase 2, which includes permitting and construction of the project.

Phase 2 is scheduled for completion within nine hundred thirteen (913) consecutive calendar days of the issuance of a Notice to Proceed. On-site activity will commence with contractor mobilization and site work, followed by the construction of the main infrastructure building and the Facilities Maintenance/Sheriff's Purchasing Warehouse Building. Once the new buildings are complete, the existing kitchen and laundry facilities and the MSC Control facility in the North Division will be demolished. Lastly, the existing South Division kitchen facilities will be renovated.

The project includes the implementation of cogeneration system technology. A life cycle cost analysis demonstrate an expected savings of \$8 million over the 25-year asset life of the system.

The County may directly purchase equipment and materials for the project and realize sales tax savings. Direct purchase shall include items such as; concrete, steel reinforcing, bulk construction materials, mechanical and electrical equipment. Any material purchase order exceeding \$15,000, and can be delivered to the project site will be handled as a direct purchase. At this time, it is estimated that the amount of materials that can be purchased directly by the County will generate a total sales tax savings of approximately \$1,000,000. As the direct purchase process progresses during the course of construction, Moss will share detailed records with project team and will transfer savings to the Owner Contingency line item. At the end of the project, a change order will be issued reducing the direct purchase total amount from the Phase 2 Construction line item, in the agreement.

Moss utilized an aggressive bid process to solicit and select subcontractors to maximize competitiveness and ensure the highest quality for the lowest cost.

Fiscal Impact:

Phase 1 Total	\$8,359,993.00
Phase 2 Construction	\$83,947,039.00
Phase 2 Contractor Contingency	\$1,000,000.00
Phase 2 Owner Contingency	\$2,552,961.00
Phase 2 Total	<u>\$87,500,000.00</u>
Total for Phase 1 and Phase 2	\$95,859,993.00

Contractor Contingency is common in the industry. As such it is appropriate to include this item in the project cost structure. During thirty (30) months of project construction schedule, it is reasonable to expect unforeseen conditions to arise requiring the use of contingency dollars to resolve. Contractor Contingency shall be authorized by the project manager to address unforeseen conditions within the project scope. Owner Contingency is intended to be utilized for any necessary items directed by the Owner.

Phases 1 and 2 total project costs are funded by the \$225,000,000 Penny Infrastructure Sales Tax allocated for Courts and Jail Improvements.

Staff Member Responsible:

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

Partners:

Pinellas County Sheriff's Office

Attachments:

Exhibit N - First Amendment