



# Pinellas County

## Staff Report

File #: 19-2278A, Version: 1

### **Subject:**

Ranking of firms and agreement with Beck Architecture, LLC for professional architectural services pertaining to the Tampa Bay Innovation Center Incubator project.

### **Recommended Action:**

Approval of the ranking of firms and agreement for professional architectural services for the Tampa Bay Innovation Center Incubator project with the top ranked firm, Beck Architecture, LLC (Beck).

- This contract is for professional architectural services consisting of conceptual and schematic design, design development, construction documents, and construction administration services for the Tampa Bay Innovation Center Incubator project.
- Award recommendation to Beck is per the Consultant Competitive Negotiation Act in the amount of \$1,071,816.00.
- The funding for professional architectural services is derived from General Fund and/or Penny for Pinellas Infrastructure Sales Surtax (38%) and from a U.S. Economic Development Administration (EDA) grant (62%).
- Small Business Enterprise requirements were not included in this solicitation due to local preference restrictions per EDA grant requirements.

Contract No. 190-0140-NC (SS); in the amount of \$1,071,816.00, to be completed no later than October 29, 2023, through construction completion. Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

### **Strategic Plan:**

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:**

Beck Architecture, LLC, will provide architectural design and engineering services in conjunction with an approximately 45,000 square foot state-of-the-art business incubator to be named The Tampa Bay Innovation Center on a 2.5-acre MOL parcel owned by Pinellas County at the southwest corner of 11th Avenue South and 4th Street South in St. Petersburg. The innovation center program will contain approximately 30,000 square feet of client/ office space, collaboration space, offices and a community center/ conference room. On-site parking will be provided in compliance with local zoning requirements for a business occupancy. The project is partially funded by an EDA grant secured by the County with the remaining funds being provided by the County.

The firms in order of ranking are attached on the ranking spreadsheet.

**Background Information:**

On July 29, 2019 the EDA awarded Pinellas County (County) a grant to help fund design and construction of the Tampa Bay Innovation Center Incubator, a state-of-the-art business incubator located in an Opportunity Zone in St. Petersburg. The incubator will enhance and strengthen the entrepreneurial ecosystem by providing affordable and quality office space for product development for growing businesses in the region.

Once completed, the project will support economic diversification and resilience in the aftermath of Hurricane Irma and sudden and severe events including employment loss in the industrial sector, which will help facilitate new business formation, job growth and increase tax revenue throughout the region. The grantee estimates that this investment will help create 466 jobs and leverage \$66,600,000 in private investment.

The site is a vacant 2.5-acre MOL parcel located at the southwest corner of 11th Avenue South and 4th Street South. The City of St. Petersburg conveyed the property to the County.

The design period is from time of Board of County Commissioners approval through July 29, 2021.

The construction period is from July 29, 2021 through July 29, 2023, but not later than October 29, 2023.

A Request for Qualifications (RFQ) to comply with CCNA per Florida Statute 287.055 was released January 3, 2020; the negotiation and scoping process was concluded in August 2020.

The final negotiated agreement includes a not-to-exceed amount of One Million Seventy One Thousand Eight Hundred Sixteen and 00/100 Dollars (\$1,071,816.00). The design, permitting, bidding and construction administration phases are expected to be completed no later than October 29, 2023.

The contract includes negotiated fully burdened 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:**

County share (38%)	\$ 407,290.08
EDA share (62%)	<u>\$ 664,525.92</u>
Total expenditure not-to-exceed:	\$1,071,816.00

Funding for this project is derived from a collaborative partnership with the EDA and will be provided on a reimbursement basis. The County's share is derived from General Fund and/or Penny for Pinellas Infrastructure Sales Surtax.

**Staff Member Responsible:**

Andrew W. Pupke, Division Director, Facilities and Real Property Division, Administrative Services

Mike Meidel, Director, Economic Development

Merry Celeste, Division Director, Purchasing and Risk Management, Administrative Services

Joe Lauro, Director, Administrative Services

**Partners:**

U.S. Economic Development Administration (EDA)

**Attachments:**

Agreement

Ranking Spreadsheet