



# Pinellas County

## Staff Report

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File #: 22-0351A, Version: 1

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### **Subject:**

Ranking of firms and agreement with Creative Contractors, Inc. for construction manager at risk services (Phase One) pertaining to the Jail Security and Entry Center project. (Companion to Agenda Item No.15)

### **Recommended Action:**

Approval of the ranking of firms and award of an agreement with the number one ranked firm, Creative Contractors, Inc. for construction manager at risk services pertaining to the Jail Security and Entry Center (SEC) project (Phase One).

- Companion to Granicus item 22-0352A for award of a design firm (Williams Dacar Associates) pertaining to the Jail Security and Entry Center project.
- Due to complexities and security concerns, this project will be delivered via a construction manager at risk (CMAR) delivery process. The CMAR process involves hiring two firms, the CMAR and a design firm. Both firms report to the owner and both work together to program, design, price and build the project.
- The project consists of the demolition of Mini Buildings 1 and 2 and A Barracks to prepare for the construction of the new SEC at the Detention Facility located on 49<sup>th</sup> Street in Clearwater.
- The new SEC will be approximately 11,200 square feet and will consolidate and replace existing programmatic functions on the site. The goal of the SEC is to enhance security operations by ensuring all visitors enter through one site and to redesign the flow of traffic through the facility to ensure all visitors are screened appropriately. Such visitors include attorneys, clergy, bonding agencies, and the public.
- The new SEC will contain relocated and streamlined prisoner release facilities, including dress out spaces, holding and release processing areas.
- The Board of County Commissioners will review two distinct phases of this project for consideration. The First Phase (currently) contains pricing and services to program, design, and price the project. The Second Phase involves the development of a guaranteed maximum price to construct the project and will be presented to the BCC for consideration later.
- Award recommendation to Creative in the amount of \$45,000.00 for Phase One services in accordance with the Consultants Competitive Negotiation Act, per Florida Statute 287.055.
- Small Business Enterprise participation will be negotiated and finalized for Phase 2 consideration.

Contract No. 21-0704-NC(PLU), in the amount of \$45,000.00 for Phase One services for a term of seven hundred thirty consecutive calendar days; 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

##### **Summary:**

This project involves the design and construction of an SEC with associated infrastructure for the Detention Facility on 49th St. in Clearwater. Due to the complexity and security surrounding this project, staff is proposing to hire a CMAR to perform design review and construction services through the completion of the project. The Design Criteria Package is provided by Williamson Dacar Associates for the programming and early-stage schematic design as referenced in the attached Design Criteria.

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

The project will initially consist of Demolition of existing buildings Mini 1 and Mini 2, as well as A Barracks, on the jail site to prepare for the eventual construction of the new jail Secure Entry Center (SEC). Existing utilities, storm drainage, and site lighting will be assessed and modified as required to maintain current function and/or prepare for the eventual construction of the SEC.

The new SEC facility, which is proposed to be 11,200 square feet, will be designed to consolidate and, in some cases, replace existing programmatic functions on the existing site. The overall goal of the facility is to keep short-term public visitors on the public side of the site and to screen longer-term visitors (attorneys, clergy, etc.) for access to the secure portion of the site.

Short-term public visitors include:

- Public drop off and pickup at the public property window
- Bail bonding
- Public who are picking up recently released inmates
- Public requiring information or direction
- Deliveries

The facility is designed to allow short term visitors free access to the property window, bail bonding, and APAD (Adult Pre-Arrest Diversion)/ASU (Alternative Sentencing Unit) functions without being screened for entry into the secure portions of the site.

The facility is also designed to direct vehicles entering the secure portion of the site to a single point of entry, where all vehicles will be screened. Public parking for all public visitors is provided outside the secure fencing in the new design.

The new SEC building includes relocated and streamlined release facilities, including property dress-out spaces, holding, and release processing. This moves the release component entirely to the new SEC, vacating those spaces in the existing Central Division building.

##### **Background Information:**

A Request for Qualifications to comply with CCNA was released on May 19, 2021 with negotiations concluding December 8, 2021.

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The contract includes fully burdened hourly rates which were negotiated after conclusion of the evaluation process. The rates include 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 Florida Statutes.

**Fiscal Impact:**

The construction manager at risk services (Phase I) in the amount of \$45,000.00 is for project 004179A New Jail Checkpoint in the Capital Improvement Program, Public Safety function, funded by Penny for Pinellas Local Option Infrastructure Sales Surtax. This amount is included in the Approved FY22-27 Capital Improvement Plan.

**Staff Member Responsible:**

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

**Partners:**

N/A

**Attachments:**

Agreement  
Ranking Spreadsheet