



Pinellas County

Staff Report

File #: 25-0896A, Version: 1

Subject:

Ranking of firms and agreement with Finrock Enterprises, LLC d/b/a Finrock Construction, LLC for the new St. Pete-Clearwater Airport parking garage-professional design-build services.

Recommended Action:

Approval of the ranking of firms and agreement with Finrock Enterprises, LLC d/b/a Finrock Construction, LLC for the new St. Pete-Clearwater Airport (PIE) parking garage-professional design-build services.

- Approval is for phase 1 design of the new PIE parking garage with approximate duration of nine months for phase 1.
- Following the design phase and the cost to construct the parking garage is complete, the Airport will be requesting in the fall of 2026 another approval from the Board of County Commissioners to construct the parking garage through a phase 2 guaranteed maximum price amendment.
- Nine firms submitted proposals and were evaluated with recommendation to award to the top ranked firm Finrock in the amount of \$3,109,487.76 for phase 1 design in accordance with the Consultants Competitive Negotiations Act, per Florida Statute 287.055.
- Two certified Small Business Enterprise (SBE) subconsultants are included in the award to Finrock: Hyatt Survey and DPS Corp. for total SBE fees in the amount of \$312,552.00, or approximately 10% of the total award amount.
- The overall agreement is effective for twenty-seven months from issuance of notice to proceed from the County.
- This request is budgeted for in the FY26-FY30 Capital Improvement Plan in the Airport Revenue and Operating Fund for PIE. In the event that future fiscal year funding is not available for this project, the County maintains the authority to terminate this agreement.

Contract No. 25-0708-RFQ-DB in the amount of \$3,109,487.76; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

Strategic Priorities:

Resilient Infrastructure and Environment

1.1 Improve traffic flow efficiency

1.2 Maintain and enhance County infrastructure

Summary:

The St. Pete - Clearwater International Airport ("PIE" or "Airport") is proposing to construct a structured parking garage in the existing Strawberry Pie Lot. The parking garage program will consist of an approximate 2000 space pre-cast parking garage, 300 space surface parking lot, intersection reconstruction, and other elements needed to support the parking operation.

The goals of the project include:

- **Increase Parking Capacity:** Construct a four-level parking structure in the Strawberry Pie Lot to increase the number of available stalls. This expansion aims to establish this lot as the primary economy parking option at the Airport.
- **Enhance Shuttle Service:** Implement a dedicated priority route for the shuttle service to ensure reduced headways and enhanced reliability. This improvement is focused on minimizing wait times, thereby improving the overall customer experience and ensuring timely transportation between the terminal and parking facility.
- **Upgrade Intersection:** Reconstruct the intersection at the Roosevelt Boulevard slip ramp and Fairchild Drive to boost the capacity of left-turning vehicles heading to the Strawberry Pie Lot entry plaza. This will be the main access route for economy parking.
- **Optimize Costs:** Maximize the increase in parking capacity while adhering to the Airport's established project budget. This will involve minimizing additional amenities that do not directly contribute to the core objective of increasing parking spaces.
- **Cater to Airport Clientele with User-Friendly Design:** Design and develop a parking facility specifically tailored to the needs of airport clientele. It is crucial to ensure that the design is intuitive and approachable. This includes clear signage, easy navigation, accessible information points, and convenient access points. These features will cater to the diverse and transient nature of airport users, providing a seamless and stress-free parking experience for both regular and first-time visitors.

Background Information:

Due to the continued growth of commercial aircraft operations at the airport over the past ten years, the airport has maximized the surface parking areas available. A parking garage has been determined to be the most feasible approach to keep up with the growing parking demand. Several parking studies have been performed indicating that a vertical solution is the most logical approach to meet current and future parking needs.

A Request for Qualifications (RFQ) to comply with the Consultants Competitive Negotiation Act (CCNA), per Florida Statute 287.055, was released on June 3, 2025; the negotiation and scoping process concluded November 13, 2025.

The contract includes fully burdened hourly rates that include all labor, direct/indirect overhead margins/profits, and travel within the Tampa Bay Metropolitan Statistical Area (TBMSA). Travel outside of the TBMCSA will be reimbursed in accordance with Florida Statutes.

Fiscal Impact:

Total contract not to exceed: \$3,109,487.76.

This request is budgeted for in the FY26-FY30 Capital Improvement Plan in the Airport Revenue and Operating Fund for PIE.

In the event that future fiscal year funding is not available for this project, the County maintains the

authority to terminate this agreement.

Staff Member Responsible:

Mark Sprague, Interim Director Airport

Merry Celeste, Purchasing Division Director, Office of Management & Budget

Chris Rose, Director, Office of Management and Budget

Partners:

FAA

Attachments:

Agreement

Final Rankings