TO: The Honorable Deborah Figgs-Sanders, Chair, and Members of City Council

SUBJECT: A resolution accepting Addendum No. 1 in an amount not to exceed $300,000 to the Guaranteed Maximum Price (“GMP”) proposal dated August 25, 2022 submitted by Kokolakis Construction Co, Inc. (“Kokolakis”) for construction-phase services for the Sanitation Building Project, to increase the owner’s contingency; providing that the total GMP for the Sanitation Building Project shall not exceed $14,314,194; authorizing the Mayor or his designee to execute the Second Amendment to the Construction Manager at Risk Agreement with a GMP between the City of St. Petersburg, Florida, and Kokolakis dated March 25, 2021, to incorporate Addendum No. 1 to the GMP proposal into such Agreement; approving a transfer in the amount of $200,000 from the unappropriated balance of the Sanitation Operating Fund (4021), to the Sanitation Capital Projects Fund (4024); approving a supplemental appropriation in the amount of $200,000 from the increase in the unappropriated balance of the Sanitation Capital Projects Fund (4024), resulting from the above transfer, to the New Sanitation Facility FY21 Project (ECID Project No. 18238-024; Oracle No. 17971) and providing an effective date.

EXPLANATION: The City of St. Petersburg, Florida (“City”) and Kokolakis executed the Construction Manager at Risk Agreement with a Guaranteed Maximum Price (“GMP”) on March 25, 2021 for Kokolakis to provide preconstruction and construction phase services for the new Sanitation Building project. On October 6, 2022, City Council approved the First Amendment to incorporate the GMP Proposal in the amount of $14,014,194 for Kokolakis to provide preconstruction and construction phase services for the new Sanitation Building project.

Approval of the Second Amendment in the not to exceed amount of $300,000 will increase the Owner’s Contingency to pay for requested changes on the Sanitation Project. These changes were for various cost items requested during the construction of the building that have been negotiated and accepted by Kokolakis and City Administration. The cost items include changes requested by the Department of Technology (DoT), changes requested by the User Department, work associated with the installation of the public art, and other unforeseen cost increases that were unanticipated and which exceeded the original Owner Contingency.

The summary of the GMP is as follows:

<table>
<thead>
<tr>
<th>Guaranteed Maximum Price Breakdown</th>
<th>Cost of the Work</th>
<th>$12,215,682.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Liability Insurance</td>
<td>$132,855.00</td>
<td></td>
</tr>
<tr>
<td>CM Contingency</td>
<td>$560,568.00</td>
<td></td>
</tr>
<tr>
<td>CM Fee</td>
<td>$676,764.00</td>
<td></td>
</tr>
<tr>
<td>Builder’s Risk Insurance</td>
<td>$36,763.00</td>
<td></td>
</tr>
<tr>
<td>Construction Bond</td>
<td>$91,562.00</td>
<td></td>
</tr>
</tbody>
</table>
Subtotal GMP              $13,714,194.00
Owner Contingency        $ 300,000.00

Total GMP                $14,014,194.00
Additional Owner’s Contingency (Addendum No. 1) $ 300,000.00

Revised Total GMP        $14,314,194.00

RECOMMENDATION: Approval of a Resolution accepting Addendum No. 1 in an amount not to exceed $300,000 to the Guaranteed Maximum Price (“GMP”) proposal dated August 25, 2022 submitted by Kokolakis Construction Co, Inc. (“Kokolakis”) for construction-phase services for the Sanitation Building Project, to increase the owner’s contingency; providing that the total GMP for the Sanitation Building Project shall not exceed $14,314,194; authorizing the Mayor or his designee to execute the Second Amendment to the Construction Manager at Risk Agreement with a GMP between the City of St. Petersburg, Florida, and Kokolakis dated March 25, 2021, to incorporate Addendum No. 1 to the GMP proposal into such Agreement; approving a transfer in the amount of $200,000 from the unappropriated balance of the Sanitation Operating Fund (4021), to the Sanitation Capital Projects Fund (4024); approving a supplemental appropriation in the amount of $200,000 from the increase in the unappropriated balance of the Sanitation Capital Projects Fund (4024), resulting from the above transfer, to the New Sanitation Facility FY21 Project (ECID Project No. 18238-024; Oracle No. 17971) and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: A portion of funding for this amendment has been previously appropriated in the Sanitation Capital Projects Fund (4024) ($100,000), New Sanitation Facility FY21 project (17971). Additional funding will be available after the approval of a transfer in the amount of $200,000 from the unappropriated balance of the Sanitation Operating Fund (4021) to the Sanitation Capital Projects Fund (4024) and a supplemental appropriation in the amount of $200,000 from the increase in the unappropriated balance of the Sanitation Capital Projects Fund (4024), resulting from the above transfer, to the New Sanitation Facility FY21 Project (ECID Project No. 18238-024; Oracle No. 17971).

ATTACHMENTS: Resolution
Draft GMP Addendum No. 1
RESOLUTION NO. 2024-____

A RESOLUTION ACCEPTING ADDENDUM NO. 1 IN AN AMOUNT NOT TO EXCEED $300,000 TO THE GUARANTEED MAXIMUM PRICE (“GMP”) PROPOSAL DATED AUGUST 25, 2022 SUBMITTED BY KOKOLAKIS CONSTRUCTION CO, INC. (“KOKOLAKIS”) FOR CONSTRUCTION-PHASE SERVICES FOR THE SANITATION BUILDING PROJECT, TO INCREASE THE OWNER’S CONTINGENCY; PROVIDING THAT THE TOTAL GMP FOR THE SANITATION BUILDING PROJECT SHALL NOT EXCEED $14,314,194; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE SECOND AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT WITH A GMP BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA, AND KOKOLAKIS DATED MARCH 25, 2021, TO INCORPORATE ADDENDUM NO. 1 TO THE GMP PROPOSAL INTO SUCH AGREEMENT; APPROVING A TRANSFER IN THE AMOUNT OF $200,000 FROM THE UNAPPROPRIATED BALANCE OF THE SANITATION OPERATING FUND (4021), TO THE SANITATION CAPITAL PROJECTS FUND (4024); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $200,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE SANITATION CAPITAL PROJECTS FUND (4024), RESULTING FROM THE ABOVE TRANSFER, TO THE NEW SANITATION FACILITY FY21 PROJECT (ECID PROJECT NO. 18238-024; ORACLE NO. 17971); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 25, 2021, the City of St. Petersburg, Florida (“City”) and Kokolakis Construction Co, Inc. (“Kokolakis”) entered into a Construction Manager at Risk Agreement with a Guaranteed Maximum Price (“GMP”) for Kokolakis to provide preconstruction and construction phase services for the Sanitation Building project (“Agreement”); and

WHEREAS, on October 6, 2022, City Council approved the First Amendment to the Agreement to incorporate the GMP proposal in the amount of $14,014,194 into the Agreement and modify other necessary provisions; and

WHEREAS, the City and Kokolakis now desire to execute the Second Amendment to the Agreement to increase the GMP by an additional $300,000 to increase the Owner’s Contingency for various cost items requested during the construction of the building, including changes requested by the Department of Technology (DoT), changes requested by the Sanitation Department, work associated with the installation of the public art, and other unforeseen cost increases that were unanticipated and which exceeded the original Owner’s Contingency.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that Addendum No. 1 in an amount not to exceed $300,000 to the Guaranteed Maximum Price (“GMP”) proposal dated August 25, 2022 submitted by Kokolakis Construction Co, Inc. (“Kokolakis”), to increase the Owner’s Contingency, is hereby accepted.
BE IT FURTHER RESOLVED that the total GMP for the Sanitation Building Project shall not exceed $14,314,194.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the Second Amendment to the Construction Manager at Risk Agreement with a GMP between the City of St. Petersburg, Florida, and Kokolakis dated March 25, 2021, to incorporate Addendum No. 1 to the GMP proposal into such agreement.

BE IT FURTHER RESOLVED that there is hereby approved the following transfer from the unappropriated balance of the Sanitation Operating Fund (4021) to the Sanitation Capital Projects Fund (4024) for FY24:

| Sanitation Operating Fund (4021) | Transfer to: Sanitation Capital Projects Fund (4024) | $200,000 |

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the Sanitation Capital Projects Fund (4024), resulting from the above transfer, the following supplemental appropriation for FY24:

| Sanitation Capital Projects Fund (4024) | New Sanitation Facility FY21 Project | $200,000 |

This resolution shall become effective immediately upon its adoption.

LEGAL:  

DEPARTMENT:  

BUDGET:

[Signatures]