

## **ST. PETERSBURG CITY COUNCIL**

**Meeting of April 18, 2019**

### **Report**

**TO:** The Honorable Charles Gerdes, Chair, and Members of City Council

**SUBJECT:** A resolution accepting Addendum No. 3 in an amount not to exceed \$174,150 submitted by Skanska USA Building, Inc. ("Skanska") to the Guaranteed Maximum Price ("GMP") proposal dated November 17, 2017 for upgrades to the interactive control system for the Pier splash pad; accepting Addendum No. 4 in an amount not to exceed \$852,829 submitted by Skanska to the GMP proposal dated November 17, 2017 for the Pier Head Building back of house and Core & Shell modifications; providing that the total GMP for the Pier Project shall not exceed \$40,659,037; authorizing the Mayor or his designee to execute the Sixth Amendment to the Construction Manager at Risk Agreement with a GMP between the City of St. Petersburg, Florida, and Skanska dated July 13, 2015, as amended, to incorporate the above referenced addendums to the GMP proposal into such agreement, as amended; authorizing the City Attorney's office to make non-substantive changes to the Sixth Amendment; approving a transfer in the amount of \$925,000 from the unappropriated balance of the Downtown Redevelopment District Fund (1105) to the General Capital Improvement Fund (3001) to provide funding for the interactive control system upgrades to the splash pad, the modifications to the Pier Head building back of house and Core & Shell and for overall project contingency; authorizing a supplemental appropriation in the amount of \$925,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer to the Pier Visioning Project (11988); and providing an effective date.

**EXPLANATION:** The City of St. Petersburg, Florida ("City") and Skanska USA Building, Inc. ("Skanska") executed the Construction Manager at Risk Agreement with a Guaranteed Maximum Price ("GMP") on July 13, 2015, for Skanska to provide preconstruction and construction phase services for the new St. Pete Pier™ Project. Following execution of the agreement, the City authorized Skanska to provide preconstruction phase services in an amount not to exceed \$490,000. On March 2, 2017, City Council approved a First Amendment for additional preconstruction services in an amount not to exceed \$381,200 for fabrication and delivery of twenty (20) test piles and two (2) overwater pile layout templates for a revised total Preconstruction Phase services fee of \$871,200. Skanska has completed the preconstruction phase services approved to date. On June 1, 2017 City Council approved the Second Amendment for the Partial GMP for the Marine Structural Work in the amount of \$17,579,847. On December 7, 2017, City Council approved the Third Amendment to incorporate the Final GMP in the amount of \$38,520,687. On August 2, 2018, City Council approved the Fourth Amendment to add \$55,000 in additional preconstruction services related to tenant improvements. On February 7, 2019 city council approved the Fifth Amendment to add Addendum No. 1 in the amount of \$711,371 for the Tampa Bay Watch Discovery center tenant improvements and Addendum No. 2 in the amount of \$400,000 to increase the Owner's Contingency in the GMP.

Acceptance of Addendum No. 3 for the upgrades to the Pier splash pad in the amount not to exceed \$174,150 includes adding an interactive control system to allow the regulation of the valves and lighting elements. Also included is the integration of the software and hardware systems to synchronize the splashing water with the lights and a music system that will be separately included by the City.

Acceptance of Addendum No. 4 for Pier Head building modifications in the amount not to exceed \$852,829 includes the cost to fit-out the deck level “back-of-house” space including staff restrooms, support spaces for janitorial, maintenance and operational activities, and long term secured bicycle storage. This addendum also includes modifications to the core & shell building to accommodate the needs of the primary Pier Head tenant occupying all five levels of the Pier Head building. This includes upgrade to the electric service panel, installation of slab penetrations to accommodate tenant mechanical, electric and plumbing requirements, structural modifications to the roof deck to accommodate tenant space and operating needs. Substantial Completion of the core & shell is scheduled for December 20, 2019 and the work of this Addendum is ongoing. City will coordinate partial occupancy of completed tenant fit-out spaces with Skanska and tenant contractor in a separate agreement and incorporate into an amendment to the Pier Head tenant lease for City Council approval.

A total of \$925,000 is being requested to be transferred from the funds authorized under the IRP Interlocal Agreement (Pier District Enhancements). This amount is requested as follows: a) the upgrades to the interactive control system for the Pier splash pad in the amount of \$175,000; b) the modifications to the Pier Head building core and shell due to tenant requirements in the amount of \$635,000; c) an increase in the overall project contingency in the amount of \$115,000.

The summary of Pier GMP’s to date is as follows:

Partial GMP No.1 for Marine Structure	\$ 17,579,847
Partial GMP No.2 for Balance of the Work	<u>\$ 18,098,487</u>
Final Base GMP Proposal	\$ 35,678,334
Acceptance of Project Enhancements	<u>\$ 2,842,353</u>
 Final GMP Proposal	 \$ 38,520,687
 Addendum No. 1 for TBW Discovery Center TI	 \$ 711,371 (approved)
Addendum No. 2 for additional Owner’s Contingency	\$ 400,000 (approved)
Addendum No. 3 for upgrades to the Splash Pad	\$ 174,150_(requested)
Addendum No. 4 for Pier Head building modifications	<u>\$ 852,829</u> (requested)
 <b>Revised Final GMP</b>	 <b>\$ 40,659,037</b>

**Recommendation:** Administration recommends City Council approve a resolution accepting Addendum No. 3 in an amount not to exceed \$174,150 submitted by Skanska USA Building, Inc. (“Skanska”) to the Guaranteed Maximum Price (“GMP”) proposal dated November 17, 2017 for upgrades to the interactive control system for the Pier splash pad; accepting Addendum No. 4 in an amount not to exceed \$852,829 submitted by Skanska to the GMP proposal dated November 17, 2017 for the Pier Head Building back of house and Core & Shell modifications; providing that the total GMP for the Pier Project shall not exceed

\$40,659,037; authorizing the Mayor or his designee to execute the Sixth Amendment to the Construction Manager at Risk Agreement with a GMP between the City of St. Petersburg, Florida, and Skanska dated July 13, 2015, as amended, to incorporate the above referenced addendums to the GMP proposal into such agreement, as amended; authorizing the City Attorney's office to make non-substantive changes to the Sixth Amendment; approving a transfer in the amount of \$925,000 from the unappropriated balance of the Downtown Redevelopment District Fund (1105) to the General Capital Improvement Fund (3001) to provide funding for the interactive control system upgrades to the splash pad, the modifications to the Pier Head building back of house and Core & Shell and for overall project contingency; authorizing a supplemental appropriation in the amount of \$925,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer to the Pier Visioning Project (11988); and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** A portion of the funding has been previously appropriated in the General Capital Improvement Fund (3001), Pier Visioning Project (ECID Project No. 09227-019; Oracle No. 11988). Additional funding in the amount of \$925,000 will be available after a transfer in the amount of \$925,000 from the unappropriated balance of the Downtown Redevelopment District Fund (1105) to the General Capital Improvement Fund (3001) and a supplemental appropriation in the amount of \$925,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer to the Pier Visioning Project (ECID Project No. 09227-019; Oracle No. 11988) for upgrades to the Pier splash pad. Pier Head building core & shell modifications and overall project contingency.

**ATTACHMENTS:** Resolution  
GMP Addendums 3 and 4

**APPROVALS:**

  
B Administrative

  
Budget

RESOLUTION NO. 2019-\_\_\_\_\_

A RESOLUTION ACCEPTING ADDENDUM NO. 3 IN AN AMOUNT NOT TO EXCEED \$174,150 SUBMITTED BY SKANSKA USA BUILDING, INC. ("SKANSKA") TO THE GUARANTEED MAXIMUM PRICE ("GMP") PROPOSAL DATED NOVEMBER 17, 2017 FOR UPGRADES TO THE INTERACTIVE CONTROL SYSTEM FOR THE PIER SPLASH PAD; ACCEPTING ADDENDUM NO. 4 IN AN AMOUNT NOT TO EXCEED \$852,829 SUBMITTED BY SKANSKA TO THE GMP PROPOSAL DATED NOVEMBER 17, 2017 FOR THE PIER HEAD BUILDING BACK OF HOUSE AND CORE & SHELL MODIFICATIONS; PROVIDING THAT THE TOTAL GMP FOR THE PIER PROJECT SHALL NOT EXCEED \$40,659,037; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE SIXTH AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT WITH A GMP BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA, AND SKANSKA DATED JULY 13, 2015, AS AMENDED, TO INCORPORATE THE ABOVE REFERENCED ADDENDUMS TO THE GMP PROPOSAL INTO SUCH AGREEMENT, AS AMENDED; AUTHORIZING THE CITY ATTORNEY'S OFFICE TO MAKE NON-SUBSTANTIVE CHANGES TO THE SIXTH AMENDMENT; APPROVING A TRANSFER IN THE AMOUNT OF \$925,000 FROM THE UNAPPROPRIATED BALANCE OF THE DOWNTOWN REDEVELOPMENT DISTRICT FUND (1105) TO THE GENERAL CAPITAL IMPROVEMENT FUND (3001) TO PROVIDE FUNDING FOR THE INTERACTIVE CONTROL SYSTEM UPGRADES TO THE SPLASH PAD, THE MODIFICATIONS TO THE PIER HEAD BUILDING BACK OF HOUSE AND CORE & SHELL AND FOR OVERALL PROJECT CONTINGENCY; AUTHORIZING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$925,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001), RESULTING FROM THE ABOVE TRANSFER TO THE PIER VISIONING PROJECT (11988); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida ("City") and Skanska USA Building, Inc. ("Skanska") entered into a Construction Manager at Risk Agreement with a Guaranteed Maximum Price ("GMP") on July 13, 2015, for Skanska to provide preconstruction and construction phase services for the new Pier; and

WHEREAS, following execution of the agreement, the City authorized Skanska to provide the preconstruction phase services in an amount not to exceed \$490,000; and

WHEREAS, on March 24, 2017, the City and Skanska executed the First Amendment for Skanska to provide additional preconstruction services which included fabrication and delivery of twenty (20) test piles and two (2) overwater pile layout templates in an amount not to exceed \$381,200 (for the total preconstruction phase costs not to exceed \$871,200); and

WHEREAS, on June 9, 2017, the City and Skanska executed the Second Amendment to incorporate the Partial GMP Proposal for the marine structural work in the amount of \$17,579,847 into the agreement, as amended; and

WHEREAS, on December 7, 2017, the City and Skanska executed the Third Amendment to incorporate

the Final GMP Proposal in an amount not to exceed \$38,520,687 (which included (i) the Partial GMP Proposal – Marine Structural Work and the Partial GMP Proposal – Balance of the Work in the amount of \$18,098,487, which are collectively the base GMP for the project, and (ii) the GMP proposal for the addition of three pier enhancement elements {the Plaza Pavilion, the Enhanced Splash Pad, and the Additional Breakwater} in the amount of \$2,842,353) into the agreement, as amended, to revise the disadvantaged worker and apprentices provision to clarify good faith efforts and retainer, and to modify other necessary provisions; and

WHEREAS, on August 2, 2018, the City and Skanska executed the Fourth Amendment for Skanska to provide additional preconstruction phase services related to the Pier head building tenant improvements, education building tenant improvements, and pavilion tenant improvements for an amount not to exceed \$55,000, and to revise the project schedule; and

WHEREAS, on February 7, 2019, the City and Skanska executed the Fifth Amendment to increase the GMP by an additional \$1,111,371 for construction of the Tampa Bay Watch Discovery Center tenant improvements and to increase the owner's contingency and to further revise the project schedule; and

WHEREAS, the City and Skanska desire to execute the Sixth Amendment to increase the GMP by an additional \$1,026,979 for (i) upgrades to the interactive control system for the Pier splash pad and (ii) the Pier head building back of house and core & shell modifications (for a total GMP for the Pier Project not to exceed \$40,659,037).

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that Addendum No. 3 in an amount not to exceed \$174,150 submitted by Skanska USA Building, Inc. ("Skanska") to the Guaranteed Maximum Price ("GMP") proposal dated November 17, 2017 for upgrades to the interactive control system for the Pier splash pad is hereby accepted.

BE IT FURTHER RESOLVED that Addendum No. 4 in the amount of \$852,829 submitted by Skanska to the GMP Proposal dated November 17, 2017 for the Pier head building back of house and core & shell modifications is hereby accepted.

BE IT FURTHER RESOLVED that the total GMP for the Pier Project shall not exceed \$40,659,037.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the Sixth Amendment to the Construction Manager at Risk Agreement with a GMP between the City of St. Petersburg, Florida, and Skanska dated July 13, 2015, as amended, to incorporate the above referenced Addendums to the GMP proposal into such agreement, as amended.

BE IT FURTHER RESOLVED that the City Attorney's Office is authorized to make non-substantive changes to the Sixth Amendment.

BE IT FURTHER RESOLVED that there is hereby approved the following transfer for FY19:

<u>Downtown Redevelopment District Fund (1105)</u>	
Transfer to: General Capital Improvement Fund (3001)	\$925,000

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer, the following supplemental appropriation for FY19:

<u>General Capital Improvement Fund (3001)</u>	
Pier Visioning Project (11988)	\$925,000




This resolution shall become effective immediately upon its adoption.

Approvals:

  
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City Attorney (Designee) 00440935

  
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Brijesh Prayman, P.E., ENV SP  
Engineering and Capital Improvements Director

  
\_\_\_\_\_  
Budget



March 13, 2019

**Mr. Brejesh Prayman, PE**  
Engineering and Capital Improvements Director  
City of St. Petersburg  
One 4<sup>th</sup> Street N.  
St. Petersburg, FL 33701

**Re: New St. Petersburg Pier**  
**Pier GMP Addendum #3 – Enhancements for Interactive Water Feature**

Dear Mr. Prayman:


Water Feature Enhancements, Alternates no. 1 & 2 as noted below, will be upgrading the Water Feature element of the New St. Petersburg Pier Project. Such upgrades include interactive control systems to allow for the regulation of valves and lighting elements. Also included in this GMP Addendum #3 is the integration of software and hardware systems to synchronize splashing water and lights with a future music system. The music system, independent from this proposal, will be sequenced to echo the gyrating waters & lights. This creates a more immersive product.

- **Alternate #1** **ADD \$ 103,935.00**  
*Enhancement to credit 40 solenoid valves and addition of 40 varioswitches.*
- **Alternate #2** **ADD \$ 48,212.00**  
*Enhancement to add music intergration capabilities including software & hardware that will allow for connection capability to a music system. This system will have ability to program interactive routines with the varioswitch valves and lighting system to "dance" and sync with the music. This includes programming up for up to 3 separate routines. This excludes the music system.*

See attached estimate summary that includes both alternates for your approval. If you have questions please do not hesitate to contact us.

Sincerely,

SKANSKA USA BUILDING INC.

  
Kenneth E. Duty  
Project Executive

Cc: Chuck Jablon – Account Manager  
Johnathan Meese – Preconstruction Director