

## **ST. PETERSBURG CITY COUNCIL**

**Meeting of July 11, 2019**

### **Report**

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

**SUBJECT:** A resolution accepting Addendum No. 11 in an amount not to exceed \$1,654,452 submitted by Skanska USA Building, Inc. ("Skanska") to the Guaranteed Maximum Price ("GMP") proposal dated April 3, 2018 for construction of the Gateway landscape and hardscape improvements; accepting Addendum No. 12 in an amount not to exceed \$200,000 submitted by Skanska to the GMP Proposal dated April 3, 2018 to increase the owner's contingency; providing that the total GMP for the Pier Approach Project shall not exceed \$26,661,296; authorizing the Mayor or his designee to execute the Tenth Amendment to the Construction Manager at Risk Agreement with a GMP between the City of St. Petersburg, Florida, and Skanska dated January 10, 2017, as amended, to incorporate the above referenced Addendums to the GMP proposal into the agreement, as amended; authorizing the City Attorney's office to make non-substantive changes to the Tenth Amendment; approving a transfer in the amount of \$1,084,452 from the unappropriated balance of the Downtown Redevelopment District Fund (1105) to the General Capital Improvement Fund (3001) to provide funding for Gateway landscape and hardscape improvements; approving a supplemental appropriation in the amount of \$1,084,452 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer to the Pier Gateway Project (16604); approving a transfer in the amount of \$200,000 from the unappropriated balance of the Downtown Redevelopment District Fund (1105) to the General Capital Improvement Fund (3001) to provide funding for owner's contingency; approving a supplemental appropriation in the amount of \$200,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer to the Pier Approach Project (15377); approving a transfer in the amount of \$380,000 from the unappropriated balance of the Stormwater Utility Operating Fund (4011) to the Stormwater Drainage Capital Projects Fund (4013); approving a supplemental appropriation in the amount of \$380,000 from the increase in the unappropriated balance of the Stormwater Drainage Capital Projects Fund (4013), resulting from the above transfer, to the Pier Gateway Stormwater Project (17160); 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 January 10, 2017 ("Contract") for Skanska to provide preconstruction and construction phase services for the Pier Approach Project. On April 19, 2018, City Council accepted a GMP Proposal dated April 3, 2018 in the amount of \$15,030,610 for construction of the Pier Approach and approved a First Amendment to the Skanska Agreement.

On June 14, 2018, City Council accepted Addendum No. 1 to the GMP Proposal dated April 3, 2018 for the procurement of sixty-four (64) 14" precast concrete piles for the Doc Ford Restaurant in the amount of \$185,239 and the City and Skanska executed the Second Amendment. On July 19, 2018 City Council accepted Addendum No. 2 to the GMP Proposal for the installation of the piles to support the Doc Ford structure in the amount of \$581,611 and the approval of the Third Amendment. On August 2, 2018 City

Council approved the Fourth Amendment to the Skanska CMAR Agreement adding \$20,000 for preconstruction phase services for the Janet Echelman net sculpture infrastructure installation. On August 23, 2018 City Council accepted Addendum No. 3 and approved the Fifth Amendment to the Skanska CMAR Agreement for the Doc Ford Restaurant structural support system in the amount of \$1,085,737. On October 4, 2018 City Council accepted Addendum No. 4 and approved the Sixth Amendment to the Skanska CMAR Agreement for the replacement of approximately 696 linear feet of existing seawall at the North Yacht basin in the amount of \$2,964,769. On January 3, 2019 City Council accepted Addendum No. 5 for the complete Doc Ford Core & Shell in the amount of \$1,835,532 and the City executed the Seventh Amendment. March 14, 2019 City Council accepted Addendum No. 6 for fabrication and installation of the market kiosks in the amount not to exceed \$262,612; Addendum No. 7 for the installation of the JEI net sculpture City Infrastructure in the not to exceed amount of \$1,403,491; and Addendum No. 8 to increase the owner's contingency in the not to exceed amount of \$200,000 and the City executed the Eighth Amendment. On April 18, 2019 City Council accepted Addendum No. 9 for installation of the Earthscape Play Equipment and safety surfacing in the amount not to exceed \$478,824 and Addendum No. 10 for the emergency repairs to two sections of adjoining seawalls in the not to exceed amount of \$778,419 and the City executed the Ninth Amendment

Acceptance of Addendum No. 11 is for the construction of the Gateway landscape and hardscape improvements within the 2<sup>nd</sup> Ave. North right-of-way, between Bay Shore Blvd. and Beach Drive for the not to exceed amount of \$1,654,452. The work consists of reducing the travel lanes from four lanes to two, removal of the center median, reconstruction of the curbs, gutters, sidewalks, landscape, irrigation and lighting to create a wider pedestrian link between Beach Drive and the entrance to the Pier. Stormwater improvements in the right-of-way are also included. A total of \$846,698 is being requested to be transferred from the funds authorized under the IRP Interlocal Agreement for Downtown Transportation and Parking Improvements. A total of \$237,754 is being requested to be transferred from the funds authorized under the IRP Interlocal Agreement for Waterfront, Transit and Parking Improvements.

Acceptance of Addendum No. 12 increases the Owner's Contingency within the Pier Approach GMP from \$500,000 to \$700,000. The Pier Approach project has continued to encounter several unforeseen conditions. These range from underground structures, unanticipated soil conditions, site utility conflicts and other unforeseen issues. A total of \$200,000 is being requested to be transferred from the funds authorized under the IRP Interlocal Agreement for Enhancements to the Municipal Pier Project. The additional owner's contingency is requested to provide enough funds in the event of additional unforeseen cost given the roughly six months of construction duration pending.

The revised GMP for the Project includes the following:

Pier Approach GMP Proposal – First Amendment	\$15,030,610
Doc Ford Pile Procurement – Addendum No. 1	\$ 185,239
Doc Ford Pile Installation – Addendum No. 2	\$ 581,611
Doc Ford Structure Only – Addendum No. 3	\$ 1,085,737
North Basin Seawall – Addendum No. 4	\$ 2,964,769

Doc Ford Full Core & Shell – Addendum No. 5	\$ 1,835,532
Fabrication and Installation of Market Kiosks – Addendum No. 6	\$ 262,612
Construction of JEI Infrastructure – Addendum No. 7	\$ 1,403,491
Increase to Owner’s Contingency- Addendum No. 8	\$ 200,000
Installation of Play Equipment and Surfacing – Addendum No. 9	\$ 478,824
Seawall Repairs at Central & North Basins – Addendum No. 10	\$ 778,419
Construction of Gateway – Addendum No. 11	\$ 1,654,452 (requested)
Increase to Owner’s Contingency – Addendum No. 12	\$ <u>200,000</u> (requested)
Revised Total GMP for Pier Approach Project	\$26,661,296

After approval by City Council, the City and Skanska will execute the Tenth Amendment to the contract.

**RECOMMENDATION:** Administration recommends City Council approval of the attached resolution accepting Addendum No. 11 in an amount not to exceed \$1,654,452 submitted by Skanska USA Building, Inc. (“Skanska”) to the Guaranteed Maximum Price (“GMP”) proposal dated April 3, 2018 for construction of the Gateway landscape and hardscape improvements; accepting Addendum No. 12 in an amount not to exceed \$200,000 submitted by Skanska to the GMP Proposal dated April 3, 2018 to increase the owner’s contingency; providing that the total GMP for the Pier Approach Project shall not exceed \$26,661,296; authorizing the Mayor or his designee to execute the Tenth Amendment to the Construction Manager at Risk Agreement with a GMP between the City of St. Petersburg, Florida, and Skanska dated January 10, 2017, as amended, to incorporate the above referenced Addendums to the GMP proposal into the agreement, as amended; authorizing the City Attorney’s office to make non-substantive changes to the Tenth Amendment; approving a transfer in the amount of \$1,084,452 from the unappropriated balance of the Downtown Redevelopment District Fund (1105) to the General Capital Improvement Fund (3001) to provide funding for Gateway landscape and hardscape improvements; approving a supplemental appropriation in the amount of \$1,084,452 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer to the Pier Gateway Project (16604); approving a transfer in the amount of \$200,000 from the unappropriated balance of the Downtown Redevelopment District Fund (1105) to the General Capital Improvement Fund (3001) to provide funding for owner’s contingency; approving a supplemental appropriation in the amount of \$200,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer to the Pier Approach Project (15377); approving a transfer in the amount of \$380,000 from the unappropriated balance of the Stormwater Utility Operating Fund (4011) to the Stormwater Drainage Capital Projects Fund (4013); approving a supplemental appropriation in the amount of \$380,000 from the increase in the unappropriated balance of the Stormwater Drainage Capital Projects Fund (4013), resulting from the above transfer, to the Pier Gateway Stormwater Project (17160); and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** A portion of the funding for Addendum No. 11 has been previously appropriated in the Citywide Infrastructure CIP Fund (3027) Street & Road Imps FY19 Project (16741) in the amount of \$120,000 and in the General Operating Fund (0001) Street Lighting Support Division (130.1027) in the amount of \$70,000. Additional funds for Addendum No. 11 will be

available after the following: approval of a transfer in the amount of \$1,084,452 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 \$1,084,452 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer to the Pier Gateway Project (16604); approval of a transfer in the amount of \$380,000 from the unappropriated balance of the Stormwater Utility Operating Fund (4011) to the Stormwater Drainage Capital Projects Fund (4013) and a supplemental appropriation in the amount of \$380,000 from the increase in the unappropriated balance of the Stormwater Drainage Capital Projects Fund (4013), resulting from the above transfer, to the Pier Gateway Stormwater Project (17160). Funding in the amount of \$200,000 for Addendum No. 12 to increase the owner's contingency will be available after a transfer in the amount of \$200,000 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 \$200,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer to the Pier Approach Project (15377).

**ATTACHMENTS:** Resolution  
Addendum Nos. 11 and 12

**APPROVALS:**

  
Administrative

  
Budget

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

A RESOLUTION ACCEPTING ADDENDUM NO. 11 IN AN AMOUNT NOT TO EXCEED \$1,654,452 SUBMITTED BY SKANSKA USA BUILDING, INC. ("SKANSKA") TO THE GUARANTEED MAXIMUM PRICE ("GMP") PROPOSAL DATED APRIL 3, 2018 FOR CONSTRUCTION OF THE GATEWAY LANDSCAPE AND HARDSCAPE IMPROVEMENTS; ACCEPTING ADDENDUM NO. 12 IN AN AMOUNT NOT TO EXCEED \$200,000 SUBMITTED BY SKANSKA TO THE GMP PROPOSAL DATED APRIL 3, 2018 TO INCREASE THE OWNER'S CONTINGENCY; PROVIDING THAT THE TOTAL GMP FOR THE PIER APPROACH PROJECT SHALL NOT EXCEED \$26,661,296; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE TENTH AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT WITH A GMP BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA, AND SKANSKA DATED JANUARY 10, 2017, AS AMENDED, TO INCORPORATE THE ABOVE REFERENCED ADDENDUMS TO THE GMP PROPOSAL INTO THE AGREEMENT, AS AMENDED; AUTHORIZING THE CITY ATTORNEY'S OFFICE TO MAKE NON-SUBSTANTIVE CHANGES TO THE TENTH AMENDMENT; APPROVING A TRANSFER IN THE AMOUNT OF \$1,084,452 FROM THE UNAPPROPRIATED BALANCE OF THE DOWNTOWN REDEVELOPMENT DISTRICT FUND (1105) TO THE GENERAL CAPITAL IMPROVEMENT FUND (3001) TO PROVIDE FUNDING FOR GATEWAY LANDSCAPE AND HARDSCAPE IMPROVEMENTS; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$1,084,452 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001), RESULTING FROM THE ABOVE TRANSFER TO THE PIER GATEWAY PROJECT (16604); APPROVING A TRANSFER IN THE AMOUNT OF \$200,000 FROM THE UNAPPROPRIATED BALANCE OF THE DOWNTOWN REDEVELOPMENT DISTRICT FUND (1105) TO THE GENERAL CAPITAL IMPROVEMENT FUND (3001) TO PROVIDE FUNDING FOR OWNER'S CONTINGENCY; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$200,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001), RESULTING FROM THE ABOVE TRANSFER TO THE PIER APPROACH PROJECT (15377); APPROVING A TRANSFER IN THE AMOUNT OF \$380,000 FROM THE UNAPPROPRIATED BALANCE OF THE STORMWATER UTILITY OPERATING FUND (4011) TO THE STORMWATER DRAINAGE CAPITAL PROJECTS FUND (4013); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$380,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE STORMWATER DRAINAGE CAPITAL PROJECTS FUND (4013), RESULTING FROM THE ABOVE TRANSFER, TO THE PIER GATEWAY STORMWATER PROJECT (17160); 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 January 10, 2017, for Skanska to provide preconstruction and construction phase services for the Pier Approach Project; and

**WHEREAS**, on April 19, 2018, the City and Skanska executed the First Amendment to (i) incorporate the GMP Proposal in an amount not to exceed \$15,030,610 dated April 3, 2018, into agreement, (ii) add additional

preconstruction phase services, (iii) revise the disadvantaged worker and apprentices provision to clarify good faith efforts and retainer, and (iv) modify other necessary provisions; and

**WHEREAS**, on June 14, 2018, the City and Skanska executed the Second Amendment to increase the GMP by an additional \$185,239 for pile procurement for the Doc Ford's Restaurant; and

**WHEREAS**, on July 19, 2018, the City and Skanska executed the Third Amendment to increase the GMP by an additional \$581,611 for installation of the piles procured for the Doc Ford's Restaurant; 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 Janet Echelman net sculpture for an amount not to exceed \$20,000; and

**WHEREAS**, on September 7, 2018, the City and Skanska executed the Fifth Amendment to increase the GMP by an additional \$1,085,737 for the installation of the structural system for the Doc Ford's Restaurant and to revise the project schedule; and

**WHEREAS**, on October 4, 2018, the City and Skanska executed the Sixth Amendment to increase the GMP by an additional \$2,964,769 for the construction of the new North Yacht Basin Seawall adjacent to the New St. Pete Pier™; and

**WHEREAS**, on January 3, 2019, the City and Skanska executed the Seventh Amendment to increase the GMP by an additional \$1,835,532 for completion of the construction of the Doc Ford's Full Core & Shell and to revise the project schedule; and

**WHEREAS**, on March 14, 2019, the City and Skanska executed the Eighth Amendment to increase the GMP by an additional \$1,866,103 for (i) fabrication and installation of the market kiosks, (ii) an increase in the amount of the City's contingency, and (iii) construction of the City infrastructure required to support, install and illuminate Janet Echelman Inc. (JEI) net sculpture; and

**WHEREAS**, on April 19, 2019, the City and Skanska executed the Ninth Amendment to increase the GMP by an additional \$1,257,243 for (i) installation of the play equipment and safety surfacing and (ii) repairs to seawalls in the North and Central Yacht Basins; and

**WHEREAS**, the City and Skanska desire to execute the Tenth Amendment to increase the GMP (as previously increased) by an additional \$1,854,452 (i) for the construction of the Gateway landscape and hardscape improvements and (ii) to increase the owner's contingency (for a total GMP for the Pier Approach Project not to exceed \$26,661,296).

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of St. Petersburg, Florida, that Addendum No. 11 in an amount not to exceed \$1,654,452 submitted by Skanska USA Building, Inc. ("Skanska") to the Guaranteed Maximum Price ("GMP") proposal dated April 3, 2018 for the construction of the Gateway landscape and hardscape improvements is hereby accepted.

**BE IT FURTHER RESOLVED** that Addendum No. 12 in the amount of \$200,000 submitted by Skanska to the GMP proposal dated April 3, 2018 to increase the owner's contingency is hereby accepted.

**BE IT FURTHER RESOLVED** that the total GMP for the Pier Approach Project shall not exceed \$26,661,296.

**BE IT FURTHER RESOLVED** that the Mayor or his designee is authorized to execute the Tenth Amendment to the Construction Manager at Risk Agreement with a GMP between the City of St. Petersburg, Florida, and Skanska dated January 10, 2017, as amended, to incorporate the above referenced addendums to the GMP proposal into the agreement, as amended.

**BE IT FURTHER RESOLVED** that the City Attorney's Office is authorized to make non-substantive changes to the Tenth 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)	\$1,084,452

**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 transfers, the following supplemental appropriation for FY19:

<u>General Capital Improvement Fund (3001)</u>	
Pier Gateway Project (16604)	\$1,084,452

**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)	\$200,000

**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 transfers, the following supplemental appropriation for FY19:

<u>General Capital Improvement Fund (3001)</u>	
Pier Approach Project (15377)	\$200,000

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

<u>Stormwater Utility Operating Fund (4011)</u>	
Transfer to: Stormwater Drainage Capital Projects Fund (4013)	\$380,000

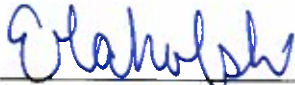
**BE IT FURTHER RESOLVED** that there is hereby approved from the increase in the unappropriated balance of the Stormwater Drainage Capital Projects Fund (4013), resulting from the above transfers, the following supplemental appropriation for FY19:



<u>Stormwater Drainage Capital Projects Fund (4013)</u>	
Pier Gateway Stormwater Project (17160)	\$380,000

This resolution shall become effective immediately upon its adoption.

APPROVALS:

  
\_\_\_\_\_  
City Attorney (Designee)

  
\_\_\_\_\_  
Budget 00457249 FINAL

  
\_\_\_\_\_  
Brejesh Prayman, P.E., ENV SP  
Engineering and Capital Improvements Director  
  
\_\_\_\_\_  
Claude D. Tankersley, P.E.  
Public Works Administrator



June 24, 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: St. Petersburg Pier Approach**  
**Pier Approach GMP Addendum #12 – Additional Owner's Contingency Allowance**

Dear Mr. Prayman:

We are pleased to provide you with this proposal to increase the Owner's Contingency Allowance for the St. Petersburg Pier Approach.

• <b>Additional Owners Contingency Allowance</b>	<b>\$ 200,000.00</b>
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If you have questions please do not hesitate to contact us.

Sincerely,

SKANSKA USA BUILDING INC.

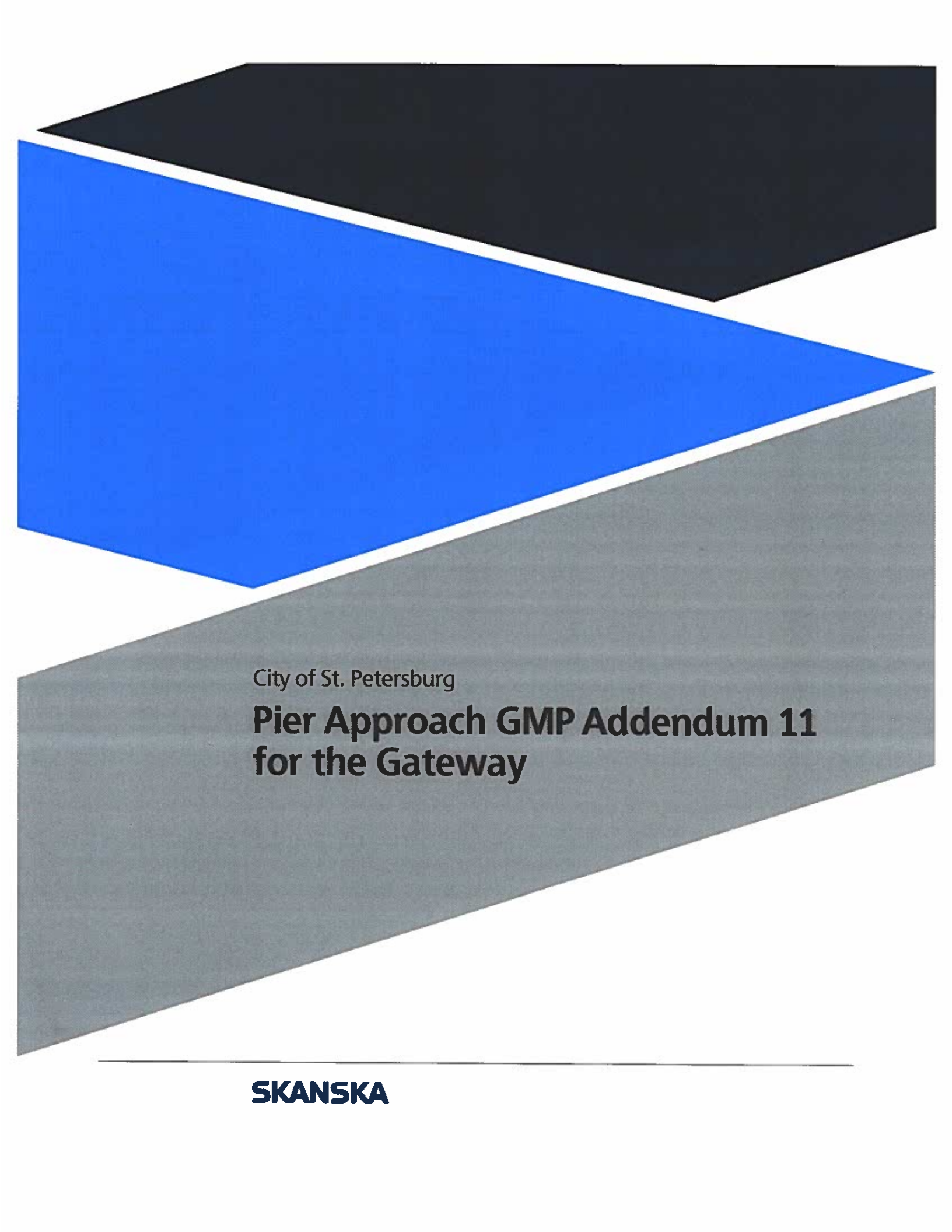
A handwritten signature in blue ink, appearing to read "Kenneth E. Duty".

Kenneth E. Duty  
Project Executive

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

6/24/2019

Description	Pier Approach GMP Addendum No. 12 Totals
<b>Direct Cost</b>	
<b>BUILDING PERMIT</b>	NIC
<b>CONSTRUCTION CONTINGENCY</b>	N/A
Subcontractor Default Insurance	N/A
CCIP	N/A
Sub Total	N/A
<b>GENERAL CONDITIONS</b>	
General Conditions (Lump Sum)	N/A
<b>CM FEES</b>	
Construction Management Fees	N/A
<b>INSURANCES &amp; BOND</b>	
Builders risk insurance	N/A
Performance & Payment Bond	N/A
<b>SUBTOTAL</b>	N/A
<b>ADDITIONAL OWNER'S CONTINGENCY ALLOWANCE</b>	
(Soft Costs Contained Within Allowance)	200,000
<b>CONTRACT TOTALS</b>	200,000



City of St. Petersburg

**Pier Approach GMP Addendum 11  
for the Gateway**

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**SKANSKA**

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<b>5</b>	Project Schedule
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# **1** Pier Approach GMP Addendum 11 for the Gateway Estimate Summary

- Executive Summary
- Cost Summary

## 1

## Pier Approach GMP Addendum 11 for the Gateway Estimate

### Executive Summary

Pier Approach GMP Addendum 11 for the Gateway Estimate is based upon the documents prepared by the W Architecture and Landscape Architects LLC, and their respective consultants (A/E Team) which are itemized in the Document List of this proposal. Further project scope definition has been developed by Skanska USA Building Inc., and various assumptions that are attached to this proposal.

### Estimate components

Pier Approach GMP Addendum 11 for the Gateway Estimate \$1,654,452

### Project Description

The “Gateway” enhancement to the Pier Approach project allows a contiguous revitalized connector of 2nd Avenue NE from Beach to Bayshore Drive flowing directly into the Pier District’s Market Promenade area. The work includes the demolition of 2nd Ave NE between Beach and Bayshore Drives removing all trees, sidewalks, bollards, light poles, the center median as well as the existing stormwater piping and structures. New work will include new stormwater piping, irrigation, street / pedestrian lighting, new landscaping and hardscape consistent with the Market Promenade of the Pier Approach, new curb and gutters, and new Asphalt Drive Lanes, striping and signage.

Skanska has developed and enclosed a Project Schedule, which indicates the schedule objectives for the project. See Section 5 for schedule:

- Substantial Completion of the Gateway February 5<sup>th</sup>, 2020

The following additional milestone dates are anticipated within the Project Schedule in order to achieve the contractual dates listed above:

- City Council Approval Date July 11<sup>th</sup>, 2019
- Notice To Proceed July 12<sup>th</sup>, 2019

## Cost Summary

Following is the Cost Summary breakdown.

# SKANSKA

Pier Approach GMP  
Addendum 11 for the  
Gateway

6/24/2019

Description

Pier Approach  
GMP Addendum  
11 for the  
Gateway Totals

## Estimate Summary

1 Sitework - Demolition, Earthwork, Storm Sewer, Utility Adjustments, Paving, Curbs, Striping	904,370
2 Temporary Fencing	5,000
3 Landscaping	82,243
4 Irrigation (Allowance)	16,130
5 Hardscape	249,533
6 Electric	61,168
7 Layout/ Logistics	10,000
8 Materials Testing (Allowance)	10,000

**Direct Cost** **1,338,444**

**BUILDING PERMIT** **NIC**

**CONSTRUCTION CONTINGENCY** **46,846**

**SUBCONTRACTOR DEFULT INSURANCE** **19,671**

**CCIP % OF** **42,685**

**Sub Total** **1,447,646**

## GENERAL CONDITIONS

**General Conditions (Lump Sum)** **115,812**

## CM FEES

**Construction Management Fees** **57,906**

## INSURANCES & BOND

**Builders risk insurance** **16,545**

**Performance & Payment Bond** **16,545**

**SUBTOTAL** **1,654,452**

**OWNER'S CONTINGENCY ALLOWANCE FOR UNFORSEEN CONDITIONS** **Excluded**

**CONTRACT TOTALS** **1,654,452**

## **2** Pier Approach GMP Addendum 11 for the Gateway Estimate

- Introduction
- Insurances and Bonds
- Standard Qualifications
- Scope Specific Qualifications
- Allowances/ Alternates

## Pier Approach GMP Addendum 11 for the Gateway Estimate

### Introduction

This section of the Pier Approach GMP Addendum 11 for the Gateway describes modifications, conceptualizations, and exclusions.

No cost or time has been accounted for in the Pier Approach GMP Addendum 11 for the Gateway Estimate to address the issue of any items identified as "excluded". For those items that are clarified, qualified and/or based upon an assumption, the Pier Approach GMP Addendum 11 for the Gateway Estimate reflects only the cost and time of the element as assumed or clarified.

Skanska's Pier Approach GMP Addendum 11 for the Gateway Estimate is based upon the following:

1. Document log provided in Section 3.
2. Skanska's Pier Approach GMP Addendum 11 for the Gateway Estimate dated June 24<sup>th</sup>, 2019.
3. The qualifications mentioned in this proposal.

### Insurances and Bonds

#### Insurances:

- 1 Builders Risk Insurance is carried as an allowance and will be amended/ reconciled at project completion.
- 2 Skanska shall furnish a Contractor Controlled Insurance Program ("CCIP") providing for the insurance coverages identified below. The CCIP shall only cover on-site exposures and enrolled participants. Owner shall pay Skanska for CCIP premiums calculated as 2.58% of the Guaranteed Maximum Price:
  - On-Site General Liability, including Products & Completed Operations coverage for ten (10) years;
  - On-Site Workers Compensation and Employers Liability, including USL&H and Jones Act coverage;
  - \$100M in Excess Liability Limits Contractor Controlled Insurance Program (CCIP) Insurance is included at 2.58%.

#### Bonds:

1. Payment and Performance Bond is carried as an allowance and will be amended/ reconciled at project completion.
2. In lieu of bonding its Subcontractors, Skanska shall maintain subcontractor default insurance ("SDI") for the protection of the Skanska and the Owner against the default of Subcontractors. The cost of the SDI program will be included in the Cost of the Work included in the Guaranteed Maximum Price calculation. Owner shall pay Skanska for SDI premiums calculated as 1.42% of the Cost of the Work less General Conditions Costs for SDI.

### Coordination with other Contractors

This Pier Approach GMP Addendum 11 for the Gateway Estimate is based on the assumption that the Owner's contractors and all other parties performing construction work at the project site, not under

direct contract with Skanska will:

1. Comply with Skanska's site specific safety program and maintain an injury free environment.
2. This Pier Approach GMP Addendum 11 for the Gateway Estimate is based on the expectation that all pre-purchased items to be provided by the Owner will be provided without delay or disruption per Skanska's schedule attached.
3. This Pier Approach GMP Addendum 11 for the Gateway assumes any separate contractors hired by the Owner will not interfere with the operation of Skanska.
4. This Pier Approach GMP Addendum 11 for the Gateway Estimate relies on and assumes Owner's other contractors working according to Skanska's project schedule, and will achieve system and area completion dates according to that schedule.
5. This Pier Approach GMP Addendum 11 for the Gateway Estimate relies on and assumes Owner's other contractors will perform work so as to not impact Skanska's ability to perform its work in accordance with its project logistics plan.
6. This Pier Approach GMP Addendum 11 for the Gateway Estimate relies on and assumes Owner's other contractors will provide detailed schedule, logistics, and technical information, when and as requested by Skanska so as to enable Skanska to maintain or accelerate elements of its schedule, maintain its overall schedule and achieve necessary milestone completion dates.
7. This Pier Approach GMP Addendum 11 for the Gateway Estimate relies on and assumes Owner's other contractors will provide and maintain insurance as required by the city, consistent with the requirements in Skanska's agreement with the City and providing Skanska the same protections as the City requires themselves such as insurance coverages, coverage limits, indemnify and hold Skanska harmless, waivers of subrogation, listing Skanska as an additional insured party of all policies, etc.

## Standard Qualifications

The following are the Standard Qualifications for the Pier Approach GMP Addendum 11 for the Gateway Estimate project:

1. Consistent with the Pier Approach CMAR GMP, we have included Lump Sum GCs & GRs.
2. In preparing the Pier Approach GMP Addendum 11 for the Gateway Estimate and the project schedule, Skanska relies on the construction documents to be fully designed, fully coordinated, code compliant, and accepted by the appropriate agencies and other applicable parties.
3. The cost of changes to the construction documents due to permit comments or conditions issued to Skanska following the delivery and acceptance of the Pier Approach GMP Addendum 11 for the Gateway Estimate are excluded.
4. Property, business operations and other taxes related to the Project Site and the operation of the project have not been included.
5. All sales tax on material is included.
6. Third party agency testing and inspection services have not been included, unless otherwise noted. Materials testing for soil densities and concrete testing have been included as an allowance.

7. Due to turnaround requirements dictated by the City and the Schedule. No advertising took place for this work and this added work has been priced by existing subcontractors already engaged on the project and awarded as change orders to their work.
8. All extended warranties included in the specifications, including the material/labor warranties, shall be assigned to Owner following the Skanska's one year repair/replacement obligation under the Contract. Thereafter, Skanska shall only be responsible for assisting reasonably the Owner in enforcing those warranties provided by the manufacturers, suppliers and subcontractors.
9. No archaeological remediation is included.
10. Skanska assumes unfettered access to the Project Site at all times. The Pier Approach GMP Addendum 11 for the Gateway Estimate does not anticipate any stoppage or interruption of work as a result of operations by others or other site restrictions or interferences. The City will provide written notice of any activities in downtown St. Petersburg that could result in disruptions to site ingress/egress and both parties will work cooperatively to resolve any potential disruptions.
11. All fees including utility company, public agency reviews or approvals and associated fees are not included.
12. Threshold inspection costs are not included.
13. The Owner shall be responsible for obtaining permits as set forth in Contract. Building permit costs are not included.
14. Pier Approach GMP Addendum 11 for the Gateway Estimate is based on the City's acceptance and execution of the Amendment and issuance of the Notice to Proceed (NTP) July 12<sup>th</sup>, 2019. The Substantial Completion is directly linked to this date and shall adjust to a later date equal to the NTP being issued on a later date than noted above.
15. Use of union labor/prevaling wage is not included.
16. Delegated design is not included.
17. We exclude all unforeseen conditions related to underground obstructions from previous seawalls, buildings, rock, buried debris and buried organics, existing underground utilities either not shown or in conflict with new utilities and design. These will be considered changes to the work and any direction / coordination regarding same will be covered out of the owner's contingency or change order.
18. Pier approach design modifications and costs for changes in that scope of work are excluded from this estimate and will be addressed as changes to the approach contract.
19. Pier Approach GMP Addendum 11 for the Gateway Estimate assumes the Architect/ Engineers design complies with all requirements prescribed in Owner standards or guidelines.
20. Pier Approach GMP Addendum 11 for the Gateway Estimate does not include any costs associated with reviews by insurance underwriters such as IRI or FM.
21. "Time is of the essence" clauses are only applicable to the Substantial Completion of the Pier Approach Project.
22. Pier Approach GMP Addendum 11 for the Gateway Estimate assumes no working hour restrictions.

- 23. Excludes signalization and controls work in its entirety.
- 24. Excludes any underground technology infrastructure time and cost.
- 25. Irrigation carried as an allowance.
- 26. Tree demolition per tree mitigation plan is included.

## Scope Specific Qualifications

### Pier Approach GMP Addendum 11 for the Gateway:

- 1** Plan and plant legend are in conflict, plants and quantities are provided per plant schedule:
  - Silver Bismarck Palm: 8 each
  - Jacaranda: 2 each
  - Royal Palm: 25 each
  - Black Magic: 21 each
  - Petra Croton: 184 each
  - Philodendron: 50 each
  - Coonite Palm: 83 each
- 2** All shrub material is priced per container size regardless of size.
- 3** The City of St. Petersburg to furnish and install all signalization and associated signalization work and all overhead-mounted signage required at a later date.
- 4** The drilled shafts and associated foundation work for the (2) indicated mast arms is excluded.
- 5** Does not include any hazardous waste material removal.
- 6** Changes to the pier approach drawings and scope of work are not included in Gateway proposal, to be coordinated, priced, and submitted separately under the Pier Approach project once coordinated bulletin issued.
- 7** Sidewalk included as 6", 4000 psi, with wire welded fabric matching Pier Approach on compacted subgrade. Standard concrete priced, no colored/ decorative concrete priced.
- 8** 5,231 sf of St. Augustine sod carried as an allowance. This figure to be reconciled at conclusion and adjusted based on unit pricing.
- 9** Relocation or adjustments of existing 3<sup>rd</sup> party utilities rely on 3<sup>rd</sup> parties working in accordance with Skanska's schedule; time is of the essence. If 3<sup>rd</sup> party utilities do not honor project schedule the end date will be extended corresponding to 3<sup>rd</sup> party delay.
- 10** This proposal includes limited scope from the "Pier Approach 2<sup>nd</sup> Ave NE Improvements 100% Plans" produced by Kimley-Horn. Only the signing and marking drawings 11380-13 and 11380-14, the signing and marking plan sheets, have scope per this proposal. The rest of the sheets within the "Pier Approach 2<sup>nd</sup> Ave NE Improvements 100% Plans" are excluded from this proposal.
- 11** The East bus drop off is not included in the Gateway proposal and will be included as part of the Pier Approach Project changes noted in item 6 above.
- 12** Asphalt milling and resurfacing involved with the bus stop areas are included in conjunction with the milling and resurfacing on Bayshore drive.
- 13** Proposal includes temporary-permanent striping on newly installed asphalt paving. Skanska will return to install thermoplastic striping after required cure time.
- 14** Existing City owned light poles are to be removed as followed: disconnected by contractor, removed by contractor, and salvaged by the City. This is to be coordinated with the City utility

department.

- 15** The milling and resurfacing of 2<sup>nd</sup> Ave West of Beach Drive, required for striping removal, is to be performed in conjunction with other mobilizations on 2<sup>nd</sup> Ave East of Beach Drive.
- 16** Crosswalk East of Beach Drive within Gateway project limit lines is to be demolished and re-built with existing pavers. All other crosswalks are demolished as per the demolition plan, paved with asphalt pavement, and striped with thermoplastic striping.
- 17** The drawing index with title "100% Gateway Documents" is a tabular graphic listing drawings to be used for Gateway proposal. This was created by Skanska to help qualify which drawings are to be used in this proposal as a document log or drawing index was never provided by design team.
- 18** (27) bollards are included. Bollards are to be typical fixed Pier approach bollard. Bollard quantity changes on Approach are excluded from this proposal.
- 19** Curb lines & limits of hardscape as shown on the Civil, Hardscape, and Landscape drawings for both the Gateway and Approach have shifted from previously issued sheets. However, other disciplines, including lighting and electric do not reflect these changes.
- 20** The Date and Christmas palms within the center median, tree numbers 298 through 306 are to be salvaged either by the city of St. Petersburg. This is to be done prior to Skanska's scheduled mobilization.
- 21** Lighting in this proposal includes 9-AP 1 poles, 9-AL2 fixtures, and 9-AL3 fixtures. According to the drawings, these poles and fixtures are to match the Pier Approach pole and fixture design.
- 22** All lighting and electric within Gateway is to be serviced from existing parks department panels.
- 23** Benches and their foundations as shown in the drawings are excluded.
- 24** Reconnection of poles that are designed to remain in South Straub Park, not indicated on drawings, within the circuit of poles to be removed in the gateway, is included.

## ALLOWANCES

In order to provide the Pier Approach GMP Addendum 11 for the Gateway Estimate per Owner's requested delivery date, a number of cost allowances had to be established. These allowances are intended to provide for all direct construction costs associated with each of these items. Indirect costs are not included in allowances.

- 1 Builders Risk Allowance: \$16,545
- 2 Bond: \$16,545
- 3 Soil Densities/ Concrete Testing: \$10,000
- 4 Irrigation: \$16,130

## ALTERNATES

- 1 Platypus tree anchors in lieu of palm battens 4x4 Add Alternate: \*\$ 12,746
  - \* Does not include soft costs

### **3 Document Log**

The Document Log that follows represents the information that forms the Pier Approach GMP Addendum 11 for the Gateway Estimate and associated clarifications defined herein.

**EXHIBIT "B"**  
**DOCUMENT LOG**

**GATEWAY 100% PLANS**

DRAWING NO.	DRAWING TITLE	DATE	SET
NA	COVER	NA	GATEWAY 100%

**CIVIL**

C-2.10	PAVEMENT PLAN	03-07-2019	GATEWAY 100%
C-3.01	DEMOLITION PLAN	03-07-2019	GATEWAY 100%
C-4.01	SITE PLAN	03-07-2019	GATEWAY 100%
C-5.01	GRADING PLAN	03-07-2019	GATEWAY 100%
C-5.14	HYDROINTERNATIONAL DOWNSTREAM DEFENDER DETAILS	03-07-2019	GATEWAY 100%
C-6.01	UTILITY PLAN	03-07-2019	GATEWAY 100%

**HARDSCAPE**

H-1	CONCRETE SCORING PLAN	03-07-2019	GATEWAY 100%
H-2	HARDSCAPE DETAILS	03-07-2019	GATEWAY 100%

**IRRIGATION**

I-1	IRRIGATION PLAN	03-07-2019	GATEWAY 100%
I-3	IRRIGATION NOTES	03-07-2019	GATEWAY 100%

**LANDSCAPE**

L-1	LANDSCAPE PLAN	03-07-2019	GATEWAY 100%
L-2	LANDSCAPE DETAILS	03-07-2019	GATEWAY 100%
L-3	LANDSCAPE NOTES	03-07-2019	GATEWAY 100%

**LIGHTING**

L-5.02	POLE SCHEDULE	03-01-2019	GATEWAY 100%
L-5.10	LIGHTING DETAILS	11-01-2017	GATEWAY 100%
L-5.40	SITE LIGHTING PLAN	03-01-2019	GATEWAY 100%

**ELECTRIC**

E-1.10	ELECTRICAL DEMOLITION PLAN	01-05-2018	GATEWAY 100%
E-2.20	ELECTRICAL RENOVATION PLAN	03-01-2019	GATEWAY 100%

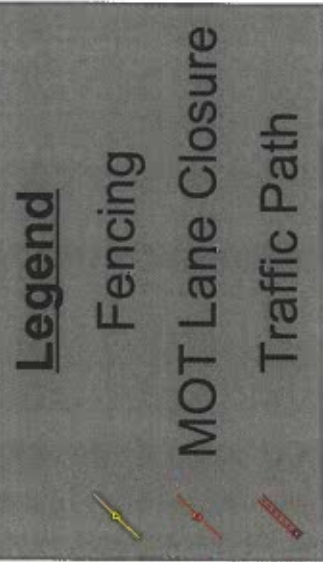
**2<sup>ND</sup> AVE NE IMPROVEMENTS 100% PLANS**

DRAWING NO.	DRAWING TITLE	STATUS IN PROPOSAL	DATE	SET
11380-01	KEY SHEET	EXCLUDED	04-02-2019	2 <sup>ND</sup> AVE NE IMPROVEMENTS 100% PLANS
11380-02	NOTES AND DETAILS	EXCLUDED	04-02-2019	2 <sup>ND</sup> AVE NE IMPROVEMENTS 100% PLANS
11380-03	SIGNAL TABULATION OF QUANTITIES	EXCLUDED	04-02-2019	2 <sup>ND</sup> AVE NE IMPROVEMENTS 100% PLANS

**EXHIBIT "B"**  
**DOCUMENT LOG**

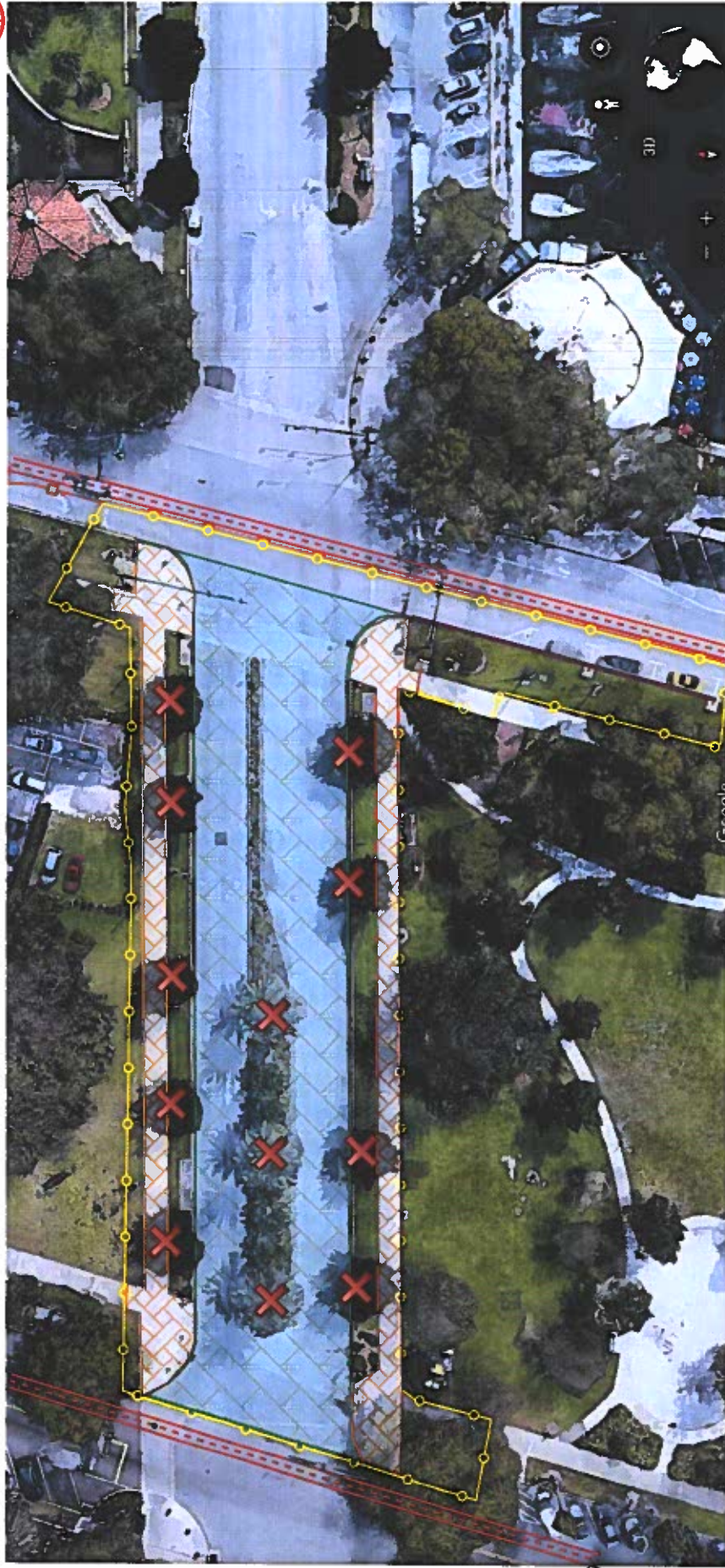
11380-04	SIGNALIZATION PLANS	EXCLUDED	04-02-2019	2 <sup>ND</sup> -AVE NE IMPROVEMENTS 100% PLANS
11380-05	MAST ARM TAB	EXCLUDED	04-02-2019	2 <sup>ND</sup> -AVE NE IMPROVEMENTS 100% PLANS
11380-06	MAST ARM TAB	EXCLUDED	04-02-2019	2 <sup>ND</sup> -AVE NE IMPROVEMENTS 100% PLANS
11380-07	MAST ARM ASSEMBLIES	EXCLUDED	04-02-2019	2 <sup>ND</sup> -AVE NE IMPROVEMENTS 100% PLANS
11380-08	MAST ARM ASSEMBLIES	EXCLUDED	04-02-2019	2 <sup>ND</sup> -AVE NE IMPROVEMENTS 100% PLANS
11380-09	MAST ARM ASSEMBLIES	EXCLUDED	04-02-2019	2 <sup>ND</sup> -AVE NE IMPROVEMENTS 100% PLANS
11380-10	GUIDESIGN	EXCLUDED	04-02-2019	2 <sup>ND</sup> -AVE NE IMPROVEMENTS 100% PLANS
11380-11	SUE DATA	EXCLUDED	04-02-2019	2 <sup>ND</sup> -AVE NE IMPROVEMENTS 100% PLANS
11380-12	SUE DATA	EXCLUDED	04-02-2019	2 <sup>ND</sup> -AVE NE IMPROVEMENTS 100% PLANS
11380-13	SIGNING AND MARKING PLAN	INCLUDED	04-02-2019	2 <sup>ND</sup> AVE NE IMPROVEMENTS 100% PLANS
11380-14	SIGNING AND MARKING PLAN	INCLUDED	04-02-2019	2 <sup>ND</sup> AVE NE IMPROVEMENTS 100% PLANS

## **4 Site Logistics Plan (For Reference Only, Still Being Developed)**



### Notes:

1. Setup temporary fencing as a mix of stationary and fencing panels.
2. Gates will be installed on either side of the 2nd ave fencing.
3. MOT will be planned and approved before hand for traffic control and side walk pedestrian control.



### Legend

	Curb Demo
	Fencing
	Full Depth DEMO
	MOT Lane Closure
	Sidewalk DEMO
	Traffic Path
	Tree DEMO

### Notes:

1. All trees marked for demolition to be removed at this point in the project. City to coordinate at early stages of the project for the tree relocation of these trees if they want to salvage them. At point of demolition Skanska makes no schedule exceptions for maintaining any Trees.
2. City of St Pete to remove the Parking Meters in the affected area.
3. Remove the Bollards (by Subcontractor) and salvage them for the City as per the drawings.
4. All Of the trees, bushes, plant material, clearing & grubbing will be demolished and removed.
5. Full depth asphalt, base, and curb to be removed in the associated areas as shown.
6. Concrete sidewalk to be removed as shown.
7. Tree Protection Fencing will be installed as necessary.
8. SWPPP Measures will be installed.



### Legend

Fencing

Full Depth DEMO

MOT Setup

### Notes:

1. Setup lane closure on Beach Dr. Close the Northern crosswalk, both lanes of Beach Dr. Northbound Beach Drive will be a left only lane at 2nd Ave. This MOT will be for the duration of the road work taking place. TBD
2. Demo the full pavement and asphalt depth needed to access the existing RCP and storm sewer structure.
3. Demo existing storm sewer structure to be replaced and plug the existing storm RCP to remain.



Legend	
	Fencing
	RCP - New
	Storm Structure

### Notes:

1. Install new proposed storm sewer structure ST-700. Tie existing RCP and storm sewer pipes in the new structure via concrete collars.
2. Install full length RCP pipe from structure to the East away from Beach drive to the new structure ST-701.
3. Install ST-701 and tie RCP into structure. Seal up all of the RCP penetrations into structures ST-700 & 701.



- Notes:**
1. Restore the sub grade, road base and asphalt in the highlighted area. This area will be affected by vehicle traffic until the final paving has happened.
  2. Remove the closure and MOT, opening the previously open lanes in Phase 1. Project fence line and limits established will still be closed to the public.



Legend	
	Fencing
	MOT Lane Closure
Activities	
	Curb Inlet Box
	DEFENDER MANHOLE
	J-Bottom Structure
	Manhole Structure
	RCP - New
	RCP PREVIOUS PHASE

### Notes:

1. Set structure ST-705
2. RCP from 705 to 703-29 LF
3. Set ST-703
4. Set ST-704
5. RCP from 704 to 702-30 LF
6. Set ST-702
7. RCP from 702 to 703-30 LF
8. RCP from 703 to 701-18 LF
9. RCP from 701 to 706-248 LF
10. Set ST-706
11. Set ST-708
12. RCP from 708 to 709-28LF
13. Set ST-709
14. RCP from 706 to 707-51 LF

15. Set the J-bottom/ Weir Wall manhole. Install the RCP to the structure. Pour back the concrete collar for RCP support to the existing RCP
16. Set the downstream defender structure. Tie in 24" RCP between the J-bottom and defender structures.



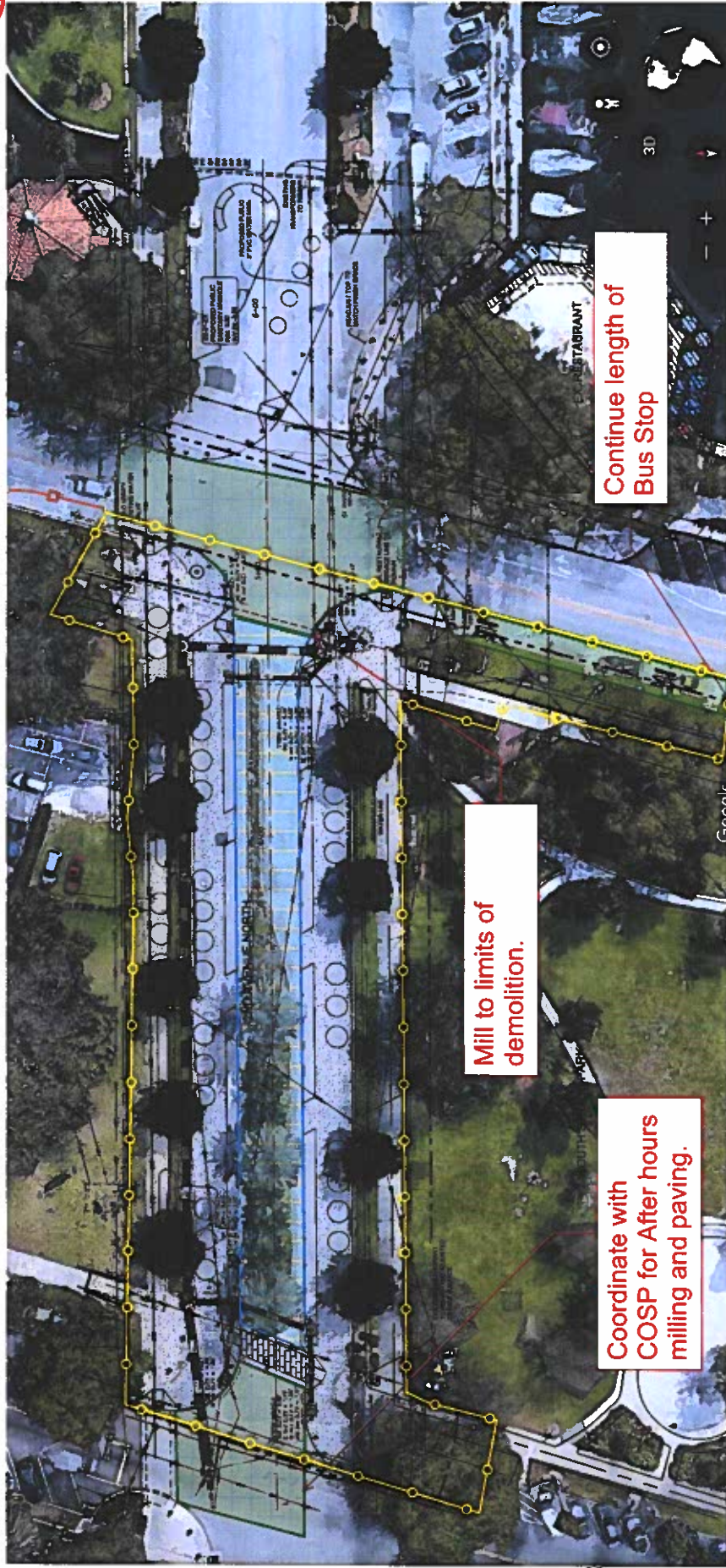
24

Legend	
	Fencing
	MOT Lane Closure

Activities	
	ADA Curb Ramp
	Bismarck Palm
	Curb & Gutter
	Curb & Gutter
	Irrigation Sleeve
	Royal Palm

### Notes:

1. Start installing the Royal Palm Trees and Bismarck Palm Trees.
2. Establish Irrigation and means of watering the trees until the permanent irrigation can be established.
3. Start F/R/P curb and gutter
  - a. Box out curb bottom for base.
  - b. Pour Curb and Gutter.
  - c. Start on road base installation.
4. Pour Curb Inlet Tops and throats.
5. Irrigation Sleeve across the roadway installed, Also install the sleeves for the trees and underneath the hard scape.
6. Electrical UG rough in conduit installed
7. Pour the ADA curb ramps
8. Install the AP1 light poles (9)



Legend	
	Fencing
	MOT Lane Closure

Activities	
	Asphalt Paving 1st Lift
	Mill & Resurface

### Notes:

1. Mill existing roadway surface. This milling will potentially be done at night to avoid a single day lane closure.
2. Pavement the new roadway with the 1st lift of asphalt. This work can be done during the day. Asphalt paving consists of installing the crushed concrete road base below to sub grade and then paving the 1st lift of asphalt.



Legend	
	Fencing
	MOT Lane Closure
Activities	
Description	
	SOG Hardscape

Notes:

1.F/R/P the Hardscape SOG. Leaving the block outs for the landscape green areas and the tree rings. Pours will be sequenced by expansion joint length and cubic yardage.



Replace Sod as needed along hardscape edge



**Notes:**

1. Plant the landscape green areas.
2. Tie in and install irrigation drip lines for the landscaping beds.
3. Mulch and soft scape installation for all areas. Sod on the northern and southern hard scape SOG to be replaced up to the limits of the sod that was removed.

### Legend



## Fencing


## MOT Lane Closure

## Activities

## Landscape Planting and Irrigation



Legend	
	Fencing
	MOT Lane Closure

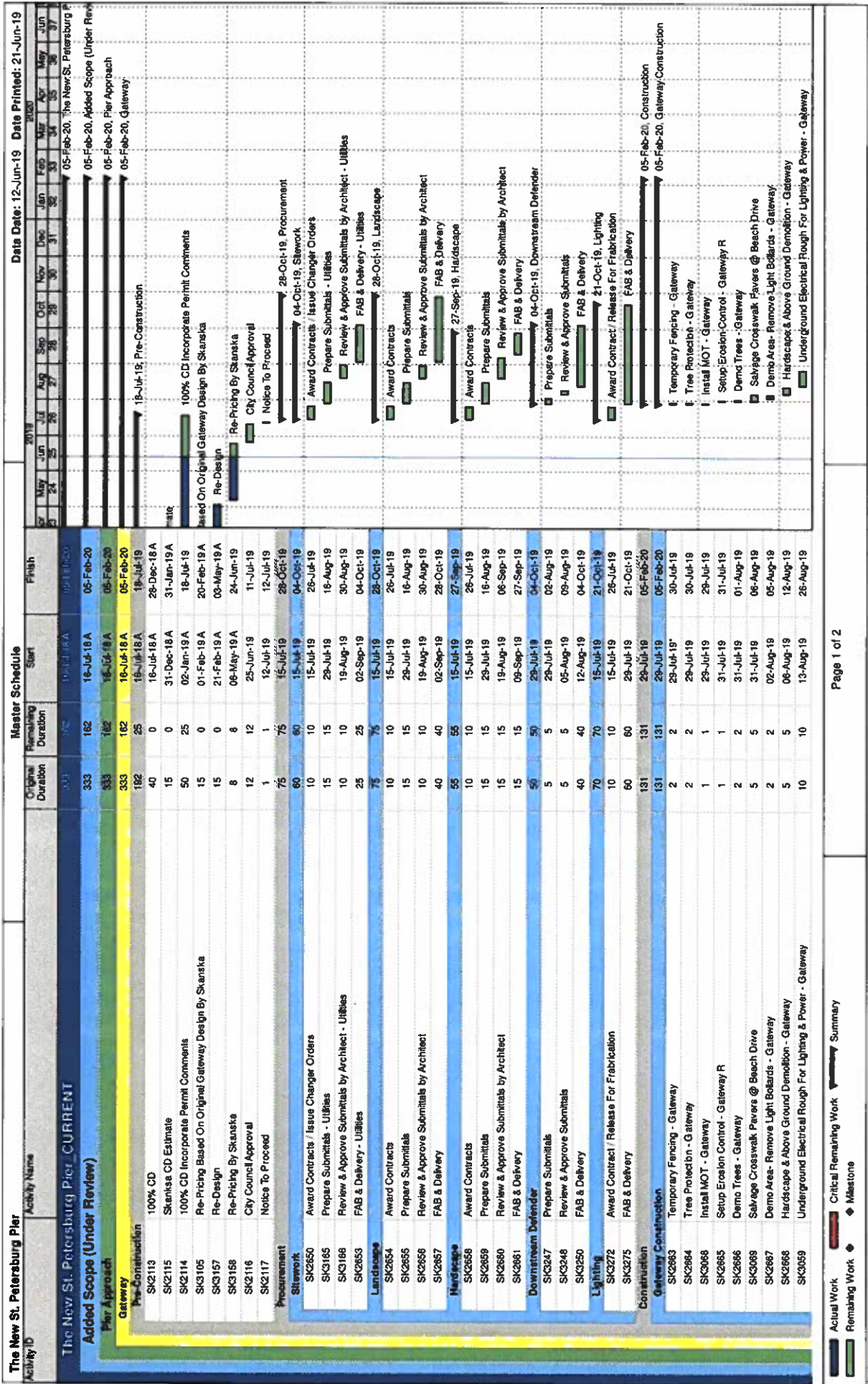
Activities	
	FINAL Asphalt Lift

Notes:

1. Remove the temporary fencing and Pave the Final Lift of Asphalt.
2. Temporary striping and reflectors
3. OPEN TO THE PUBLIC.
4. \*Thermoplastic after asphalt cure time and paint Manufacturer requirements as coordinated with the City.
5. Substantial Completion.

## **5** Project Schedule

Hard copies provided  
for next two pages-



**Data Date: 12-Jun-19    Date Printed: 21-Jun-19**

[illegible]

**6**

## **Appendix - A**

- Pier Approach GMP Addendum  
11 Drawings
- Marked up Irrigation plan I-1  
Revision Dated 03.07.2019



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**SKANSKA**