

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of December 12, 2024

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

SUBJECT: A Resolution authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 24-01-ASD/CFIP(A) to the Architect/Engineering Agreement dated April 4, 2024, between the City of St. Petersburg, Florida (“City”) and Associated Space Design, Inc. (“A/E”) for A/E to conduct project meetings, provide design development, develop construction documents and bid specifications, provide bidding and permitting assistance, and provide limited construction management administration related to the Manhattan Casino Building Renovations Project in an amount not to exceed \$117,874.13; providing that the total Task Order amount, as amended, shall not exceed \$169,348.15; rescinding an unencumbered appropriation in the General Capital Improvement Fund (3001) in the amount of \$98,000 from the Infrastructure TBD FY24 Project (19776); approving a supplemental appropriation in the amount of \$98,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above rescission, to the Manhattan Casino Renovation FY24 Project (ECID Project No. 24166-130; Oracle No. 19806); and providing an effective date.

EXPLANATION: The Historic Manhattan Casino is located at 642 22nd Street South and anchors the northern edge of the Deuces Rising district. The 12,000 square-foot, two-story entertainment facility originally opened in 1931 as the *Jordan Dance Hall* after Elder Jordan contracted with R.L. Sharpe to build the landmark. It later became known as the Manhattan Casino and was part of “The Deuces”—an area along 22nd St. S. that was a hub of business and entertainment for the African American community during segregation-era St. Pete.

During segregation, the Manhattan Casino was the place for cultural and social entertainment for the African American community. The Manhattan was a showcase for local African American artists as well as a haven for traveling African American entertainers who stopped in St. Pete during their tours. Some of American music's most legendary performers played at the Manhattan including James Brown, Louis Armstrong, Fats Waller, Duke Ellington, Count Basie, Lionel Hampton, Cab Calloway, Ray Charles, Nat King Cole, Sarah Vaughn, Fats Domino, and the Ink Spots.

The venue closed its doors in 1968 but was restored/renovated by the City of St. Petersburg and reopened in 2013. Since reopening, the Manhattan has been leased/managed by a number of private entities, operating both restaurant and special event space. When the last lease ended in November 2022, the City met with community members to discuss the future of the Manhattan Casino. Based on that feedback, the City plans to renovate the facility and operate it as an affordable event rental and entertainment space that honors and preserves the history of the Manhattan Casino.

On May 4, 2024, the City of St. Petersburg, Florida (“City”) and Associated Space Design. (“A/E”) entered into an architect/engineering agreement for A/E to provide miscellaneous professional services for City Facility Improvement Projects.

On May 6, 2024, Administration approved Task Order No. 24-010ASD/CFIP(A) in the amount of \$51,474.02 which provided for professional architectural services including but not limited to data collection, programming, developing conceptual designs, and submission of a Schematic Design package for full interior renovations to the facility. The Engineering and Capital Improvements Department has authorized pre-construction services in the amount of \$118,120.52, with an estimated total project cost of \$297,129.07.

Amendment No. 1 to Task Order No. 24-01-ASD/CFIP(A) in the amount of \$117,874.13 shall provide professional architectural and engineering services including but not limited to development of detailed design and construction plans, development of bid specifications, and assistance with bidding, and providing limited construction administration services. This Amendment includes a \$4,000 allowance to be authorized if any unforeseen conditions are experienced while performing the work.

Task Order No. 24-01-ASD/CFIP(A) and Amendment No. 1 include the following phases and associated not to exceed costs respectively:

		Approved	Authorized
Task Order	Data Collection	\$ 7,539.69	\$ 7,539.69
	Project Design Meetings	\$11,998.53	\$11,998.53
	Advanced Schematic Design	\$29,435.80	\$29,435.80
	Allowance	<u>\$ 2,500.00</u>	
	Sub total	\$51,474.02	\$48,974.02
Amendment No. 1	Project Meetings	\$ 7,719.20	
	Design Development	\$19,026.14	
	Construction Documents and		
	Bid Specifications	\$49,896.28	
	Bid Assistance and Permitting	\$12,260.85	
	Limited Construction Management		
	Administration	\$24,971.66	
	<u>Allowance</u>	<u>\$ 4,000.00</u>	
	Totals	\$169,348.15	\$48,974.02

Contractor costs for the improvements will be provided to Council for approval as a separate Agreement.

RECOMMENDATION: Administration recommends authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 24-01-ASD/CFIP(A) to the Architect/Engineering Agreement dated April 4, 2024, between the City of St. Petersburg, Florida (“City”) and Associated Space Design, Inc. (“A/E”) for A/E to conduct project meetings, provide design development, develop construction documents and bid specifications, provide bidding and permitting assistance, and provide limited construction management administration related to the Manhattan Casino Building Renovations Project in an amount not to exceed \$117,874.13; providing that the total Task Order amount, as amended, shall not exceed \$169,348.15; rescinding an unencumbered appropriation in the General Capital Improvement Fund (3001) in the amount of \$98,000 from the Infrastructure TBD FY24 Project (19776); approving a supplemental appropriation in the amount of \$98,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above rescission, to the Manhattan Casino

Renovation FY24 Project (ECID Project No. 24166-130; Oracle No. 19806); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: A portion of the funding (\$200,000) has been previously appropriated in the City Facilities Capital Improvement Fund (3031), Manhattan Casino Renovations FY24 Project (19806); Additional funds will be available after the approval of a rescission of an unencumbered appropriation in the General Capital Improvement Fund (3001) in the amount of \$98,000 from the Infrastructure TBD FY24 Project (19776) and a supplemental appropriation in the amount of \$98,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above rescission, to the Manhattan Casino Renovations FY24 Project (19806).

ATTACHMENTS: Resolution
Amendment No. 1 to Task Order No. 24-01-ASD/CFIP(A)

RESOLUTION 2024-_____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AMENDMENT NO. 1 TO TASK ORDER NO. 24-01-ASD/CFIP(A) TO THE ARCHITECT/ENGINEERING AGREEMENT DATED APRIL 4, 2024, BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA (“CITY”) AND ASSOCIATED SPACE DESIGN, INC. (“A/E”) FOR A/E TO CONDUCT PROJECT MEETINGS, PROVIDE DESIGN DEVELOPMENT, DEVELOP CONSTRUCTION DOCUMENTS AND BID SPECIFICATIONS, PROVIDE BIDDING AND PERMITTING ASSISTANCE, AND PROVIDE LIMITED CONSTRUCTION MANAGEMENT ADMINISTRATION RELATED TO THE MANHATTAN CASINO BUILDING RENOVATIONS PROJECT IN AN AMOUNT NOT TO EXCEED \$117,874.13; PROVIDING THAT THE TOTAL TASK ORDER AMOUNT, AS AMENDED, SHALL NOT EXCEED \$169,348.15; RESCINDING AN UNENCUMBERED APPROPRIATION IN THE GENERAL CAPITAL IMPROVEMENT FUND (3001) IN THE AMOUNT OF \$98,000 FROM THE INFRASTRUCTURE TBD FY24 PROJECT (19776); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$98,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001), RESULTING FROM THE ABOVE RESCISSION, TO THE MANHATTAN CASINO RENOVATION FY24 PROJECT (ECID PROJECT NO. 24166-130; ORACLE NO. 19806); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida (“City”) and Associated Space Design, Inc. (“A/E”) executed an architect/engineering agreement on April 4, 2024 for A/E to provide professional services on a continuing basis for work of a specified nature as outlined in the agreement related to miscellaneous City Facility Improvement Projects; and

WHEREAS, on May 6, 2024, Administration approved Task Order No. 24-01-ASD/CFIP(A) (“Task Order”) for A/E to provide professional architectural services including but not limited to data collection, project design meetings, and advanced schematic design services related to the Manhattan Casino Building Renovations Project (“Project”) in an amount not to exceed \$51,474.02, which amount included a \$2,500 allowance; and

WHEREAS, Administration desires to issue Amendment No. 1 to Task Order No. 24-01-ASD/CFIP(A) for A/E to conduct project meetings, provide design development, develop construction documents and bid specifications, provide bidding and permitting assistance, and provide

limited construction management administration related to the Project in an amount not to exceed \$117,874.13, which amount includes a \$4,000 allowance; and

WHEREAS, a portion of the funding will be available after (i) a rescission of an unencumbered appropriation in the General Capital Improvement Fund (3001) in the amount of \$98,000 from the Infrastructure TBD FY24 Project (19776) and (ii) a supplemental appropriation in the amount of \$98,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above rescission, to the Manhattan Casino Renovation FY24 Project.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Mayor or his designee is hereby authorized to execute Amendment No. 1 to Task Order No. 24-01-ASD/CFIP(A) to the architect/engineering agreement dated April 4, 2024 between the City of St. Petersburg, Florida (“City”) and Associated Space Design, Inc. (“A/E”) for A/E to conduct project meetings, provide design development, develop construction documents and bid specifications, provide bidding and permitting assistance, and provide limited construction management administration related to the Manhattan Casino Building Renovations Project in an amount not to exceed \$117,874.13.

BE IT FURTHER RESOLVED that the total Task Order amount, as amended, shall not exceed \$169,348.15.

BE IT FURTHER RESOLVED that an unencumbered appropriation in the General Capital Improvement Fund (3001) in the amount of \$98,000 from the Infrastructure TBD FY24 Project (19776) is hereby rescinded.

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 rescission, the following supplemental appropriation for fiscal year 2025:

<u>General Capital Improvement Fund (3001)</u>	
Manhattan Casino Renovation FY24 Project (19806)	\$98,000

This Resolution shall become effective immediately upon its adoption.

LEGAL:


00778971

DEPARTMENT:



BUDGET:

