

**ST. PETERSBURG CITY COUNCIL**

**Report**

Meeting of October 6, 2022

**TO:** The Honorable Gina Driscoll, Chair, and Members of City Council

**SUBJECT:** A Resolution accepting the Guaranteed Maximum Price (“GMP”) Proposal for construction of the new Sanitation Building in the amount of \$14,014,194 submitted by J. Kokolakis Contracting, Inc. (Kokolakis) on August 24, 2022: authorizing the City Attorney’s office to make non-substantive changes to the First Amendment; authorizing the Mayor or his designee to execute the First Amendment to the Construction Manager at Risk (“CMAR”) Agreement between the City of St. Petersburg, Florida and Kokolakis dated March 25, 2021 to incorporate the GMP Proposal into the Agreement and modify other necessary provisions; approving a transfer in the amount of \$881,260 from the unappropriated balance of the Revolving Energy Investment Fund (5007) to the General Capital Improvement Fund (3001) to provide funding for the purchase and installation of the Solar PV system; approving a supplemental appropriation in the amount of \$881,260 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer, to the New Sanitation Facility FY21 Project (17971); approving a supplemental appropriation in the amount of \$4,117,500 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from debt proceeds from the Non-Ad Valorem Note Series 2022, to the New Sanitation Facility FY21 Project (17971); and providing an effective date. (ECID Project No. 18238-024; Oracle No. 17971).

**EXPLANATION:** On February 11, 2020, City Council approved a CMAR Agreement with a GMP with Kokolakis for preconstruction phase services and construction phase services in accordance with the terms of the CMAR Agreement. The preconstruction services, in the amount of \$56,696, included cost estimation during design phase, constructability review, scheduling and procurement and have been completed.

This First Amendment to the CMAR Agreement provides for the construction of a new 18,600 square foot, two story Sanitation Building located on the existing Sanitation property at 20<sup>th</sup> Ave North and 28<sup>th</sup> Street North. The new building will consolidate administrative and operational functions in a single facility to serve the needs of the department. In addition to new staff offices and support spaces, the building includes open plan work stations, an emergency operations sub-center, a large muster room, employee showers, and an employee fitness room. The two existing buildings will be demolished, and a new 209 space parking lot will be constructed. The project is targeted to obtain LEED Gold Certification and includes on-site solar capacity to achieve a goal of Net Zero Energy.

This GMP Proposal in the amount of \$14,014,194 is based on the following i) the completed civil, architectural, landscape architectural, structural, mechanical, plumbing and electrical contract drawings and project specifications as prepared by Sweet Sparkman Architects, Inc.; ii) a listing of clarifications, qualifications and assumptions made by Kokolakis in preparation of the GMP Proposal which further defines the scope of the work; and iii) the anticipated schedule for the work.

The GMP Proposal includes the following:

Guaranteed Maximum Price Breakdown	Cost of the Work	\$12,215,682.00
	General Liability Insurance	\$ 132,855.00
	CM Contingency	\$ 560,568.00
	CM Fee	\$ 676,764.00
	Builder's Risk Insurance	\$ 36,763.00

	Construction Bond	\$ 91,562.00
Subtotal GMP		\$13,714,194.00
Owner Contingency		\$ 300,000.00
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<b>Total GMP</b>		<b>\$14,014,194.00</b>

The GMP Proposal includes solar photo voltaic panels on the roof of the two-story portion, as well as over the second-floor terrace and over an aluminum carport constructed in the parking lot. The total solar capacity of these systems is 155kW which is intended to offset the full electrical needs of the building. Funding for the solar photo voltaic panels and supporting systems will be paid for from the Revolving Energy Investment Fund (5007).

**RECOMMENDATION:** Administration recommends authorizing the Mayor or his designee to execute the Guaranteed Maximum Price (“GMP”) Proposal for construction of the new Sanitation Building in the amount of \$14,014,194 submitted by J. Kokolakis Contracting, Inc. (Kokolakis) on August 24, 2022: authorizing the City Attorney’s office to make nonsubstantive changes to the First Amendment; authorizing the Mayor or his designee to execute the First Amendment to the Construction Manager at Risk (“CMAR”) Agreement between the City of St. Petersburg, Florida and Kokolakis dated March 25, 2021 to incorporate the GMP Proposal into the Agreement and modify other necessary provisions; approving a transfer in the amount of \$881,260 from the unappropriated balance of the Revolving Energy Investment Fund (5007) to the General Capital Improvement Fund (3001) to provide funding for the purchase and installation of the Solar PV system; approving a supplemental appropriation in the amount of \$881,260 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer, to the New Sanitation Facility FY21 Project (17971); approving a supplemental appropriation in the amount of \$4,117,500 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from debt proceeds from the Non-Ad Valorem Note Series 2022, to the New Sanitation Facility FY21 Project (17971); 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), New Sanitation Facility FY21 Project (17971). Debt proceeds in the amount of \$15,200,000 will be received from the Non-Ad Valorem Note Series 2022 and deposited into the General Capital Improvement Fund (3001). Additional funding will be available after approval of the transfer in the amount of \$881,260 from the unappropriated balance of the Revolving Energy Investment Fund (5007) to the General Capital Improvement Fund (3001) to provide funding for the purchase and installation of the Solar PV system; approval of a supplemental appropriation in the amount of \$881,260 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer, to the New Sanitation Facility FY21 Project (17971), and approval of a supplemental appropriation in the amount of \$4,117,500, resulting from debt proceeds from the Non-Ad Valorem Note Series 2022, to the New Sanitation Facility FY21 Project (17971).

**ATTACHMENTS:** GMP Proposal  
Resolution

RESOLUTION NO. 2022-\_\_\_\_\_

A RESOLUTION ACCEPTING A GUARANTEED MAXIMUM PRICE (“GMP”) PROPOSAL IN THE AMOUNT OF \$14,014,194 FROM J. KOKOLAKIS CONTRACTING, INC. (“CMAR”) FOR CONSTRUCTION PHASE SERVICES FOR THE SANITATION BUILDING PROJECT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE FIRST AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT WITH A GMP BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA, AND CMAR DATED MARCH 25, 2021, TO INCORPORATE THE GMP PROPOSAL INTO THE AGREEMENT AND MODIFY OTHER NECESSARY PROVISIONS; AUTHORIZING THE CITY ATTORNEY’S OFFICE TO MAKE NON-SUBSTANTIVE CHANGES TO THE FIRST AMENDMENT; APPROVING A TRANSFER IN THE AMOUNT OF \$881,260 FROM THE UNAPPROPRIATED BALANCE OF THE REVOLVING ENERGY INVESTMENT FUND (5007) TO THE GENERAL CAPITAL IMPROVEMENT FUND (3001) ) TO PROVIDE FUNDING FOR THE PURCHASE AND INSTALLATION OF THE SOLAR PV SYSTEM; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$881,260 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001), RESULTING FROM THE ABOVE TRANSFER, TO THE NEW SANITATION FACILITY FY21 PROJECT (17971); AND APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$4,117,500 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001), RESULTING FROM DEBT PROCEEDS FROM THE NON-AD VALOREM NOTE SERIES 2022, TO THE NEW SANITATION FACILITY FY21 PROJECT (17971); AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, in accordance with the requirements set forth in the agreement, CMAR has submitted a GMP proposal for the construction phase services for the sanitation building project to the City for review and acceptance; and

WHEREAS, the City and CMAR desire to execute the First Amendment to the agreement to incorporate the GMP proposal into the agreement and modify other necessary provisions; and

WHEREAS, a transfer and supplemental appropriation (as described herein) are needed to

