

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of December 16, 2021

TO: The Honorable Ed Montanari, Chair, and Members of City Council

SUBJECT: A Resolution approving the Fourth Amendment to the Architect/Engineering Agreement between the City of St. Petersburg, Florida and Sweet Sparkman Architects, Inc. (“A/E”) dated July 30, 2019, as amended, for A/E to provide additional design services for achieving Net Zero Energy on the New Sanitation Department Building Project in an amount not to exceed \$18,330; and to perform additional energy modeling from previously approved allowance; providing that the total contract amount shall not exceed \$905,872; authorizing the City Attorney’s office to make non-substantive changes to the Fourth Amendment; rescinding an unencumbered appropriation in the General Capital Improvement Fund (3001) in the amount of \$18,330 from the Energy Eff & Renew – QECB 2017 Project (16545); approving a supplemental appropriation in the amount of \$18,330 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above rescission, to the New Sanitation Facility FY21 Project (17971); and providing an effective date. (ECID Project No. 18238-024, Oracle No. 17971)

EXPLANATION: On July 18, 2019, City Council acknowledged the selection of Sweet Sparkman Architects Inc as the most qualified firm to provide architectural design services for the new Sanitation Department Building project, authorized an amount not to exceed of \$87,565 for the initial conceptual design phase services, and authorized approval of the A/E agreement.

On April 30, 2020, Administration approved Revision No. 1 to the Agreement in the amount of \$500 for printing and photocopying expenses.

On November 5, 2020, City Council approved the First Amendment to the A/E Agreement for complete design and construction administration services in the amount of \$799,977. Sweet Sparkman has completed the Schematic Design and Design Development phases of the project and are expected to complete the Construction Documents in early 2022.

On December 8, 2020, Administration approved Revision No. 1 to Amendment No. 1 in the amount of \$60,770 for LEED EA (Leadership in Energy and Environmental Design - Energy & Atmosphere category) fundamental commissioning and verification, LEED EA enhanced commissioning, building enclosure commissioning and building envelope consulting.

On August 13, 2021, Administration approved the Second Amendment in the amount of \$2,250 (from the Allowance), and provided for additional services for construction documentation

On September 21, 2021, Administration approved the Third Amendment in the amount of \$1,650 (from the Allowance) and provided for additional services for project and LEED administration.

This Fourth Amendment increases the contract amount in the amount of \$18,330 for A/E to make design modifications to allow for the construction of a canopy structure in the new parking lot of the Sanitation Department Building to accommodate the necessary solar photo voltaic panels needed to implement a Goal Net Zero Energy facility and for A/E to perform additional energy modeling from the previously approved allowance. The canopy structure and solar PV panels will be added to the scope of the Construction Manager at Risk as a separate line-item in the Guaranteed Maximum Price (GMP) proposal. The GMP is

anticipated to be received in early 2022. Funding for the installation of the canopy structure and additional solar panels will be requested at the time of City Council approval of the GMP.

The new Sanitation Department Building includes solar photo voltaic panels on two roof areas providing an estimated 64 kW of electricity. The new Sanitation Department Building includes several high energy efficiency systems in the design and is projected to obtain LEED Gold certification. As such, this building is a viable candidate to implement a Goal Net Zero Energy City owned facility. Based on the results of sophisticated energy modeling, an additional 88 kW of electrical capacity (for a total of 152 kW) is required to offset the energy consumption needed to achieve Net Zero Energy. The area to support this additional solar array will require a stand-alone canopy structure in the parking lot immediately adjacent to the new building. Detailed design and engineering of the canopy along with the detailed design of the PV array will be included as part of the CMAR's GMP proposal.

RECOMMENDATION: Administration recommends authorizing the Mayor or his designee to execute the Fourth Amendment to the Architect/Engineering Agreement between the City of St. Petersburg, Florida and Sweet Sparkman Architects, Inc. ("A/E") dated July 30, 2019, as amended, for A/E to provide additional design services for achieving Net Zero Energy on the New Sanitation Department Building Project in an amount not to exceed \$18,330; and to perform additional energy modeling from previously approved allowance; providing that the total contract amount shall not exceed \$905,872; authorizing the City Attorney's office to make non-substantive changes to the Fourth Amendment; rescinding an unencumbered appropriation in the General Capital Improvement Fund (3001) in the amount of \$18,330 from the Energy Eff & Renew – QECB 2017 Project (16545); approving a supplemental appropriation in the amount of \$18,330 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above rescission, to the New Sanitation Facility FY21 Project (17971); and providing an effective date. (ECID Project No. 18238-024, Oracle No. 17971)

COST/FUNDING INFORMATION: Funding will be available after a rescission in the amount of \$18,330 from the Energy Eff & Renew – QECB 2017 Project (16545) and approval of a supplemental appropriation in the amount of \$18,330 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above rescission, to the New Sanitation Facility FY21 Project (17971).

ATTACHMENTS: Amended Appendices
Resolution

RESOLUTION NO. 2021-_____

A RESOLUTION APPROVING A FOURTH AMENDMENT TO THE ARCHITECT/ENGINEERING AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND SWEET SPARKMAN ARCHITECTS, INC. (“A/E”) DATED JULY 30, 2019, AS AMENDED, FOR A/E TO PROVIDE ADDITIONAL DESIGN SERVICES FOR ACHIEVING NET ZERO ENERGY ON THE NEW SANITATION DEPARTMENT BUILDING PROJECT IN AN AMOUNT NOT TO EXCEED \$18,330; AND TO PERFORM ADDITIONAL ENERGY MODELING IN AN AMOUNT NOT TO EXCEED \$6,485 (FROM THE PREVIOUSLY APPROVED ALLOWANCE); PROVIDING THAT THE TOTAL CONTRACT AMOUNT SHALL NOT EXCEED \$905,872; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE A FOURTH AMENDMENT; RESCINDING AN UNENCUMBERED APPROPRIATION IN THE GENERAL CAPITAL IMPROVEMENT FUND (3001) IN THE AMOUNT OF \$18,330 FROM THE ENERGY EFF & RENEW – QECB 2017 PROJECT (16545); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$18,330 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001), RESULTING FROM THE ABOVE RESCISSION, TO THE NEW SANITATION FACILITY FY21 PROJECT (17971); AND PROVIDING AN EFFECTIVE DATE. (ECID PROJECT NO. 18238-024, ORACLE NO. 17971)

WHEREAS, on July 30, 2019, the City and the A/E executed an architect/engineering agreement for the A/E to provide conceptual design documents, a space needs assessment, a site plan, and an estimate of probable costs for the New Sanitation Department Building Project (“Project”) in an amount not to exceed of \$87,565; and

WHEREAS, on April 30, 2020, Administration issued Revision No. 1; and

WHEREAS, the City and the A/E executed the First Amendment on November 17, 2020 to expand the scope of services, revise the Compensation; Invoice section, and update the Schedule provision; and

WHEREAS, on December 8, 2020, Administration issued Revision No. 1 to the First Amendment; and

WHEREAS, the City and the A/E executed the Second Amendment on August 13, 2021 to further expand the scope of services and modify the Compensation; Invoice section; and

WHEREAS, the City and the A/E executed the Third Amendment on September 21, 2021 to expand the scope of services for a third time and supplement Appendix A and Appendix B; and

WHEREAS, the agreement dated July 30, 2019, as revised and amended by the First Amendment, as revised, the Second Amendment and the Third Amendment, is hereafter referred to as “Agreement”; and

WHEREAS, the City and A/E desire to amend the Agreement for a fourth time for A/E to provide additional design services for achieving net zero energy on the new Sanitation Department Building Project in an amount not to exceed \$18,330 and to perform additional energy modeling for the Project in the amount of \$6,485 (from the previously approved allowance); and

WHEREAS, funding for additional design services for the Project in the amount of \$18,330 will be available after (i) rescinding an unencumbered appropriation in the General Capital Improvement Fund (3001) in the amount of \$18,330 from the Energy Eff & Renew – QECB 2017 Project (16545) and (ii) a supplemental appropriation in the amount of \$18,330 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above rescission, to the New Sanitation Facility FY21 Project (17971); and

WHEREAS, funding for additional energy modeling for the Project in the amount of \$6,485 will come from the previously approved allowance; and

WHEREAS, Administration recommends approval of this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that a Fourth Amendment to the architect/engineering agreement between the City of St. Petersburg, Florida and Sweet Sparkman Architects, Inc. (“A/E”) dated July 30, 2019, as amended, for A/E to provide additional design services for achieving net zero energy on the New Sanitation Department Building Project in an amount not to exceed \$18,330 and to perform additional energy modeling in an amount not to exceed \$6,485 (from the previously approved allowance) is hereby approved.

BE IT FURTHER RESOLVED that the total contract amount shall not exceed \$905,872.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute a Fourth Amendment.

BE IT FURTHER RESOLVED that an unencumbered appropriation in the General Capital Improvement Fund (3001) in the amount of \$18,330 from the Energy Eff & Renew – QECB 2017 Project (16545) 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 FY22:

<u>General Capital Improvement Fund (3001)</u>	
New Sanitation Facility FY21 Project (17971)	\$18,330

This resolution shall become effective immediately upon its adoption.

Approved by:



City Attorney (Designee)
00598581



Budget Director

**ATTACHMENT 4 TO APPENDIX A - SCOPE OF SERVICES
CITY OF ST. PETERSBURG – NEW SANITATION DEPARTMENT BUILDING
CITY OF ST. PETERSBURG, FLORIDA
PROJECT NO. 18238-024**

In addition to the services, activities, responsibilities and Deliverables set forth in Appendix A, as amended, the A/E shall also provide the services, activities, responsibilities and Deliverables set forth in this Attachment 4 to Appendix A, as follows:

TASK 1 - PROJECT SETUP AND ADMINISTRATION - ADDITIONAL SERVICES

Coordination and Administration by A/E Project Manager

TASK 11 - CIVIL ENGINEERING

Adding the proposed solar array in the west side parking area will reduce the volume of the bio swale under the array and the impervious area on site. Reducing volume and changing impervious area affects the drainage calculations previously performed for the SWFWMD Exemption (filed on 09/30) and for the City of St. Pete stormwater criteria and report. The addition will also require a modification of the civil plans

- Revise bio-swale drainage calculations to remove capacity resulting from the addition of the solar array
- Revise City of St. Petersburg stormwater analysis and report
- Revise and resubmit the SWFWMD ERP Exemption
- Modify plans to reflect the updated bio swale configuration
- Coordinate effort with Client and Landscape consultant

TASK 13 - LANDSCAPE/IRRIGATION

- Revise landscape plan to accommodate the addition of the solar array

TASK 21 - CONSTRUCTION DOCUMENTATION

Provide design services to include future provisions for additional solar power capabilities at the parking lot. Revise parking lot layout to accommodate the canopy and foundations.

TASK 24 - LEED ADMINISTRATION

Revise the LEED checklist and pursuit to achieve a Net Zero building with the addition of the solar array and canopy structure.

TASK 27 - LEED ENERGY MODELING

Although not required the pursuit of a Net Zero building, the consultant is recommending an interim energy model be performed as an additional service.

-End of Scope-


**ATTACHMENT 4 TO APPENDIX B - FEE SCHEDULE
CITY OF ST. PETERSBURG - NEW SANITATION DEPARTMENT BUILDING CITY OF ST. PETERSBURG, FLORIDA
PROJECT NO. 18238-024**

In addition to the fees and costs set forth in Appendix B as amended, the City shall pay the A/E for additional services identified in this Attachment 4 to Appendix B as follows:

Direct Labor Rate Classifications		Prinicipal	Project Manager	Project Architect	Project Designer	Total Hours	Labor Cost	Subconsultant Services	Total Cost
Billing Rate		\$185.00	\$150.00	\$135.00	\$105.00				
TASK									
1	Project Setup and Administration Additional Services	1	2	0	0	3	\$ 485.00	\$ 0.00	\$ 485.00
27	LEED Energy Modeling	0	0	0	0	0	\$ 0.00	\$ 6,000.00	\$ 6,000.00
TOTALS		1	2	0	0	3	\$ 485.00	\$ 6,000.00	\$ 6,485.00

Remaining Allowance \$19,615 (\$26,100 - \$6,485)

Direct Labor Rate Classifications		Prinicipal	Project Manager	Project Architect	Project Designer	Total Hours	Labor Cost	Subconsultant Services	Total Cost
Billing Rate		\$185.00	\$150.00	\$135.00	\$105.00				
TASK									
1	Project Setup and Administration Additional Services	4	4	0	0	8	\$ 1,340.00	\$ 0.00	\$ 1,340.00
11	Civil Engineering	0	0	0	0	0	\$ 0.00	\$ 7,880.00	\$ 7,880.00
13	Landscape/Irrigation	0	0	0	0	0	\$ 0.00	\$ 500.00	\$ 500.00
21	Construction Documentation	2	4	4	4	14	\$ 1,930.00	\$ 5,000.00	\$ 6,930.00
24	LEED Administration	2	4	0	2	8	\$ 1,180.00	\$ 500.00	\$ 1,680.00
TOTALS		8	12	4	6	30	\$ 4,450.00	\$ 13,880.00	\$ 18,330.00

 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					138127
Name:	Johnson, Sarah B	Request Date:	03-DEC-2021	Status:	APPROVED

Authorization Request	
Subject:	Council - 12/16
Message:	18238-024 - Sweet Sparkman - Fourth Amendment
Supporting Documentation:	Sweet Sparkman - Sanitation Building - Fourth Amendment - Final.pdf

	Approver	Completed By	Response	Response Date	Type
0	Johnson, Sarah B		SUBMITTED	03-DEC-2021	
1	Prayman, Brejesh B	Prayman, Brejesh B	APPROVE	03-DEC-2021	User Defined
2	McKee, Stacey Pevzner	McKee, Stacey Pevzner	APPROVE	03-DEC-2021	User Defined
3	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	03-DEC-2021	User Defined