

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of July 7, 2022

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

Subject: Authorizing the Mayor or his Designee to execute job order No. ECI-CAL-0012 to the agreement between the City of St. Petersburg, Florida and Caladesi Construction Co. dated March 15, 2018 for contractor to provide work related to the SRI Building Chiller Replacement Project (TBD) in an amount not to exceed \$205,322.44; authorizing the Mayor or his Designee to execute all documents necessary to effectuate this transaction; approving a transfer in the amount of \$205,323 from the unappropriated balance of the Port Operating Fund (4091) to the Port Capital Improvement Fund (4093); approving a supplemental appropriation in the amount of \$205,323 from the increase in the unappropriated balance of the Port Capital Improvement Fund (4093), resulting from the above transfer, to the SRI Building Chiller Replacement Project (TBD); and providing an effective date.

Explanation: In 2009 the City of St. Petersburg (“City”) constructed a 32,386 sq. ft. building (“Building”) for SRI International (“SRI”). SRI occupied and maintained the Building until March 2021. Thereafter, the City conducted a complete assessment of the vacant building and identified the need to replace one of the chiller units on the roof of the building.

Caladesi Construction Co. (“Caladesi”) was one of five job order contractors approved by City Council on March 15, 2018, to perform Job Order Contracting services (“JOCs”) for the City. These services include minor construction, facilities maintenance, and repairs. The job order will provide for the removal of an existing chiller unit and the furnishing and installation of a new 125 to 170 ton, dual compressor, magnetic bearing, water cooled, centrifugal water chiller unit on the roof of the Building.

The cost of the services to be provided by Caladesi includes the general requirements, mobilization, typical construction trades and furnishing and installation of all equipment, parts and accessories in the attached contractor price proposal.

JOC allows the City to issue a job order to the contractor for a definite scope of work as compiled in the Construction Task Catalog developed by The Gordian Group, Inc. The Construction Task Catalog includes pricing of materials, labor, and equipment for performing the items of work. The Task Catalog price does not include overhead and profit. Overhead and profit are included in the contractor’s competitively bid adjustment factor.

The Procurement and Supply Management Department, in cooperation with the Enterprise Facilities Department, recommends an award to:

Caladesi Construction Co. (Largo, FL).....\$205,322.44

This job order is permitted under Section 2-214(f) of the Procurement Code, which authorizes the Mayor, or his designee, to negotiate directly with offerors for the defined scope of services. Job orders over \$75,000 require City Council approval. The amount of this award is below the Major Construction Contract threshold. Therefore, the City’s Apprenticeship, Disadvantaged Worker, Living Wage and Responsible Wage ordinances are not applicable to this award.

Cost/Funding/Assessment Information: Funding will be available after the approval of a transfer in the amount of \$205,323 from the unappropriated balance of the Port Operating Fund (4091) to the Port Capital Improvement Fund (4093) and a supplemental appropriation in the amount of \$205,323 from the increase in the unappropriated balance of the Port Capital Improvement Fund (4093), resulting from the above transfer, to the SRI Building Chiller Replacement Project (TBD).

Attachments: Pricing Proposal (6 pages)
Resolution



Price Proposal Detail
By Division Report
Version: Working Version

Job: ECI-CAL-0012: SRI Building Chiller Replacement

JOC Name (Contractor): Caladesi Construction Company
Contract Name: Caladesi Construction City of St. Pete - Option 4
Contract Number: 167-0421-CP (DF)
Job Order Number: ECI-CAL-0012
Job Order Name: SRI Building Chiller Replacement
Location: 01001-St. Petersburg
Proposal Value: \$205,322.44

Division

Dennis Birchard, Contractor Project Manager

Date

David Wirth, Project Manager

Date



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Proposal Value: \$205,322.44

Record #	CSI Number	MOD	UOM	Description	Unit Price	Factor	Total			
01 General Requirements							\$16,162.31			
1	01222000003		HR	Insulator						
				Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	HR	24.00	x	\$31.65	x	1.2335	=	\$936.97
		Equipment Excluded		Materials Excluded						\$936.97
		User Note: Time required to remove and reinstall the foam pipe insulation on the redone chiller lines								
		Item Note: For tasks not included in the Construction Task Catalog® and as directed by owner only.								
2	01222000009		HR	Electrician						
				Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	HR	60.00	x	\$36.74	x	1.2335	=	\$2,719.13
		Equipment Excluded		Materials Excluded						\$2,719.13
		User Note: Man hours needed to disconnect and reconnect the main and secondary power feeds to the chiller unit								
		Item Note: For tasks not included in the Construction Task Catalog® and as directed by owner only.								
3	01222000030		HR	Steam / Pipe Fitter						
				Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	HR	24.00	x	\$33.97	x	1.2335	=	\$1,005.65
		Equipment Excluded		Materials Excluded						\$1,005.65
		User Note: The disconnecting of the Chilled Water Lines and condensate lines as well as reworking same to connect to the new chiller								
		Item Note: For tasks not included in the Construction Task Catalog® and as directed by owner only.								
4	01222000032		HR	Structural Steel Worker						
				Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	HR	38.00	x	\$53.47	x	1.2335	=	\$2,506.30
		Equipment Excluded		Materials Excluded						\$2,506.30
		User Note: Cost associated with the required support brackets at the Isolators as well as modifying as necessary the Structural Steel stand to the new Chiller support frame.								
		Item Note: For tasks not included in the Construction Task Catalog® and as directed by owner only.								



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5	012220000051	HR	Flagperson For Traffic Control							
				Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	HR		80.00	x	\$25.36	x	1.2335	=	\$2,502.52
	Equipment Excluded		Materials Excluded							\$2,502.52
	User Note:									
	Item Note:									
6	012223000623	DAY	100 Ton Lift, Truck Mounted Hydraulic Crane With Full-Time Operator							
				Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	DAY		2.00	x	\$2,359.40	x	1.2335	=	\$5,820.64
	Equipment Excluded									\$5,820.64
	User Note:									
	Item Note:									
7	015526000027	MO	28" Cone With Reflective Collar							
				Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	MO		20.00	x	\$4.25	x	1.2335	=	\$104.85
	Labor Excluded		Equipment Excluded							\$104.85
	User Note:									
	Item Note:									
8	015526000054	MO	Type A Or C Flasher							
				Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	MO		6.00	x	\$4.71	x	1.2335	=	\$34.86
	Labor Excluded		Equipment Excluded							\$34.86
	User Note:									
	Item Note:									
9	017113000003	EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' Bed							
				Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	EA		1.00	x	\$430.80	x	1.2335	=	\$531.39
	Labor Excluded		Equipment Excluded							\$531.39
	User Note:									
	Item Note: Includes delivery of equipment, off loading on site, rigging, dismantling, loading and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom manlifts with >40' boom lengths, etc.									
10	017113000007	EA	40 To 50 Ton Lift Move On/Off Cost, Hydraulic Crane							
				Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	EA		0.00	x	\$607.01	x	1.2335	=	\$0.00
	Labor Excluded		Equipment Excluded							\$0.00
			Materials Excluded							
	User Note:									
	Item Note: Includes delivery and pickup.									

Job: ECI-CAL-0012: SRI Building Chiller Replacement

Record #	CSI Number	MOD	UOM	Description	Unit Price	Factor	Total			
23 Heating, Ventilating, And Air-Conditioning (HVAC)							\$189,001.90			
11	230120910033		EA	>250 To 500', 1-1/2" To 4" Diameter Pipe, Purge Liquid System						
				Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	EA	2.00	x	\$257.82	x	1.2335	=	\$636.04
		Demo	EA	2.00	x	\$0.00	x	1.2335	=	\$0.00
		Materials Excluded								\$636.04
		User Note:								
		Item Note:								
12	230923000008		HR	EMCS System Controls Training						
				Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	HR	80.00	x	\$91.97	x	1.2335	=	\$9,075.60
		Materials Excluded								\$9,075.60
		User Note:								
		Item Note:								
13	230923000009		HR	EMCS On Site System Diagnostics Field Technician						
				Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	HR	80.00	x	\$91.97	x	1.2335	=	\$9,075.60
		Materials Excluded								\$9,075.60
		User Note:								
		Item Note:								
14	230923000055		EA	Install Central Plant Wireway For Programmable Controller						
				Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	EA	2.00	x	\$91.97	x	1.2335	=	\$226.89
		Demo	EA	2.00	x	\$27.87	x	1.2335	=	\$68.76
		Materials Excluded								\$295.65
		User Note:								
		Item Note:								
15	232113230011		LF	4" Schedule 40 Threaded Black Steel Pipe With 150 LB Malleable Iron Fitting Assembly						
				Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	LF	2.00	x	\$31.76	x	1.2335	=	\$78.35
		Demo	LF	2.00	x	\$4.02	x	1.2335	=	\$9.92
		Materials Excluded								\$88.27
		User Note:								
		Item Note: Includes all hangers and all fittings (couplings, elbows, tees and reducer fittings). All hangers are complete assemblies. Not for use where detail is available.								

Job: ECI-CAL-0012: SRI Building Chiller Replacement

16	232113230027		LF	6" Schedule 40, Threaded And Coupled, Black Steel Pipe							
					Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	LF		16.00	x	\$31.33	x	1.2335	=	\$618.33
		Demo	LF		16.00	x	\$6.07	x	1.2335	=	\$119.80
											\$738.13
		User Note:									
		Item Note:									
17	236416160025		EA	125 To 170 Ton, Dual Compressor, Magnetic Bearing, Water Cooled Centrifugal Water Chiller							
					Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	EA		1.00	x	\$127,685.50	x	1.2335	=	\$157,500.06
		Demo	EA		1.00	x	\$2,111.10	x	1.2335	=	\$2,604.04
											\$160,104.10
		User Note:									
		Item Note:									
18	236416160025	0521	EA	For 5 Year Parts Only Compressor Warranty, Add							
					Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	EA		1.00	x	\$7,287.00	x	1.2335	=	\$8,988.51
		Labor Excluded		Equipment Excluded							\$8,988.51
		User Note:									
		Item Note:									

Job: ECI-CAL-0012: SRI Building Chiller Replacement

Record #	CSI Number	MOD	UOM	Description	Unit Price	Factor	Total				
26 Electrical							\$158.23				
19	260583000139		EA	5 HP AC Motor Single Phase, 230 Volt Motor/Equipment, Connection, Termination And Rotation Testing							
				Quantity	x	Unit Price	x	Factor	=	LineTotal	
		Installation	EA		2.00	x	\$45.63	x	1.2335	=	\$112.57
		Demo	EA		2.00	x	\$18.51	x	1.2335	=	\$45.66
											\$158.23
User Note:											
Item Note:											
Proposal Total:										\$205,322.44	
The Percentage of Non Pre-Priced on this Proposal:										0.00%	

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE JOB ORDER NO. ECI-CAL-0012 TO THE AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND CALADESI CONSTRUCTION CO. (“CONTRACTOR”) DATED MARCH 15, 2018 FOR CONTRACTOR TO PROVIDE WORK RELATED TO THE SRI BUILDING CHILLER REPLACEMENT PROJECT (TBD) IN AN AMOUNT NOT TO EXCEED \$205,322.44; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; APPROVING A TRANSFER IN THE AMOUNT OF \$205,323 FROM THE UNAPPROPRIATED BALANCE OF THE PORT OPERATING FUND (4091) TO THE PORT CAPITAL IMPROVEMENT FUND (4093); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$205,323 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE PORT CAPITAL IMPROVEMENT FUND (4093), RESULTING FROM THE ABOVE TRANSFER, TO THE SRI BUILDING CHILLER REPLACEMENT PROJECT (TBD); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg (“City”) and Caladesi Construction Co. (“Contractor”) entered into an agreement on March 15, 2018 for Contractor to provide job order contracting and other services for the City; and

WHEREAS, Administration desires to issue Job Order No. ECI-CAL-0012 for Contractor to provide for the removal of an existing chiller unit and furnishing and installing a new 125 to 170 ton dual compressor, magnetic bearing, water cooled, centrifugal water chiller unit on the roof of the SRI Building at the Port of St. Petersburg in an amount not to exceed \$205,322.44; and

WHEREAS, funding needed for this project will be available after i) a transfer in the

amount of \$205,323 from the Port Operating Fund (4091) to the Port Capital Improvement Fund (4093) and ii) a supplemental appropriation in the amount of \$205,323 from the increase in the unappropriated balance of the Port Capital Improvement Fund (4093), resulting from the above transfer, to the SRI Building Chiller Replacement Project (TBD).

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 Job Order No. ECI-CAL-0012 to the agreement between the City of St. Petersburg, Florida and Caladesi Construction Co. ("Contractor") dated March 15, 2018 for Contractor to provide work related to the SRI Building Chiller Replacement Project in an amount not to exceed \$205,322.44.

BE IT FURTHER RESOLVED that there is hereby approved the following transfer for FY22:

<u>Port Operating Fund (4091)</u>	
Transfer to: Port Capital Improvement Fund (4093)	\$205,323

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the Port Capital Improvement Fund, resulting from the above transfer, the following supplemental appropriation for FY22:

<u>Port Capital Improvement Fund (4093)</u>	
SRI Building Chiller Replacement Project (TBD)	\$205,323

This resolution shall become effective immediately upon its adoption.

LEGAL:

Christina Boussias
00629166

DEPARTMENT:

Thomas Greene

BUDGET AND MANAGEMENT:

E Makofske