

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of April 4, 2024

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

SUBJECT: A Resolution accepting a Guaranteed Maximum Price (“GMP”) proposal in the amount of \$277,494 from Hennessy Construction Services Corp (“Hennessy”) for construction phase services for the Pier Head Building Backup Generator 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 September 15, 2023, 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 \$278,000 from the unappropriated balance of the Pier Operating Fund (1203) to the General Capital Improvement Fund (3001); approving a supplemental appropriation in the amount of \$278,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer, to the Backup Generator Project (ECID Project No. 21219-019; Oracle Project No. 20237); and providing an effective date.

EXPLANATION: On September 8, 2022, City Council acknowledged the selection of five CMAR firms for the CMAR Continuing Services for City Facilities, for the Engineering & Capital Improvements Department and authorized execution of Construction Manager at Risk Agreements with a Guaranteed Maximum Price with those firms. A Letter Agreement was executed with each firm establishing the terms and conditions of the continuing services CMAR Agreement.

On September 15, 2023, the Engineering and Capital Improvements Department (“ECID”) administratively approved the AIA Document A133 – 2019 and AIA Document A201-2017 with Hennessey Construction Services Corp., for pre-construction services for the Pier Head Building Backup Generator Project including the review of bid plans, site visits, and bidding services in the amount of \$4,454.39.

The new 25kW natural gas generator will be located in the planter area to the immediate south of the Pier Head building. The work will include selective demolition of the planter area, pouring a new slab, extending power and gas lines from the building to the generator location, installing a new Automatic Transfer Switch in the electrical room and site restoration. The backup generator will serve the Pier Head’s sanitary lift station as well as the emergency lighting panel.

A \$20,000 Owner’s Contingency for unforeseen conditions is included in the GMP.

The Engineering and Capital Improvements Department recommends for award:

Create Building Company LLC \$277,494

City Code 2-234, Small Business Enterprise Assistance Program, requires a required participation percentage to be assigned to all construction projects of over \$50,000. SBE subcontractors were solicited, however no bids received. 1219-019

RECOMMENDATION: Administration recommends authorizing the Mayor or his designee to accept a Guaranteed Maximum Price (“GMP”) proposal in the amount of \$277,494 from Hennessy Construction Services Corp (“Hennessy”) for construction phase services for the Pier Head Building Backup Generator

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 September 15, 2023, 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 \$278,000 from the unappropriated balance of the Pier Operating Fund (1203) to the General Capital Improvement Fund (3001); approving a supplemental appropriation in the amount of \$278,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer, to the Backup Generator Project (ECID Project No. 21219-019; Oracle Project No. 20237); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds will be available after approval of a transfer in the amount of \$278,000 from the unappropriated balance of the Pier Operating Fund (1203), to the General Capital Improvement Fund (3001); and a supplemental appropriation in the amount of \$278,000 from the increase in the unappropriated balance of the General Capital Improvements Fund (3001), resulting from the above transfer, to the Backup Generator Project (20237).

ATTACHMENTS: GMP Proposal
Resolution

RESOLUTION NO. 2024-_____

A RESOLUTION ACCEPTING A GUARANTEED MAXIMUM PRICE (“GMP”) PROPOSAL IN THE AMOUNT OF \$277,494 FROM HENNESSY CONSTRUCTION SERVICES CORP (“HENNESSY”) FOR CONSTRUCTION PHASE SERVICES FOR THE PIER HEAD BUILDING BACKUP GENERATOR 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 SEPTEMBER 15, 2023, 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 \$278,000 FROM THE UNAPPROPRIATED BALANCE OF THE PIER OPERATING FUND (1203) TO THE GENERAL CAPITAL IMPROVEMENT FUND (3001); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$278,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001), RESULTING FROM THE ABOVE TRANSFER, TO THE BACKUP GENERATOR PROJECT (ECID PROJECT NO. 21219-019; ORACLE PROJECT NO. 20237); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 8, 2022, City Council (i) acknowledged the selection of two firms, including Hennessy Construction Services Corp (“Hennessy”), as the most qualified firms to provide construction manager at risk services on a continuing basis for City Facilities projects for the Engineering & Capital Improvements Department and (ii) authorized the Mayor or his designee to execute Construction Manager at Risk Agreements with a Guaranteed Maximum Price (“GMP”) between the City and those qualified firms, including Hennessy; and

WHEREAS, the City and Hennessy entered into a Construction Manager at Risk Agreement with a GMP on September 15, 2023 (“Agreement”) for Hennessy to provide preconstruction services for the Pier Head Building Backup Generator Project (“Project”); and

WHEREAS, Administration authorized payment under the Agreement for preconstruction services in the amount of \$4,454.39; and

WHEREAS, in accordance with the requirements set forth in the Agreement,

Hennessy has submitted to the City for review and acceptance a GMP proposal in the amount of \$277,494 (which includes a \$20,000 owner's contingency) for construction phase services for the Project; and

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

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that a guaranteed maximum price ("GMP") proposal dated January 8, 2024 in the amount of \$277,494 submitted by Hennessy for construction phase services for the Pier Head Building Backup Generator Project is hereby accepted.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the First Amendment to the Construction Manager at Risk agreement with a GMP between the City of St. Petersburg, Florida and Hennessy dated January 8, 2024 to incorporate the GMP proposal into the agreement and modify other necessary provisions.

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

Pier Operating Fund (1203)

Transfer to: General Capital Improvement Fund (3001) \$278,000

BE IT FURTHER RESOLVED that there is hereby approved the following supplemental appropriation from the increase in the unappropriated balance of the General Capital Improvement Fund (3001) resulting from the above transfer, for fiscal year 2024:

General Capital Improvement Fund (3001)

Backup Generator Project (20237) \$278,000

This Resolution shall become effective immediately upon its adoption.

LEGAL:

Sharon Muchmanicy
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DEPARTMENT:

Brijesh Prayman

BUDGET:

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