

ST. PETERSBURG CITY COUNCIL

Meeting of June 6, 2019

Consent Agenda

TO: The Honorable Charles Gerdes, Chair, and Members of City Council

SUBJECT: A resolution accepting Addendum No. 2 in an amount not to exceed \$207,791.74 submitted by Air Mechanical & Service Corp (AMSCO) to the Control Estimate dated December 30, 2018 for AMSCO to upgrade and replace the City Hall Fire Alarm system as part of the City Hall HVAC Upgrades Project; providing that the total Control Estimate for the City Hall HVAC Upgrades Project shall not exceed \$5,894,477.81; authorizing the Mayor or his designee to execute the Third Amendment to the Construction Manager Contract between the City of St. Petersburg, Florida and AMSCO dated August 25, 2017, as amended, to incorporate Addendum No. 2 into the Control Estimate; authorizing the City Attorney's office to make non-substantive changes to the Third Amendment; approving a transfer in the amount of \$210,000 from the unappropriated balance of the General Fund (0001) to the General Capital Improvement Fund (3001); approving a supplemental appropriation in the amount of \$210,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001) resulting from the above transfer to the MOB Repairs and Improvements Project (Engineering No. 16229-119; Oracle No. 14607); and providing an effective date.

EXPLANATION: On August 3, 2017 City Council approved a Construction Manager Contract ("CM Contract") with Air Mechanical & Service Corp (AMSCO) for preconstruction and construction services for the City Hall HVAC Upgrades project. On January 17, City Council approved a Control Estimate in the not to exceed amount of \$5,547,803.43 for the construction of the City Hall HVAC Upgrades Project and authorized the Mayor to execute the First Amendment to the AMSCO CM Contract. On April 4, 2019 City Council approved the Second Amendment to the AMSCO CM Contract increasing the Control Estimate in an amount not to exceed \$138,882.64 for moving the City Hall furniture to the old Police Headquarters.

As part of the permit process for the City Hall HVAC upgrades it was determined the existing 20-year-old City Hall Fire Detection System did not meet current Fire Codes and would need to be upgraded as part of the proposed HVAC construction. Since the City has moved to a Honeywell based Building Automation System, AMSCO was directed to work with Honeywell to engineer, furnish and install a complete fire alarm detection system to include new fire alarm control panel with voice evacuation system, complete system wiring and program the necessary equipment and software to expand the existing Honeywell EBI system installed in City Hall. A transfer from the General Fund (0001) to the General Capital Improvement Fund (3001) and supplemental appropriation from the increase in the unappropriated balance of the General Capital Improvement Fund (3001) is required to advance the timing of the work so that it can be completed within the schedule for the City Hall HVAC upgrades.

RECOMMENDATION: Administration recommends City Council approve the attached resolution approving Addendum No. 2 in an amount not to exceed \$207,791.74 submitted by Air Mechanical & Service Corp (AMSCO) to the Control Estimate dated December 30, 2018 for AMSCO to upgrade and replace the City Hall Fire Alarm system as part of the City Hall HVAC Upgrades Project; providing that the total Control Estimate for the City Hall HVAC Upgrades Project shall not exceed \$5,894,477.81; authorizing the Mayor or his designee to execute the Third Amendment to the Construction Manager Contract between the City of St. Petersburg, Florida and AMSCO dated August 25, 2017, as amended, to incorporate Addendum No. 2 into the Control Estimate; authorizing the City Attorney's office to make non-

substantive changes to the Third Amendment; approving a transfer in the amount of \$210,000 from the unappropriated balance of the General Fund (0001) to the General Capital Improvement Fund (3001); approving a supplemental appropriation in the amount of \$210,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001) resulting from the above transfer to the MOB Repairs and Improvements Project (Engineering No. 16229-119; Oracle No. 14607); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: The FY19 Adopted Budget included a transfer of \$10,325,662 from the General Fund into the Downtown Redevelopment District Trust Fund (1105). Subsequent to the budget adoption, the city entered into the First Amendment to the Amended and Restated Interlocal Agreement with Pinellas County with respect to the Intown TIF. One portion of this amended and restated agreement provided that the percentage contribution of annual incremental revenue from both the city and the county to the Intown TIF trust fund be reduced from 95% to 75%. The reduction from 95% to 75% resulted in a decrease in the amount of General Fund transfer or savings of \$2,173,824. A transfer in the amount of \$1,446,000 was previously approved from the unappropriated balance in the General Fund (0001) to the General Capital Improvement Fund (3001), resulting from the reduced contribution level, and a supplemental appropriation was approved from the increase in the unappropriated balance of the General Capital Improvement Fund (3001) to the MOB Repairs and Improvements Project (Engineering No. 16229-119; Oracle No. 14607). The remaining balance of approximately \$727,824 remained in the General Fund for future appropriations. This resolution provides for a transfer in the amount of \$210,000 from the unappropriated balance of the General Fund (0001), resulting from the reduced contribution level, to the General Capital Improvement Fund (3001), and approval of a supplemental appropriation in the amount of \$210,000 from the increase in the unappropriated balance in the General Capital Improvement Fund (0001) resulting from the above transfer to the MOB Repairs and Renovations Project (Engineering No. 16229-119; Oracle No. 14607). The remaining balance of approximately \$517,824 will remain in the General Fund for future appropriation.

Fiscal Year 2019 General Fund Contribution to Fund 1105 Downtown Redevelopment District (Intown CRA)						
	Amount in FY19 Adopted Budget	First Amendment to the Amended and Restated Interlocal Agreement w/Pinellas County	Difference		Amount Used for City Hall Project	Balance
General Fund Transfer	\$ 10,325,662	\$ 8,151,838	\$ 2,173,824	\$ 1,656,000	\$ 517,824	

ATTACHMENTS: Resolution
AMSCO Proposal

APPROVALS:


Administrative


Budget

RESOLUTION NO. 2019-__

A RESOLUTION ACCEPTING ADDENDUM NO. 2 IN AN AMOUNT NOT TO EXCEED \$207,791.74 SUBMITTED BY AIR MECHANICAL & SERVICE CORP (AMSCO) TO THE CONTROL ESTIMATE DATED DECEMBER 30, 2018 FOR AMSCO TO UPGRADE AND REPLACE THE CITY HALL FIRE ALARM SYSTEM AS PART OF THE CITY HALL HVAC UPGRADES PROJECT; PROVIDING THAT THE TOTAL CONTROL ESTIMATE FOR THE CITY HALL HVAC UPGRADES PROJECT SHALL NOT EXCEED \$5,894,477.81; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE THIRD AMENDMENT TO THE CONSTRUCTION MANAGER CONTRACT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND AMSCO DATED AUGUST 25, 2017, AS AMENDED, TO INCORPORATE ADDENDUM NO. 2 INTO THE CONTROL ESTIMATE; AUTHORIZING THE CITY ATTORNEY'S OFFICE TO MAKE NON-SUBSTANTIVE CHANGES TO THE THIRD AMENDMENT; APPROVING A TRANSFER IN THE AMOUNT OF \$210,000 FROM THE UNAPPROPRIATED BALANCE OF THE GENERAL FUND (0001) TO THE GENERAL CAPITAL IMPROVEMENT FUND (3001); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$210,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001) RESULTING FROM THE ABOVE TRANSFER TO THE MOB REPAIRS AND IMPROVEMENTS PROJECT (ENGINEERING NO. 16229-119, ORACLE NO. 14607) AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida ("City") and Air Mechanical & Service Corp. ("AMSCO") executed a Construction Manager Contract on August 25, 2017, for AMSCO to provide preconstruction and construction phase services for the City Hall HVAC Upgrades Project ("Project"); and

WHEREAS, following execution of the contract, the City authorized AMSCO to provide preconstruction phase services in an amount not to exceed \$33,911; and

WHEREAS, on January 17, 2019, the City and AMSCO entered into the First Amendment to incorporate the Control Estimate in an amount not to exceed \$5,547,803.43 for construction phase services for the Project into the contract; and

WHEREAS, on April 19, 2019, the City and AMSCO entered into the Second Amendment to increase the Control Estimate by an additional \$138,882.64 for AMSCO to move City Hall Furniture to the Police Headquarters (for a total Control Estimate for the Project not to exceed \$5,686,686.07); and

WHEREAS, the City and AMSCO desire to execute the Third Amendment to increase the Control Estimate (as previously increased) by an additional \$207,791.74 for AMSCO to upgrade and replace the City Hall Fire Alarm System (for a total Control Estimate for the Project not to exceed \$5,894,477.81); and

WHEREAS, funding for the Third Amendment will be available after (i) a transfer in the amount of \$210,000 from the unappropriated balance of the General Fund (0001) to the General Capital Improvement Fund (3001) and (ii) a supplemental appropriation in the amount of \$210,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001) resulting from the above transfer to the MOB Repairs and Improvements Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that Addendum No. 2 in an amount not to exceed of \$207,791.74 submitted by Air Mechanical & Service Corp (AMSCO) to the Control Estimate dated December 30, 2018 for AMSCO to upgrade and replace the City Hall Fire Alarm System as part of the City Hall HVAC Upgrades Project is hereby accepted.

BE IT FURTHER RESOLVED that the total Control Estimate for the City Hall HVAC Upgrades Project shall not exceed \$5,894,477.81.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the Third Amendment to the Construction Manager Contract between the City of St. Petersburg, Florida and AMSCO dated August 25, 2017, as amended, to incorporate Addendum No. 2 into the Control Estimate.

BE IT FURTHER RESOLVED that the City Attorney's Office is authorized to make non-substantive changes to the Third Amendment.

BE IT FURTHER RESOLVED that there is hereby approved the following transfer for FY19:

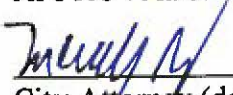
<u>General Fund (0001)</u>	
General Capital Improvement Fund (3001)	\$210,000

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 transfer, the following supplemental appropriation for FY19:

<u>General Capital Improvement Fund (3001)</u>	
MOB Repairs and Improvement Project (14607)	\$210,000

This resolution shall become effective immediately upon its adoption.

APPROVALS:



City Attorney (designee)
00449695



Budget Director



Administration



Addendum No. 2 to the Control Estimate dated December 30, 2018

May 07, 2019

Raul Quintana, AIA

City of St. Petersburg

One 4th Street N.

St. Petersburg, FL 33701

Re: St. Petersburg City Hall Fire Alarm Replacement & Upgrades Additional Scope

Per your request we are pleased to provide scope and pricing on the above referenced project. The scope of the work is as follows based on Honeywell Building Solutions proposal:

City Hall Fire Alarm Replacement Subcontractor Scope:

Honeywell shall provide the following equipment and services ("the Work") in accordance with the attached work scope documents and terms and conditions, which form a part of this Agreement.

Honeywell proposes to furnish and install a new Fire Detection System, replacing the existing 20 year installed system. The new system will be installed and configured to meet current State of Florida Fire Protection Codes. The system will be furnished and installed with the necessary hardware, software, graphics, engineering, programming, and commissioning of the system.

A. Engineering

Honeywell Shall:

- Fire Alarm Drawings - Create, engineer, & furnish the fire alarm drawings
- PE Services - Provide PE Services to review, stamp, and seal fire alarm design drawings
- Permitting - Submit and acquire the necessary fire alarm and low voltage permits.
- Programming - Complete all sequence of operation programming to the new fire alarm control panels.
- Graphics - Create, program, and install new graphics for the fire alarm system, install on the Honeywell EBI Fire Server.
- As Built Documents - Furnish updated As Built drawings at project close out.

B. Installation:

Honeywell Shall:

- Wiring - A portion of the existing fire alarm detection system wiring, backboxes, etc. shall be reused where possible. All new wire will be FPL type wiring, as the ceiling are not plenum rated.
- Fire Alarm Control Panels - Furnish a new main fire alarm control panel with voice evacuation system, and Digital Communicator. Furnish and install a new Pre-Action control panel, with new initiating devices, interfaced to the existing pre-action solenoid.
- Equipment - Furnish, program, install, and test all fire alarm equipment noted in the following "Equipment" Section.
- EBI System Expansion - Furnish, install, and program the necessary equipment and software to expand the existing EBI system installed in the City Hall Building.
- Acceptance Testing - Perform a fire alarm pre-test and final acceptance test with the local AHJ.

Owner/GC/others shall:

- └ Paint, Patch, & Match - The Owner, General Contractor, or Others shall repair the wall, and provide patching and painting to match. Honeywell expects minimal instances but the existing Fire is recessed into the wall, and will require some drywall rework.
- └ 120 VAC Power - Furnish and install all 120 VAC Power.
- └ Remote Station Monitoring - Owner will continue to provide (2) dedicated phone lines, connected to a contracted Central Monitoring Station.

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Tampa, FL 33614
Ph: 813-875-0782
Fax: 813-873-2275

8850 66th Ct. North
Pinellas Park, FL 33782
Ph: 727-544-4340

3119 Louise St.
Tallahassee, Fla. 32304
Ph: 850-329-7366
Fax: 850-329-7615

325 Anchor Rd.
Casselberry, Fla. 32707
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Fax: 407-699-0690

2700 Ave. of the
Americas
Englewood, FL 34224
Ph: 941-475-3715
Fax: 941-475-3725



C. Equipment:

QTY

EBI SERVER

1

1

1

FIRE ALARM CONTROL PANEL

1

1

1

1

2

1

PRE-ACTION CONTROL PANEL

1

1

2

1

AUXILIARY POWER SUPPLIES & AMPLIFIERS

3

4

14

7

FIELD DEVICES

21

36

15

2

23

8

NOTIFICATION FIELD DEVICES

82

77

5

DESCRIPTION

UL LISTED EBI SERVER

EBI SOFTWARE – LIFE SAFETY MANAGER

FIRE NETWORK ADAPTER

FIRE ALARM CONTROL PANEL

VOICE EVACUATION EXPANSION MODULE W/MICROPHONE

DIGITAL COMMUNICATOR (UDACT)

NETWORK COMMUNICATION MODULE

BATTERIES

SURGE PROTECTION

FIRE ALARM CONTROL PANEL

NETWORK COMMUNICATION MODULE

BATTERIES

SURGE PROTECTION

BOOSTER POWER SUPPLIES

50-100 WATT AMPLIFIERS

BATTERIES

SURGE PROTECTION

PULL STATIONS, ADDRESSABLE

SMOKE DETECTORS, PHOTOELECTRIC, ADDRESSABLE

HEAT DETECTORS, ROR, ADDRESSABLE

DUCT DETECTOR W/ SAMPLING TUBE, RTS, ADDRESSABLE

MONITOR MODULES, ADDRESSABLE

CONTROL MODULES, ADDRESSABLE

SPEAKERS, WALL OR CEILING MOUNT

SPEAKER STROBES, WALL OR CEILING MOUNT

STROBE

II. Assumptions/Exceptions

A. AHJ Approval – Honeywell's proposal is contingent upon the approval of the local AHJ.

B. 120 VAC Power – provided by others, reuse existing where applicable.

C. Paint, Patch, and Match - Owner or others shall furnish all labor and materials to paint, patch, or match the existing wall, or ceilings affected by this upgrade.

D. Remote Monitoring Station – Owner shall maintain the existing (2) dedicated phone lines, along with contracted Remote Station Monitoring of the Fire Alarm.

E. Working Hours – all work to be performed during standard working hours.

F. Warranty – Includes One Year Warranty.

G. Shipping & Tax – Includes all shipping and taxes.

H. Fire/Smoke Dampers - Fire/smoke dampers are not shown on the drawings and any interlocks/ wiring/ piping related to the fire smoke dampers are excluded from this proposal.

I. On Site Training – Proposal includes a maximum of (2) onsite training hours.

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J. Asbestos – Construction Manager or Owner shall provide Honeywell with an Asbestos Statement prior to any work occurring.

K. Down Payment – Proposal is based upon a 10% down payment. Upon an executed contract, Honeywell, shall invoice for 10% of the total contract amount.

III. Period of Performance: The work shall commence on TBD (“Effective Date”) and shall be completed within (6) Months (“Completion Date”)

Fire Alarm Replacement Total \$ 179,546.62
(One Hundred Seventy-Nine Thousand Five Hundred Forty-Six Dollars and Sixty-Two Cents)

Fire Alarm Replacement Add Alternate Total \$ 12,614.15
(Twelve Thousand Six Hundred Fourteen Dollars and Fifteen Cents)

Change Sub Total \$ 192,160.77
(One Hundred Ninety-Two Thousand One Hundred Sixty Dollars and Seventy-Seven Cents)

Fire Alarm Replacement Painting Total \$ 1,500.00
(One Thousand Five Hundred Dollars and Zero Cents)

Fire Alarm Replacement Provide 120-volt Power Total \$ 2,000.00
(Two Thousand Dollars and Zero Cents)

Change Sub Total \$ 195,660.77
(One Hundred Ninety-Five Thousand Six Hundred Sixty Dollars and Seventy-Seven Cents)

Cm Fee \$ 9,783.04
(Nine Thousand Seven Hundred Eighty-Three Dollars and Four Cents)

Bond / Builders Risk Costs \$ 2,347.93
(Two Thousand Three Hundred Forty-Seven Dollars and Ninety-Three Cents)

Change Total \$ 207,791.74
(Two Hundred Seven Thousand Seven Hundred Ninety One Dollars and Seventy-Four Cents)

If you have any questions, please call.

Respectfully Submitted,

Aaron Donton
Sales Engineer
Air Mechanical & Service Corporation
aaron@amsco-ac.com

Authorization _____

Date _____

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