

ST. PETERSBURG CITY COUNCIL

Meeting of November 14, 2019

Consent Agenda

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

SUBJECT: A Resolution accepting Addendum No. 3 in an amount not to exceed \$505,072.54 submitted by Air Mechanical & Service Corp (AMSCO) to the Control Estimate dated December 30, 2018 for (I) the painting of all offices, conference rooms and work spaces, (II) to abate asbestos in the floor tile, and (III) to bring the existing fire sprinkler system to code 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 \$6,399,550.35; authorizing the Mayor or his designee to execute the Fourth 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. 3 to the Control Estimate into the contract, as amended, and to revise the project schedule; 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 \$150,000 from the M.O.B. Repairs & Imps FY20 Project (17242); approving a supplemental appropriation in the amount of \$150,000 from the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the rescission, to the MOB Repairs and Improvements Project (Engineering No. 16229-119, Oracle No. 14607); rescinding unencumbered appropriations in the City Facilities Capital Improvement Fund (3031) in the amounts of \$134,000 from the Infrastructure TBD FY19 Project (16689) and \$94,000 from the Infrastructure TBD FY20 Project (17231); approving a supplemental appropriation in the amount of \$228,000 from the increase in the unappropriated balance of the City Facilities Capital Improvement Fund (3031), resulting from the above rescissions, to the M.O.B. Repairs and Improvements Project (17242); and providing an effective date. (Engineering No. 16229-119; Oracle No. 14607)

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.

On June 6, 2019, City Council approved the Third Amendment to the AMSCO CM Contract increasing the Control Estimate in an amount not to exceed \$207,791.74 to upgrade and replace the Fire Alarm system at City Hall.

The Real Estate and Property Management Department has budgeted funds in the Municipal Office Building Repairs and Improvements FY20 CIP for improvements to the Municipal Office Buildings. The CM Contract with AMSCO did not include the painting of the offices and other work areas beyond the limits of the corridors. Given the extent of work in the offices for replacement of the HVAC system, the need and opportunity to paint all the walls while the City Hall was unoccupied is requested. The cost of the additional painting is \$117,800. Additionally, the requested increase in the Control Estimate in the

amount of \$159,870.68 is for abatement of asbestos floor tile that was unanticipated. The abatement of the asbestos floor tile is necessary due to the adhesive that was applied to the carpet when it was first installed. Replacing the carpet now requires full removal of the floor tile. Finally, the balance of the requested increase in the Control Estimate in the amount of \$227,401.86 is for upgrades to the fire sprinkler system. The fire sprinkler subcontractor was required to produce hydraulic calculations due to the relocation of several sprinkler heads made necessary by the HVAC work. The hydraulic calculations identified a series of code deficiencies. Additional work will include replacing the existing fire mains, backflow devices and entry points in the building to increase capacity, increase the diameter of the branch lines in the building, replacement of the sprinkler heads from standard heads to quick response heads and add sprinkler coverage where it currently does not exist. A rescission of an unencumbered appropriation in the General Capital Improvement Fund (3001) and supplemental appropriation from the unencumbered balance of the General Capital Improvement Fund (3001), resulting from the rescission, is required to advance the timing of the work so that it can be completed within the schedule for the City Hall HVAC upgrades.

Approval of the Fourth Amendment will authorize a revision to the project schedule to change the substantial completion date. The actual date for substantial completion will be determined once additional information is provided. This schedule adjustment is due to the unanticipated condition requiring abatement of asbestos floor tile in order to replace the carpet throughout the building, as well as the need to bring the existing fire sprinkler system up to code. This impacts the flooring, painting, fire sprinkler system, and other critical finishes resulting in the request for additional time.


RECOMMENDATION: Administration recommends City Council approve the attached Resolution accepting Addendum No. 3 in an amount not to exceed \$505,072.54 submitted by Air Mechanical & Service Corp (AMSCO) to the Control Estimate dated December 30, 2018 for (I) the painting of all offices, conference rooms and work spaces, (II) to abate asbestos in the floor tile, and (III) to bring the existing fire sprinkler system to code 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 \$6,399,550.35; authorizing the Mayor or his designee to execute the Fourth 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. 3 to the Control Estimate into the contract, as amended, and to revise the project schedule; 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 \$150,000 from the M.O.B. Repairs & Imps FY20 Project (17242); approving a supplemental appropriation in the amount of \$150,000 from the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the rescission, to the MOB Repairs and Improvements Project (Engineering No. 16229-119, Oracle No. 14607); rescinding unencumbered appropriations in the City Facilities Capital Improvement Fund (3031) in the amounts of \$134,000 from the Infrastructure TBD FY19 Project (16689) and \$94,000 from the Infrastructure TBD FY20 Project (17231); approving a supplemental appropriation in the amount of \$228,000 from the increase in the unappropriated balance of the City Facilities Capital Improvement Fund (3031), resulting from the above rescissions, to the M.O.B. Repairs and Improvements Project (17242); and providing an effective date. (Engineering No. 16229-119; Oracle No. 14607)

COST/FUNDING/ASSESSMENT INFORMATION: A portion of the funding has been previously appropriated in the General Capital Improvement Fund (3001), MOB Repairs and Improvements Project (14607); additional funding will be available following rescission of an unencumbered appropriation in the General Capital Improvement Fund (3001) in the amount of \$150,000 from the M.O.B. Repairs & Imps FY20 Project (17242) and approval of a supplemental appropriation in the amount of \$150,000 from the unappropriated balance in the General Capital Improvement Fund (3001), resulting from the rescission, to the MOB Repairs and Improvements Project (14607); and following rescissions of unencumbered appropriations in the City Facilities Capital Improvement Fund (3031) in the amounts of \$134,000 from the Infrastructure TBD FY19 Project (16689) and \$94,000 from the Infrastructure TBD FY20 Project (17231); and approval of a supplemental appropriation in the amount of

\$228,000 from the increase in the unappropriated balance of the City Facilities Capital Improvement Fund (3031), resulting from the above rescissions, to the MOB Repairs and Improvements Project (14607).

ATTACHMENTS: Resolution
Addendum No. 3

APPROVALS:


B
Administrative


Budget

RESOLUTION NO. 2019-__

A RESOLUTION ACCEPTING ADDENDUM NO. 3 IN AN AMOUNT NOT TO EXCEED \$505,072.54 SUBMITTED BY AIR MECHANICAL & SERVICE CORP (AMSCO) TO THE CONTROL ESTIMATE DATED DECEMBER 30, 2018 FOR (I) THE PAINTING OF ALL OFFICES, CONFERENCE ROOMS AND WORK SPACES, (II) TO ABATE ASBESTOS IN THE FLOOR TILE, AND (III) TO BRING THE EXISTING FIRE SPRINKLER SYSTEM TO CODE 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 \$6,399,550.35; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE FOURTH 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. 3 TO THE CONTROL ESTIMATE INTO THE CONTRACT, AS AMENDED, AND TO REVISE THE PROJECT SCHEDULE; 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 \$150,000 FROM THE M.O.B. REPAIRS & IMPS FY20 PROJECT (17242); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$150,000 FROM THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001), RESULTING FROM THE RESCISSION, TO THE MOB REPAIRS AND IMPROVEMENTS PROJECT (ENGINEERING NO. 16229-119, ORACLE NO. 14607); RESCINDING UNENCUMBERED APPROPRIATIONS IN THE CITY FACILITIES CAPITAL IMPROVEMENT FUND (3031) IN THE AMOUNTS OF \$134,000 FROM THE INFRASTRUCTURE TBD FY19 PROJECT (16689) AND \$94,000 FROM THE INFRASTRUCTURE TBD FY20 PROJECT (17231); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$228,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE CITY FACILITIES CAPITAL IMPROVEMENT FUND (3031), RESULTING FROM THE ABOVE RESCISSIONS, TO THE M.O.B. REPAIRS AND IMPROVEMENTS PROJECT (17242); 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; and

WHEREAS, on June 19, 2019, the City and AMSCO entered into 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; and

WHEREAS, the City and AMSCO desire to execute the Fourth Amendment to increase the Control Estimate (as previously increased) by an additional \$505,072.54 for (i) the painting of all offices, conference rooms and work spaces, (ii) to abate asbestos in the floor tile, and (iii) to bring the existing fire sprinkler system to code as (for a total Control Estimate for the Project not to exceed \$6,399,550.35) and to revise the Project schedule; and

WHEREAS, funding for the Fourth Amendment will be available after (i) a rescission of an unencumbered appropriation in the General Capital Improvement Fund (3001) in the amount of \$150,000 from the M.O.B. Repairs & Imps FY20 Project (17242), (ii) a supplemental appropriation in the amount of \$150,000 from the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the rescission, to the MOB Repairs and Improvements Project (14607), (iii) rescissions of unencumbered appropriations in the City Facilities Capital Improvement Fund (3031) in the amounts of \$134,000 from the Infrastructure TBD FY19 Project (16689) and \$94,000 from the Infrastructure TBD FY20 Project (17231), and (iv) a supplemental appropriation in the amount of \$228,000 from the increase in the unappropriated balance of the City Facilities Capital Improvement Fund (3031), resulting from the above rescissions, to the MOB Repairs and Improvements Project (14607).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that Addendum No. 3 in an amount not to exceed of \$505,072.54 submitted by Air Mechanical & Service Corp (AMSCO) to the Control Estimate dated December 30, 2018 for (i) the painting of all offices, conference rooms and work spaces, (ii) to abate asbestos in the floor tile, and (iii) to bring the existing fire sprinkler system to code 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 \$6,399,550.35.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the Fourth 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. 3 to the Control Estimate into the contract, as amended and to revise the Project schedule.

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

BE IT FURTHER RESOLVED that an unencumbered appropriation in the General Capital Improvement Fund (3001) in the amount of \$150,000 from the M.O.B. Repairs & Imps FY20 Project (17242) is hereby rescinded.

BE IT FURTHER RESOLVED that there is hereby approved from the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above rescission, the following supplemental appropriation for FY20:

<u>General Capital Improvement Fund</u>	<u>(3001)</u>	
MOB Repairs and Improvement Project (14607)		\$150,000

BE IT FURTHER RESOLVED that unencumbered appropriations in the City Facilities Capital Improvement Fund (3031) in the amounts of \$134,000 from the Infrastructure TBD FY19 Project (16689) and \$94,000 from the Infrastructure TBD FY20 Project (17231) are hereby rescinded.

BE IT FURTHER RESOLVED that there is hereby approved from the unappropriated balance of the City Facilities Capital Improvement Fund (3031), resulting from the above rescissions, the following supplemental appropriation for FY20:

<u>City Facilities Capital Improvement Fund</u>	<u>(3031)</u>	
MOB Repairs and Improvement Project (14607)		\$228,000

This resolution shall become effective immediately upon its adoption.

APPROVALS:



City Attorney (designee) 00478423 Final



Administration



Budget Director

[illegible]

Air Mechanical & Service Corp.				Change Order Request 018			
4311 West Ida Street				Fire Sprinkler Revisions due to			
Tampa, FL 33614				Fire Marshal Requirements			
813-875-0782 Fax 813-873-2275							
JOB NAME:				DATE:			
St. Petersburg City Hall HVAC & Roofing Renvoations				Friday, October 25, 2019			
JOB DESCRIPTION:				BY:			
Fire Sprinkler Revisions due to Fire Marshal Requirements				Aaron Donton			
LOCATION:				Total Additional Days			
City Hall HVAC & Roofing Alterations				60			
ITEM	UNITS	QUANTITY	UNIT COST	LABOR	TOTAL LABOR	TOTAL MATERIAL	
1 Additional Time Supervision	1	60		8	480.0	\$ -	
2 Plaster Removal for FP	376		\$ 14.75		0.0	\$ 5,546.00	
3 Plaster Repair for FP	376		\$ 35.20		0.0	\$ 13,235.20	
4 Dumpster	2		\$ 475.00		0.0	\$ 950.00	
5 Drywall Removal	160		\$ 4.95		0.0	\$ 792.00	
6 Drywall Repair & Finish	160		\$ 2.95		0.0	\$ 472.00	
7 Deco U Shield 1"	20	20	\$ 6.00	0.75	15.0	\$ 120.00	
8 Deco Shield U Support 1"	40	40	\$ 4.20	0.5	20.0	\$ 168.00	
9 Deco Shield U Coupling 1"	8	8	\$ 2.75	0.25	2.0	\$ 22.00	
10 Deco Shield U End Cap 1"	11	11	\$ 4.40	0.25	2.8	\$ 48.40	
11 Deco Shield U Corner 1"	20	20	\$ 23.80	0.5	10.0	\$ 476.00	
12 Deco Shield U Tee 1"	2	2	\$ 34.30	0.5	1.0	\$ 68.60	
13 Deco Shield U Sidewall 1"	16	16	\$ 13.95	0.5	8.0	\$ 223.20	
14 Drywall Frming Riser Chase	480	480	\$ 3.75		0.0	\$ 1,800.00	
15 Paint Covered Parking	1840		\$ 2.25		0.0	\$ 4,140.00	
16 Core Drill Holes		10		6	60.0	\$ -	
					0.0	\$ -	
					0.0	\$ -	
					0.0	\$ -	
					0.0	\$ -	
			MATERIAL COST		TOTAL LABOR	TOTAL MATERIAL	
17 Hydro Fire	1	1	\$ 156,200.00	0	0	\$ 156,200.00	
						\$ -	
						\$ -	
						\$ -	
						\$ -	
						\$ -	
					0.0	\$ -	
					0.0	\$ -	
					0.0	\$ -	
						\$ -	
			MATERIAL			\$ 21,283.20	
			LABOR	\$ 32.00	699	\$ 19,160.00	
			LABOR BURDEN	58%		\$ 11,112.80	
			G/C SUB-TOTAL			\$ 51,556.00	
			G/C OVERHEAD	10.0%		\$ 5,155.60	
			G/C PROFIT	5.0%		\$ 2,577.80	
						\$ -	
			G/C TOTAL			\$ 59,289.40	
			SUB-CONTRACT SUB-TOTAL			\$ 156,200.00	
			SUB-CONTRACT G/C OVERHEAD	2.5%		\$ 5,387.24	
			SUB-CONTRACT G/C PROFIT	2.5%		\$ 5,387.24	
			SUPERVISION			\$ -	
			SUB-CONTRACT TOTAL			\$ 166,974.47	
						\$ -	
			CHANGE ORDER SUB-TOTAL			\$ 226,263.87	
						\$ -	
			TOTAL CHANGE ORDER REQUEST			\$ 226,263.87	

Hydro Fire Services, LLC
PO Box 130357
Tampa, Florida 33681
Tdh1ben@gmail.com
813.957.1228

October 25, 2019

Mr. Aaron Donton
Air Mechanical & Service Corporation
4311 W Ida Street
Tampa, Florida 33614

Reference: HVAC Renovations and Alterations to City Hall – Fire Protection Upgrades
175 5th Street North
St. Petersburg, Florida 33701

This proposal is for the modifications to the existing Fire Sprinkler System per AHJ review comments and rejection comments regarding permit sprinkler shop drawings dated 9-23-19 showing the existing system conditions of the multi-story building.

Design criteria will be per NFPA 13 2013 Light / Ordinary Hazard Occupancy and NFPA 14 2013 Class I Standpipe standards per local Authority Having Jurisdiction (AHJ) requirements.

Hydro Fire Services scope of work includes:

1. Revised EOR signed/sealed permit sprinkler shop drawings, hydraulic calculation reports and product literature specification sheets to AHJ.
2. All existing sprinkler heads within suspended ceilings will be removed and replaced with quick response rated sprinklers.
3. All existing sidewall sprinkler heads will be removed and replaced with quick response rated sprinklers. The new sidewall sprinklers will be installed as specifically listed by manufacturer for extended or standard coverage and per allowable deflector distance below ceilings.
4. Existing upright sprinklers in exposed areas which require the hydraulic operating area to be reduced to achieve AHJ required 10 psi safety margin will be removed and replaced with quick response rated sprinklers.
5. Existing Class II fire hose valves will be modified to meet Class I system 2-1/2" connections to supply water for use by fire departments. NFPA 14 2013 Class I Standpipe Standards. The Class I Standpipe pressure requirements will be manually provided by existing FDC or Stortz Connection to achieve 65 psi at the remote 2-1/2" outlet.
6. Demolition, reconstruction, additional and relocation of piping conditions to comply with requirements of NFPA 13 2013 Basic Requirements 8.1.1.
7. Remove and replace existing 4" north supply to riser location with new 6" pipe from BFP device system side underground sectional valve, underground into building and routed to existing 6" riser location.
8. All pipe will be black steel schedule 10 or 40 and CPVC Fire Sprinkler Pipe.
9. All material shall be U.L. listed for Fire Protection use.
10. No hydrostatic testing at 200 psi for 2 hours not required per NFPA 13, 2013 25.2.
11. Rough in inspection with open ceiling tiles for floor visual inspector observation.
12. One (1) year warranty of any defects in materials and workmanship with system as of final inspection date.

Hydro Fire Services scope of work excludes:

- A. Bid, performance, or payment bonds.
- B. Any additions, modifications or replacement to existing valves and alarm devices.
- C. Any demolition or "opening" of concealed conditions requiring access to above or within any space(s).
- D. Patching or replacement of drywall ceiling, chases, cabinets, soffits or acoustical ceiling tiles for pipe access.
- E. Any underground water main taps, BFP underground supply pipe, BFP device and BFP underground sectional valve gate valve(s)
- F. AHJ review or permit fees.
- G. Changes by Owner, AHJ, or General Contractor
- H. Any "Fire Watch" of any kind required by AHJ in occupied building hours of shut down beyond normal working hours.

Please accept this proposal bid of \$ 156,200.00 to perform the piping modifications mentioned.

Out tenure for this scope of work will be sixteen (16) weeks from receipt of approval of permit shop drawings and purchase order; whichever is the later.

We appreciate the opportunity to provide this quote to your company and we look forward to serving you.

Respectfully,

Ben Toney

State License No 08530100012008