

SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of August 3, 2017

To: The Honorable Darden Rice, Chair, and Members of City Council

Subject: Approving a cost-plus-fixed-fee agreement between the City of St. Petersburg, Florida ("City") and Air Mechanical & Service Corp. ("AMSCO"), for construction management services for the upgrade and replacement of Heating Ventilating & Air-Conditioning (HVAC) equipment for City Hall; approving supplemental appropriations in the amount of \$48,426 from the unappropriated balance of the General Capital Improvement Fund (3001) and in the amount of \$28,019 from the unappropriated balance of the City Facilities Capital Improvement Fund (3031) to the MOB Repairs and Improvement Project (Engineering Project No. 16229-119; Oracle No. 14607) to provide the funding necessary for this agreement and other project related costs such as engineering services, contingency and other soft costs; authorizing the City Attorney to make non-substantive changes to the construction management agreement; authorizing the Mayor, or his designee to execute the agreement; authorizing payment to AMSCO in an amount not to exceed \$33,911 for the preconstruction phase services; and providing an effective date.

Explanation: On March 10, 2017, the Procurement and Supply Management Department, in collaboration with the Engineering and Capital Improvements Department, issued a Request for Qualifications No. 6336 entitled "Construction Manager, City Hall HVAC Upgrades." The City received two (2) proposals from qualified construction managers. The two statements of qualifications were received from:

1. Air Mechanical & Service Corp.
2. Caladesi Construction Co.

On April 18, 2017, the evaluation committee, comprised of a team from the Real Estate and Engineering and Capital Improvements departments, met to shortlist the statements of qualifications. The committee recommended that both firms be shortlisted for interviews:

1. Air Mechanical & Service Corp.
2. Caladesi Construction Co.

On May 5, 2017, the evaluation committee heard presentations from each of the shortlisted firms and ranked Air Mechanical & Service Corp. as the top-ranked firm, followed by Caladesi Construction Co. as second-ranked.

Air Mechanical & Service Corp. (AMSCO) was determined to be most qualified firm, taking into consideration their experience with completing similar projects in occupied, municipal, historic buildings, and the evaluation criteria set forth in RFQ No. 6336. They have been in business for 35 years. AMSCO's principals are Warren Byers, president; Neil Connelly, vice president; Harold Spaw, vice president.

The selection committee was comprised of the following City staff members:

Raul Quintana, City Architect, Engineering & Capital Improvements (Chairman)
Lisa Glover-Henderson, Senior Energy Efficiency Engineer
Wade Schaefer, Facility Coordinator
Jamie Rivard, Facility Supervisor

On City Council approval, the City and AMSCO will enter into a construction manager cost-plus-fixed-fee agreement ("CM Agreement"). AMSCO will provide preconstruction phase services and construction phase services in accordance with the terms and conditions set forth in the CM Agreement. AMSCO shall provide a control estimate proposal, which shall become a part of the CM Agreement via an Amendment for the renovation of the HVAC and roof within the City's construction cost budget. AMSCO shall also comply with the City's local hiring ordinance provisions.

Preconstruction services begin with AMSCO working closely with Renker Eich Parks Architects ("A/E") to develop a cost plan. Further, AMSCO will provide preconstruction services, including but not limited to, refinement of cost estimates during the design phases, constructability reviews, value engineering, project scheduling and procurement coordination. At the conclusion of the preconstruction phase, the construction manager shall provide a cost estimate proposal to the City that shall not exceed the City's construction cost budget. The Preconstruction Phase fees are as follows:

Total Preconstruction Phase Fee: \$ 33,911

The construction phase shall commence upon City Council's approval of the control estimate ("Amendment") and the issuance of a Notice to Proceed. The Amendment will include the Cost of the work, plus the construction manager's fee. During the construction phase, the construction manager will assume the responsibility as the contractor and will proceed to renovate the City Hall HVAC and roof. All construction work will be competitively bid by AMSCO in accordance with the terms and conditions set forth in the CM Agreement.

Cost/Funding/Assessment Information: Funds will be available after the approval of supplemental appropriations in the amount of \$48,426 from the unappropriated balance of the General Capital Improvement Fund (3001) and in the amount of \$28,019 from the unappropriated balance of the City Facilities Capital Improvement Fund (3031) to the MOB Repairs and Improvement Project (Engineering Project No. 16229-119; Oracle No. 14607). These funds are for preconstruction phase costs to be paid to AMSCO and for other project related costs.

Attachments: Technical Evaluation (3 pages)
Meeting Minutes (2 pages)
Resolution

Approvals:


_____ **Administrative**


_____ **Budget**

**Technical Evaluation
958-26 Construction Manager, City Hall HVAC Upgrade**

Summary Work Statement

The City received two statements of qualifications (SOQs) for RFQ No. 6336: Construction Manager (CM) for City Hall HVAC Upgrade. The successful offeror will provide CM services with cost-plus-fixed-fee contract for the upgrade/replacement of the City Hall HVAC System Project. The SOQs were received from the following:

1. Air Mechanical & Service Corp.
2. Caladesi Construction Co.

Evaluation Committee

The evaluation of the SOQs were conducted by:

Raul Quintana, City Architect
Wade Schaeffer, Building Maintenance Coordinator
Jamie Rivard, Building Maintenance Supervisor
Lisa Glover-Henderson, Senior Energy Efficiency Engineer

Evaluation Criteria

The SOQs were evaluated based on the following criteria:

- Team background and experience
- Project approach
- Capacity to accomplish the work
- Relevant project examples
- MBE status of firm or sub-consultants

Offerors' Profiles

Below is a profile of the offerors and a summary of the strengths and weaknesses of the offerors as reported after the initial independent review.

Air Mechanical & Service Corp. is headquartered in Tampa, FL, and was incorporated in Florida in 1982. The firm has been in business for 35 years and employs 150 people. They have completed many construction projects, including HVAC, chiller and control systems replacement.

Strengths include: Their significant percentage of business as construction manager (\$28M of \$40M); HVAC experience and working in occupied buildings and two historic buildings; clarity of roles for proposed team that included detailed explanation of the project management process; use of before and after pictures for quality control; proposed testing of all systems prior to start; use of life cycle costing to determine possible impacts and savings; safety program manual provided; Florida licenses that include mechanical, general contracting, electrical and plumbing.

Weaknesses include: Lack of the presence of proposed project manager Gus Garza and contact information for clients.

The statement of qualifications meets the City's requirements.

Caladesi Construction Co. is incorporated in Largo, FL, and was incorporated in 1968. The firm has been in business as a general contractor and Construction Manager for 49 years and employs 40 people in both Pinellas and Hillsborough counties.

Strengths include: Their clear and detailed organizational chart that provided the experience of the construction manager, superintendent, estimator and sub-contractors; completed projects by proposed team; clearly written project approach in response to statement of qualifications that includes coordination of construction sequence and ease of interruption of operations; their on-site construction office and explanation of safety plan; similar project examples provided for occupied buildings; ability to maintain bonding; proposed support and use of small business/minority/woman enterprises.

Weaknesses include: Concerns about their interpretation of the role of a construction manager as opposed to a design build consultant; proposed sub-consultants and possibly high costs; current schedule that may affect performance on this project; proposed strategies to keep occupied building air conditioned; no example provided for projects completed on historic buildings.

The statement of qualifications marginally meets the city's requirements

Shortlisting and Oral Presentations

The SOQs were initially evaluated solely on the evaluation criteria established in the RFP. The two finalists were invited to make oral presentations on May 5, 2017, before the evaluation committee. The purpose was for clarifications and to ensure full understanding of the City's requirements. The presentations also enabled the committee to have a full understanding of the offerors' SOQs and responses. Following the presentations, the evaluation committee ranked the SOQs as follows:

Rank	Firm
1.	Air Mechanical & Service Corp.
2.	Caladesi Construction Co.

Recommendation for Award

Air Mechanical & Service Corp. has met the requirements for RFP No. 6336 and was determined to be the most qualified firm, taking into consideration their years of providing these services to the City and the evaluation criteria set forth in a RFP.

Air Mechanical & Service Corp. was selected for the following reasons:

- Their significant percentage of business as a construction manager
- Their HVAC experience, working in occupied and in historic buildings
- Clarity of roles for proposed team
- Use of before and after pictures for quality control
- Proposed use of life cycle costing

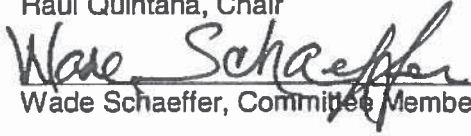
- Provided safety manual



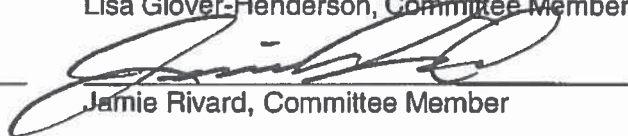
Raul Quintana, Chair



Lisa Glover-Henderson, Committee Member



Wade Schaeffer, Committee Member



Jamie Rivard, Committee Member

City of St. Petersburg
Meeting Minutes
 Procurement and Supply Management

Title: RFQ No. 6336: Construction Manager, City Hall HVAC Upgrade
Meeting Date: Tuesday, April 18, 2017
Time: 1:30 p.m.
Place: Municipal Services Center, One 4th Street North, CR800,
 St. Petersburg, FL

Agenda Item	Discussion/Action Taken
1. Introductions	Committee Members: Lisa Glover-Henderson, Raul Quintana, Jamie Rivard, Wade Schaeffer Advisory Staff: Karen Dewar, Bruce Grimes
<ul style="list-style-type: none"> a. Public Comments b. Florida's Open Meeting Law – FS 286.011 [KD] c. Prohibited Communication - AP #050100 [KD] d. Select Chairperson (Committee) 	No members of the public in attendance Motion by: Lisa Glover-Henderson to nominate Raul Quintana Seconded by: Wade Schaeffer Votes: Affirmatives (5)
2. Evaluations of Proposals (Strengths and Weaknesses)	Motion by: Lisa Glover-Henderson to interview both Air Mechanical & Caladesi
<ul style="list-style-type: none"> a. Air Mechanical & Service Corp. b. Caladesi Construction Co. 	Seconded by: Wade Schaeffer Votes: Affirmatives (5)
3. Short-list/Finalists for Oral Presentation	Interviews to be requested for 20 mins each and 15 Q&A by staff
4. Clarifications/Questions	Action: Invite Air Mechanical & Caladesi to presents with question for both.
5. Adjournment	Meeting adjourned at 2:05 p.m.

City of St. Petersburg
Meeting Minutes
 Procurement and Supply Management

Title: RFQ No. 6336: Construction Manager, City Hall HVAC Upgrade
Meeting Date: Friday, May 5, 2017
Time: 1:30 p.m.
Place: Municipal Services Center, One 4th Street North, CR800,
 St. Petersburg, FL

Agenda Item	Discussion/Action Taken
1. Introductions	Committee Members: Lisa Glover-Henderson, Raul Quintana, Jamie Rivard, Wade Schaeffer Advisory Staff: Karen Dewar; Louis Moore Absent: Bruce Grimes
<ul style="list-style-type: none"> a. Public Comments b. Florida's Open Meeting Law – FS 286.011 [KD] c. Prohibited Communication - AP #050100 [KD] 	No members of the public in attendance
2. Evaluations of Proposals – Oral Presentations (Strengths and Weaknesses)	
<ul style="list-style-type: none"> a. Air Mechanical & Service Corp. b. Caladesi Construction Co. 	
3. Rank	Motion by: Lisa Glover-Henderson to rank Air Mechanical #1 & Caladesi #2 Seconded by: Jamie Rivard Votes: Affirmatives (4)
4. Clarifications/Questions	Action: Clarify AIA, page 19, Section 11.7 as excepted by Air Mechanical with Legal; ECID to negotiate preconstruction cost
5. Dissolution	Committee dissolved at 4:05 p.m.

RESOLUTION NO. 2017-__

A RESOLUTION APPROVING THE CONSTRUCTION MANAGER CONTRACT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA ("CITY") AND AIR MECHANICAL & SERVICE CORP. ("AMSCO") FOR AMSCO TO PROVIDE PRECONSTRUCTION AND CONSTRUCTION PHASE SERVICES FOR THE CITY HALL HVAC UPGRADES PROJECT ("CM CONTRACT"); AUTHORIZING THE CITY ATTORNEY TO MAKE NON-SUBSTANTIVE CHANGES TO THE CM CONTRACT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE CM CONTRACT AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; APPROVING SUPPLEMENTAL APPROPRIATIONS IN THE AMOUNT OF \$48,426 FROM THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001) AND \$28,019 FROM THE CITY FACILITIES CAPITAL IMPROVEMENT FUND (3031) TO THE MOB REPAIRS AND IMPROVEMENT PROJECT (ENGINEERING PROJECT NO. 16229-119; ORACLE NO. 14607); AUTHORIZING PAYMENT TO AMSCO IN AN AMOUNT NOT TO EXCEED \$33,911 FOR PRECONSTRUCTION PHASE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida ("City") issued a Request for Qualifications ("RFQ") for a Construction Manager for the City Hall HVAC Upgrades Project on March 10, 2017; and

WHEREAS, the City received two (2) statement of qualifications (SOQ's) from (1) Air Mechanical & Service Corp. ("AMSCO"); and (2) Caladesi Construction Co. ("Caladesi") in response to the RFQ; and

WHEREAS, the selection committee (Raul Quintana, Lisa Glover-Henderson, Wade Schaefer, and Jamie Rivard) met on April 18, 2017, to discuss the SOQs and motioned to hear presentations from both respondents; and

WHEREAS, the two (2) respondents made presentations to the selection committee on May 5, 2017; and

WHEREAS, based on the presentations and SOQs submitted by the two (2) respondents on May 5, 2017, the selection committee deliberated in an open public meeting and ranked AMSCO the highest to provide preconstruction and construction phase services for the City Hall HVAC Upgrades Project; and

WHEREAS, the City wishes to contract with AMSCO for AMSCO to provide preconstruction and construction phase services for the City Hall HVAC Upgrades Project and AMSCO wishes to accept such duties and responsibilities pursuant to the terms and conditions set forth in the construction manager contract between the City and AMSCO.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Construction Manager Contract between the City of St. Petersburg, Florida, and Air Mechanical & Service Corp. ("AMSCO") for AMSCO to provide preconstruction and construction phase services for the City Hall HVAC Upgrades Project ("CM Contract") is hereby approved.

BE IT FURTHER RESOLVED that the City Attorney is authorized to make non-substantive changes to the CM Contract to correct typographical errors and clarify provisions of the CM Contract to conform to City Council's direction.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the CM Contract and all other documents necessary to effectuate this transaction.

BE IT FURTHER RESOLVED that there is hereby approved from the unappropriated balance of the General Capital Improvement Fund (3001) the following supplemental appropriation for FY17:

General Capital Improvement Fund (3001)

MOB Repairs and Improvement Project (14607) \$48,426

BE IT FURTHER RESOLVED that there is hereby approved from the unappropriated balance of the City Facilities Capital Improvement Fund (3031) the following supplemental appropriation for FY17:

City Facilities Capital Improvement Fund (3031)

MOB Repairs and Improvement Project (14607) \$28,019

BE IT FURTHER RESOLVED that payment to AMSCO in an amount not to exceed \$33,911 for preconstruction phase services is hereby approved.

This resolution shall become effective immediately upon its adoption.

APPROVALS:



City Attorney (designee)
00332825



Administration



Budget