

BOARD OF COUNTY COMMISSIONERS

DATE: March 12, 2013

AGENDA ITEM NO. 12

Consent Agenda ☐

Regular Agenda ☒

Public Hearing ☐

County Administrator's Signature: *[Signature]*

Subject:

Amendment No. 1 - Real Estate Management Design Build (DB) Services for the Clearwater Campus Downtown District Cooling Project
Contract No. 090-0430-NC(AM)
Project No. 2127

Department:

Real Estate Management / Purchasing

Staff Member Responsible:

Paul S. Sacco / Joe Lauro

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOARD) APPROVE AMENDMENT NO. 1 TO THE DESIGN BUILD AGREEMENT FOR THE PINELLAS COUNTY DISTRICT COOLING PROJECT (DCP) WITH TAMPA BAY SYSTEM SALES, INC. DBA TAMPA BAY TRANE, TAMPA, FL. (TAMPA BAY TRANE), FOR A LUMP SUM PRICE NOT TO EXCEED \$14,009,350.

IT IS FURTHER RECOMMENDED THE CONTRACTOR SIGN THE AMENDMENT AND AFTER PROPER APPROVAL AS TO FORM BY THE COUNTY ATTORNEY, THE CHAIRMAN SIGN AND THE CLERK ATTEST.

Summary Explanation/Background:

At the February 19, 2013, Board Work Session, REM and Tampa Bay Trane staff presented an update of the project including scope, budget, potential customers interested in purchasing chilled water from the County, and cost benefit analysis. The Board directed staff to proceed with the project. This amendment is the next step in the contracting process.

Staff recommends the Board consider Amendment No. 1 to the design build agreement with Tampa Bay Trane for a lump sum proposal in the amount of \$14,009,350. Approval of this amendment will allow Tampa Bay Trane to proceed and complete construction of the project. Upon completion of this project, the County may elect to enter into an agreement with Tampa Bay Trane to operate and manage the facility and deliver chilled water services to major Clearwater campus County buildings and adjacent customers.

The Real Estate Management Department (REM), following an assessment of operational systems and costs for the North County Clearwater Campus facilities, determined it would be prudent to research and pursue cost efficiencies in developing a central cooling district/Central Energy Plant (CEP) in lieu of individual cooling systems in each building. Toward that end, the County first reached out to the local professional community for advice and guidance. Following review of the professional community responses, the County advertised for the selection of a consultant to program, design, build, and operate a district cooling system for the North County Clearwater Campus facilities. Following is a summary of the chronology of events in reverse order:

On July 12, 2011, the Board approved a negotiated design build agreement with Tampa Bay Trane in the amount of \$1,439,597 for Phase 1 services and directed staff to manage the completion of these services.

On January 25, 2011, the Board approved the selection of Tampa Bay Trane and authorized staff to negotiate a design build agreement for Phase 1 services.

On September 3, 2010, in accordance with the Consultant's Competitive Negotiation Act (CCNA) policy, the Purchasing Department, on behalf of REM, let a Request For Proposal (RFP) to obtain the services of a qualified CEP provider.

On June 16, 2009, the Board adopted Resolution 09-68 authorizing the submittal of a grant application for the Department of Energy's Energy Efficiency and conservation Block Grant Program (EECBG) via the American Recovery and Reinvestment Act of 2009. The total amount of the grant is \$3,791,300 and funded seven (7) activities over a three (3) year term.

Fiscal Impact/Cost/Revenue Summary:

The total budget is \$12,000,000 of which \$3,129,000 is derived from FY11 non-recurring funds, \$8,871,000 will be financed through a loan from the Pinellas County Solid Waste Fund as previously approved by the Board.

To leverage contractual and construction services with Tampa Bay Trane, an additional \$2,009,350 to the \$12,000,000 budget is required to provide chilled water to the County Utilities Building located at 14 South Ft. Harrison, and adjacent customers. By separate agreements, the customers will reimburse the County for this additional capital expense upon connection to the service. These funds will be returned to the CIP.

Exhibits/Attachments:

Contract Review
Exhibit I , Amendment One to the Agreement
Project Financial Overview (PFO)



PURCHASING DEPARTMENT
CONTRACT REVIEW TRANSMITTAL

CATS
NO.:

41598

PROJECT: Amendment No. 1 - Real Estate Management Design Build (DB) Services for the Clearwater Campus Downtown District Cooling Project

BID NUMBER: 090-0430-NC (AM)

REQ. NUMBER:

TYPE: ☐ Purchase Contract ☐ Other: ☐ Construction-Less than \$100,000 ☐ One Time

In accordance with the policy guide for Contract Administration, the attached documents are submitted for review and comment.

Upon completion of review, complete Contract Review Transmittal and forward to next Review Authority listed. Please indicate suggested changes by revising, in RED, the appropriate section of the document reflecting the exact wording of the change.

RISK MANAGEMENT: Please enter required liability coverage on pages: OF AGREEMENT PRODUCT ONLY ☐

This is a Non-Continuing Contract- Estimated Expenditure: \$14,009,350.00

REVIEW SEQUENCE	REVIEW AUTHORITY	REVIEW DATE	REVIEW SIGNATURE	COMMENTS (Attach Separate page if necessary)	COMMENTS INCORPORATED
1.	Purchasing Dept. J. Lauro, Director C. Mancuso, Ass't. Director Amelia McFarlane, SR. PA	1/25/13	<i>[Signature]</i>	(REM) - need background history etc as requested ask memo	<i>[Initials]</i>
2.	Requesting Dept. Paul Sacco, Director/Tom Borawski, Manager	1/31/13 1/30/13	<i>[Signature]</i> TSB	—	

Using Dept please provide below information:

☐ Yes, funding for this requisition is using grant Funding. ☐ No, funding for this requisition is not using grant Funding.
If grant funding is being used you must provide Purchasing with the exact clauses that need to be on attached document.

3.	Risk Management Director Attn: Virginia E. Holscher (Check applicable box at right)	2/1/13	VEH	Jason - subcontractor indemnification? For subs & design?	HIGH RISK NOT HIGH RISK
4.	BCC Finance Attn: Cassandra Williams	2/9/13	CBW		
5.	Legal Attn: Michelle Wallace/Jason Ester	2/13/13 2/13/13	<i>[Signature]</i> MW	Jason, please provide 2 final indemnification agreements	IS IN ORIGINAL K. <i>[Signature]</i>
6.	Asst. County Administrator				
7.	Asst. County Administrator Attn: M. Woodard	2/18/13	<i>[Signature]</i>	See comments.	<i>[Signature]</i>

RETURN ALL DOCUMENTS TO PURCHASING

Make all inquiries to:	at Extension
In order to meet the following schedule, please return your requirements to Purchasing by: Deadline for 2-26-13 Agenda (February 7, 2013)	

TENTATIVE DATES

Bid Mail Out:
Bid Opening:
BCC Approval: For 2-26-13 Agenda

Revised 10/2012

Tom B - see my comments to Jason on Indemnification - this is old contract wording, so there is no wording about design firm carrying professional so DB firm must carry

AMENDMENT NO. 1

TO THE DESIGN/BUILD FOR THE PINELLAS COUNTY CENTRALIZED ENERGY PLANT

This Amendment No. 1 made and entered into this 19th day of February, 2013, pursuant to Sections 3B and 5A of the Design Build Agreement, dated June 24, 2011, between The Board of County Commissioners of Pinellas County, Florida ("Owner") and Tampa Bay System Sales, Inc. DBA Tampa Bay Trane ("Design Builder"), for the design and construction of the Pinellas County Centralized Energy Plant ("Project"), Owner and Design Builder establish the Lump Sum Price and Contract Time for all the Work as set forth below:

ARTICLE 1

SCOPE OF WORK

The scope of the Work consists of the design and construction of the Project in accordance with the Agreement, this Amendment and other Contract Documents listed as Attachments 1 through 6 below, which are hereby incorporated into and made a part of the Amendment by this reference:

Attachment Number	Description	Pages	Dated
	Cover Letter from Design Builder	N4 through N5	11/30/12
1.	List of Drawings and Specifications	N6 through N7	7/27/12
2.	Schedule of Values	N8 through N9	11/30/12
3.	Assumptions, Clarifications,& Exclusions	N10	11/30/12
4.	Completion Schedules	N11 through N12	11/30/12
5.	List of Subcontractors and Major Suppliers	N13	11/30/12
6.	Allowances	N14	11/30/12

ARTICLE 2

LUMP SUM PRICE

2.1 The Lump Sum Price for the Work, as defined in Section 3B of the Agreement, is fourteen million, nine thousand, three hundred and fifty Dollars (\$14,009,350).

2.2 Monthly installment payment of the Lump Sum Price shall be based upon the percent completion of the designated portion of the Work for each particular month.

2.3 In order to efficiently and timely address certain Change Order situations that may arise during Phase 2, the parties have agreed to establish an Owner controlled contingency within the Lump Sum Price in the amount of two hundred thirty-four thousand, seven hundred fifty-seven dollars (\$234,757) ("Owner's Contingency"). The Design Builder acknowledges and agrees that any change work which is to be charged against the Owner's Contingency must be approved in advance in a Change Order or Construction Change Directive signed by the County's Project Manager. The Owner reserves the right, at its sole discretion, to withhold its consent on Owner's Contingency expenditures. Unused Owner's Contingency remaining at Substantial Completion will be deducted from the Lump Sum Price. Design Builder has no entitlement to any portion of any unused Owner's Contingency.

2.4 If the parties agree to establish Allowances within the Lump Sum Price, said Allowances items and amounts will be identified in Attachment 6. Design Builder shall not proceed with any portion of the Work associated with the aforesaid Allowances ("Allowance Work") without first obtaining Owner's express written authorization to proceed with said Allowance Work.

2.5 Design Builder recognizes that this Contract includes work for trench excavation in excess of five feet deep. Design Builder acknowledges the requirements set forth in Section 553.63 of the Florida Statutes titled Trench Safety Act. Design Builder certifies that the required trench safety standards will be in effect during the period of construction of the Project and Design Builder agrees to comply with all such required trench safety standards.

2.5.1 The cost of compliance with the required trench safety standards is included within the Lump Sum Price.

ARTICLE 3

CONTRACT TIME

3.1 The Phase 2 Commencement Date for the Work is on the day following Board approval and execution of the agreement by both parties. The total period of time beginning with the Phase 2 Commencement Date through the date required for Substantial Completion of the Work is four hundred seventy-seven days ("Contract Time"). THE SUBSTANTIAL COMPLETION DATE IS THEREFORE ESTABLISHED AS 477 DAYS AFTER COMMENCEMENT DATE.

3.2 Pursuant to this Agreement, the parties have established a liquidated damage rate for reasons stated therein, which the parties acknowledge and agree apply to this Amendment and Design Builder's responsibility to complete the Work within the Contract Time as stated herein. Accordingly, the liquidated damage rate established in this Agreement shall be assessed from Design Builder for each calendar day Design Builder fails to achieve Substantial Completion for the Designated Work within the Contract Time.

ARTICLE 4

MISCELLANEOUS

4.1 Except as expressly modified herein, the terms and conditions of the Agreement remain unchanged. In the event of a conflict between the terms of this Amendment and those of the Agreement, Owner and Design Builder agree that the terms of this Amendment shall prevail and control.

Owner

Design Builder

By: _____

By: _____

Print Name: _____

Print Name: _____

Its: _____

Its: _____

Date: _____

Date: _____

Cover Letter

Tampa Bay Trane

902 North Himes Avenue
P.O. Box 18547 Tampa, Florida, 33609
813-877-8251 800-966-8251 Toll Free
813-877-8252 Service Dispatch
800-966-8252 Toll Free Service Dispatch
813-877-8257 Fax
www.tampabaytrane.com

November 30, 2012

Mr. Tom Borawski, Division Manager
Pinellas County Real Estate Management
Building Design & Construction Division
509 East Avenue, South
Clearwater, FL 33756

Re: Pinellas County Centralized Energy Plant
Phase Two Lump Sum Price Proposal

Dear Tom:

In accordance with our Design Build Agreement for the Pinellas County Centralized Energy Plant, Tampa Bay Trane is pleased to present our Phase 2 Lump Sum Price Proposal. Phase 2 will consist of completion of the 50% construction documents upon which this proposal is based, permitting, and construction of a centralized energy plant (CEP) and distribution piping network supporting the County's downtown City of Clearwater campus and adjacent properties.

I would like to summarize how we arrived at this significant milestone.

The Board of County Commissioners approved our Agreement on July 12, 2011. In accordance with the Agreement, we began work on a detailed program. During this stage, we established design requirements for site utilization, expansion, building materials, mechanical equipment requirements, and energy efficiency measures associated with the Project.

Once the established program was verified and approved by the County, we moved forward to the schematic design and design development phases. During each of these phases, project layout, scope, and detail was further defined. At the end of each phase, the construction team completed comprehensive quantity assessments and detailed unit cost pricing to assure maintenance of the established budget prior to commencing preparation of construction documents.

Our team then moved forward in preparing detailed construction documents to a point beyond 50% completion. Based upon these documents, Tampa Bay Trane, in an effort to seize the current market conditions, obtained competitive pricing from prequalified, experienced subcontractors and thoroughly educated them on all aspects and requirements of the Project prior to bid submission. Trane's design team was actively involved in the process with open dialogue ensuring that all scope and design parameters were clearly defined in accordance with the County's requirements for the Phase 2 Work.

This exhaustive preparation has resulted in our ability to offer Pinellas County the most competitive complete pricing possible from the most qualified team of subcontractors. Based on the highly accurate pricing, we were able to confirm the project's calculated payback is within the 15 year period specified by Pinellas County.

We are pleased to present our Phase 2 Lump Sum Price Proposal of \$14,009,350.00.

In closing, Tampa Bay Trane stands ready to begin this phase of the Work as soon as we have approval from the Board of County Commissioners. It has been a pleasure working with you during Phase 1, and we look forward to working with the Pinellas County team in the successful completion of the new Centralized Energy Plant, which will result in ongoing economic maintenance benefits and cost efficiencies to the County.

Sincerely,
Tampa Bay Trane

Jim Crum, LEED AP
Contracting Manager

Attachments

cc: file

Attachment 1

List of Drawings, Specifications, and Addendums

DRAWING LOG

PINELLAS COUNTY - CLEARWATER CENTRAL ENERGY PLANT

50% CONSTRUCTION DOCUMENTS

DESIGN BUILDER: TAMPA BAY TRANE

DATE: 7/27/12

50% CD's SHEET	TITLE	REVISION DRAWING DATE	REVISION DATE	ADDENDUM NUMBER	NOT NUMBER	USED
GENERAL						
NOT USED			X			
CIVIL ENGINEERING						
C-01		General Notes and Legend		07/27/12		
C-02		Existing Conditions/Site Preparation Plan		07/27/12		
C-03		Existing Conditions/Site Preparation Plan		07/27/12		
C-04		Existing Conditions/Site Preparation Plan		07/27/12		
C-05		Existing Conditions/Site Preparation Plan		07/27/12		
C-06		Site & Utility Plan		07/27/12		
C-07		Paving, Grading and Drainage Plan		07/27/12		
C-07A		Overall Site Plan		07/27/12		
C-08		Plan and Profile		07/27/12		
C-09		Plan and Profile		07/27/12		
C-10		Plan and Profile		07/27/12		
C-11		Plan and Profile		07/27/12		
C-12		Details		07/27/12		
C-13		Details		07/27/12		
C-14		Details		07/27/12		
C-15		Details		07/27/12		
LANDSCAPE ARCHITECTURE						
L-01		Landscape Plan		07/27/12		
STRUCTURAL ENGINEERING						
S0.1		Structural Specifications		07/27/12		
S0.2		Structural Specifications and Wind Tables		07/27/12		
S0.3		Structural Schedules		07/27/12		
S1.1		Foundation Plan		07/27/12		
S1.2		Roof Framing Plan		07/27/12		
S2.1		Foundation Details		07/27/12		
S2.2		Foundation Details		07/27/12		
S2.3		Masonry Details		07/27/12		
S3.1		Roof Framing Details		07/27/12		
ARCHITECTURE						
T-1		General Notes and Symbols		07/27/12		
A0.1		Site Plan		07/27/12		
A1.0		Life Safety Plan		07/27/12		
A1.1		Floor Plan		07/27/12		
A1.2		Dimension Floor Plan		07/27/12		
A1.3		NOT USED		X		
A1.4		Roof Plan		07/27/12		
A2.1		Exterior Elevations		07/27/12		
A3.1		Building Sections		07/27/12		
A4.1		Wall Sections		07/27/12		
A4.2		Wall Sections		07/27/12		
A5.1		Typical Details		07/27/12		
A6.1		Interior Elevations and Door Details		07/27/12		
MECHANICAL						
M0.0		Mechanical Legend and General Notes		07/27/12		
M1.1		CEP Site Plan		07/27/12		
M2.1		CEP Floor Plan - Mechanical		07/27/12		
M2.2		CT Yard and TES Yard - Mechanical		07/27/12		
M3.1		Building Sections - Mechanical		07/27/12		
M3.2		Building Sections - Mechanical		07/27/12		
M4.1A		Chilled Water Tie-In at 324 S. Fort Harrison		07/27/12		
M4.1B		Chilled Water Tie-In at 400 S. Fort Harrison		07/27/12		
M4.1C		Chilled Water Tie-In at 333 Chestnut Street		07/27/12		
M4.1D		Chilled Water Tie-In at 315 Court Street		07/27/12		
M4.1E		Chilled Water Tie-In at 310 Court Street		07/27/12		
M4.1F		Chilled Water Tie-In at 440 Court Street		07/27/12		

SPECIFICATION LOG

PINELLAS COUNTY - CLEARWATER CENTRAL ENERGY PLANT

50% CONSTRUCTION DOCUMENTS

DESIGN BUILDER: TAMPA BAY TRANE

DATE: 07/27/12

PAGES	PROJECT MANUAL	ADDNDM #1	ADDNDM #2	ADDNDM #3	ADDNDM #4
07/27/12					
TABLE OF CONTENTS					
100-1	TABLE OF CONTENTS		6		X
DIVISION 1 - GENERAL REQUIREMENTS					
SECTION					
NOT USED					
DIVISION 2 - EXISTING CONDITIONS					
SECTION					
02 4113	Demolition		2		X
DIVISION 3 - CONCRETE					
SECTION					
03 3000	Cast-In-Place Concrete		14		X
03 4800	Precast Concrete U-Lintels and Sills		3		X
DIVISION 4 - MASONRY					
SECTION					
04 2000	Unit Masonry		12		X
DIVISION 5 - METAL					
SECTION					
05 0513	Hot Dip Galvanizing		4		X
05 1223	Structural Steel		5		X
05 3100	Steel Deck		4		X
05 4000	Cold-Formed Metal Framing		11		X
DIVISION 22 - PLUMBING					
SECTION					
22 0500	Common Work Results for Plumbing		27		X
22 0523	General-Duty Valves for Plumbing Piping		11		X
22 0529	Hangers and Supports for Plumbing Piping and Equipment		19		X
22 0553	Identification for Plumbing Piping and Equipment		6		X
22 0700	Plumbing Insulation		12		X
22 1116	Domestic Water Piping		30		X
22 1119	Domestic Water Piping Specialties		13		X
22 1316	Sanitary Waste and Vent Piping		8		X
22 1319	Sanitary Waste Piping Specialties		9		X
22 1416	Storm Drainage Piping		3		X
22 1423	Storm Drainage Piping Specialties		13		X
22 3300	Electric Domestic Water Heaters		8		X
22 4000	Plumbing Fixtures		11		X
DIVISION 23 - HEATING, VENTILATING AND AIR CONDITIONING					
SECTION					
23 0500	Common Work Results for HVAC		17		X
23 0513	Common Motor Requirements for HVAC Equipment		3		X
23 0523	General-Duty Valves for HVAC Piping		12		X
23 0529	Hangers and Supports for HVAC Equipment		16		X
23 0548	Vibration and Win Restraint Controls for HVAC Equipment		6		X
23 0553	Identification for HVAC Piping and Equipment		7		X
23 0593	Testing, Adjusting and Balancing for HVAC		27		X

Attachment 2

Schedule of Values

(See Attached Below)

SCHEDULE OF VALUES



AIA Document G703, APPLICATION AND CERTIFICATION FOR PAYMENT,

containing Contract's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on contracts where variable retainage for the line items may apply.

Application #:

Application Date:

11/30/2012

Period From:

Period To:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIAL STORED THIS PERIOD	G TOTAL COMP. & STORED TO DATE	H %	I BALANCE TO FINISH	J RETAINAGE
			PREVIOUS APPLICATION	THIS PERIOD					
100	PHASE TWO - DESIGN BUILD								
	TBT Design Build Administration	\$998,757.00				\$0.00	\$0.00	\$998,757.00	
	Design Services - Phase Two	\$397,456.00				\$0.00	\$0.00	\$397,456.00	
	General Conditions & Requirements	\$1,174,044.00				\$0.00	\$0.00	\$1,174,044.00	
	General & Excess Liability Insurance	\$84,000.00				\$0.00	\$0.00	\$84,000.00	
	Builders Risk Insurance	\$51,600.00				\$0.00	\$0.00	\$51,600.00	
	Payment & Performance Bonds	\$98,897.00				\$0.00	\$0.00	\$98,897.00	
200	SITEWORK - UG CHILLED WATER								
	Sitework / Jack&Bore	\$514,163.00				\$0.00	\$0.00	\$514,163.00	
	Chiller Water Piping	\$1,859,609.00				\$0.00	\$0.00	\$1,859,609.00	
	Restoration	\$346,162.00				\$0.00	\$0.00	\$346,162.00	
	Building Tie-Ins	\$195,728.00				\$0.00	\$0.00	\$195,728.00	
	Building Controls	\$74,004.00				\$0.00	\$0.00	\$74,004.00	
210	Sitework - CEP Building								
	Earthwork	\$53,537.00				\$0.00	\$0.00	\$53,537.00	
	Storm Utilities	\$12,932.00				\$0.00	\$0.00	\$12,932.00	
	Sanitary Utilities	\$4,344.00				\$0.00	\$0.00	\$4,344.00	
	Water Systems	\$11,417.00				\$0.00	\$0.00	\$11,417.00	
	Pavement	\$42,314.00				\$0.00	\$0.00	\$42,314.00	
220	Landscaping	\$29,879.00				\$0.00	\$0.00	\$29,879.00	
300	Concrete								
	Foundations & Slabs	\$106,700.00				\$0.00	\$0.00	\$106,700.00	
	Structural Columns & Beams	\$153,382.00				\$0.00	\$0.00	\$153,382.00	
	Sidewalks	\$12,828.00				\$0.00	\$0.00	\$12,828.00	
400	Masonry	\$186,769.00				\$0.00	\$0.00	\$186,769.00	
500	Structural Steel	\$174,723.00				\$0.00	\$0.00	\$174,723.00	
600	Rough Carpentry	\$3,810.00				\$0.00	\$0.00	\$3,810.00	
700	Waterproofing & Dampproofing	\$7,629.00				\$0.00	\$0.00	\$7,629.00	
710	Roofing Systems								
	Roofing	\$70,378.00				\$0.00	\$0.00	\$70,378.00	
	Sheetmetal Flashing & Trim	\$10,787.00				\$0.00	\$0.00	\$10,787.00	
800	Doors & Windows								
	Doors & Frames	\$8,421.00				\$0.00	\$0.00	\$8,421.00	
	Finish Hardware	\$6,815.00				\$0.00	\$0.00	\$6,815.00	
	Rollup Doors	\$15,764.00				\$0.00	\$0.00	\$15,764.00	
900	Finishes								
	Stucco Systems	\$166,732.00				\$0.00	\$0.00	\$166,732.00	
	Painting & Special Coatings	\$39,725.00				\$0.00	\$0.00	\$39,725.00	
1000	Specialties	\$51,702.00				\$0.00	\$0.00	\$51,702.00	
1600	HVAC Mechanical - CEP Building								
	Mechanical Installation	\$1,231,744.00				\$0.00	\$0.00	\$1,231,744.00	
	Trane Equipment & Controls	\$1,804,854.00				\$0.00	\$0.00	\$1,804,854.00	
1510	Geothermal Condenser Wells								
	Site Piping/Jack&Bore	\$213,883.00				\$0.00	\$0.00	\$213,883.00	
	Deep Well - Allowance	\$235,000.00				\$0.00	\$0.00	\$235,000.00	
1520	Plumbing Systems	\$124,860.00				\$0.00	\$0.00	\$124,860.00	
1600	Electrical Systems								
	Sitework	\$75,500.00				\$0.00	\$0.00	\$75,500.00	
	Power Distribution	\$310,255.00				\$0.00	\$0.00	\$310,255.00	
	Lighting	\$46,840.00				\$0.00	\$0.00	\$46,840.00	
	Lightning Protection	\$9,744.00				\$0.00	\$0.00	\$9,744.00	
	Fire Alarm	\$21,989.00				\$0.00	\$0.00	\$21,989.00	
	Security System	\$44,415.00				\$0.00	\$0.00	\$44,415.00	
	Data / Communication	\$22,122.00				\$0.00	\$0.00	\$22,122.00	
	Contractor Contingency	\$82,512.00				\$0.00	\$0.00	\$82,512.00	
	Owner Contingency	\$234,757.00				\$0.00	\$0.00	\$234,757.00	
	TBT Fee	\$549,316.00				\$0.00	\$0.00	\$549,316.00	
	14 S. Ft Harrison - CW Connection	\$1,097,001.00				\$0.00	\$0.00	\$1,097,001.00	
	3000 Ton Site Distribution Piping	\$639,750.00				\$0.00	\$0.00	\$639,750.00	
	CONTRACT TOTALS	\$14,009,350.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,009,350.00	\$0.00

Attachment 3

Assumptions, Clarifications, & Exclusions 11/30/12

Division 01 – General Requirements

1. Phase two project duration is established for a period of fifteen (15) months.
2. This proposal excludes both municipality impact fees and electrical utility (Progress Energy) fees.
3. Removal of existing mechanical & electrical equipment in existing buildings is excluded.
4. Construction related LEED credits are excluded.
5. LEED Certification with USGBC is excluded.
6. This proposal excludes all required temporary and startup electrical power – by owner
7. This proposal excludes all required temporary and startup domestic water – by owner
8. This proposal excludes the maintenance and operation of the CEP both for temporary and permanent use.

Division 02 – Sitework, Utilities, and Pavements

1. This proposal excludes abatement and remediation work of any unsuitable soils removal or replacement, hazardous material abatement or removal, and any related surveys, air monitoring, clearances, testing services, etc.
2. This proposal excludes any unforeseen subsurface conflicts and/or conditions related to the chilled water distribution piping throughout the City of Clearwater.
3. It is assumed that the existing soils are of an acceptable material and that compaction can be achieved under normal means and methods and that over-excavation and/or replacement of unsuitable soils will not be required in the performance of the work.
4. This proposal excludes deep foundations / structural ground improvements.

Division 07 – Thermal and Moisture Protection

1. This proposal excludes spray fireproofing.

Division 15 – Mechanical

1. Deep subsurface drilled geothermal wells are included as an allowance of \$235,000.
2. This proposal excludes deep subsurface geothermal production test wells.
3. This proposal includes tie-ins to the seven base buildings as indicated on the drawings. The proposal excludes any other work in the existing buildings.
4. Removal of any existing mechanical & electrical equipment servicing the seven county buildings is excluded.
5. This proposal excludes seamless piping material.
6. Test and Balance of the existing County owned building's is excluded.
7. This proposal excludes any fire suppression/sprinkler systems.

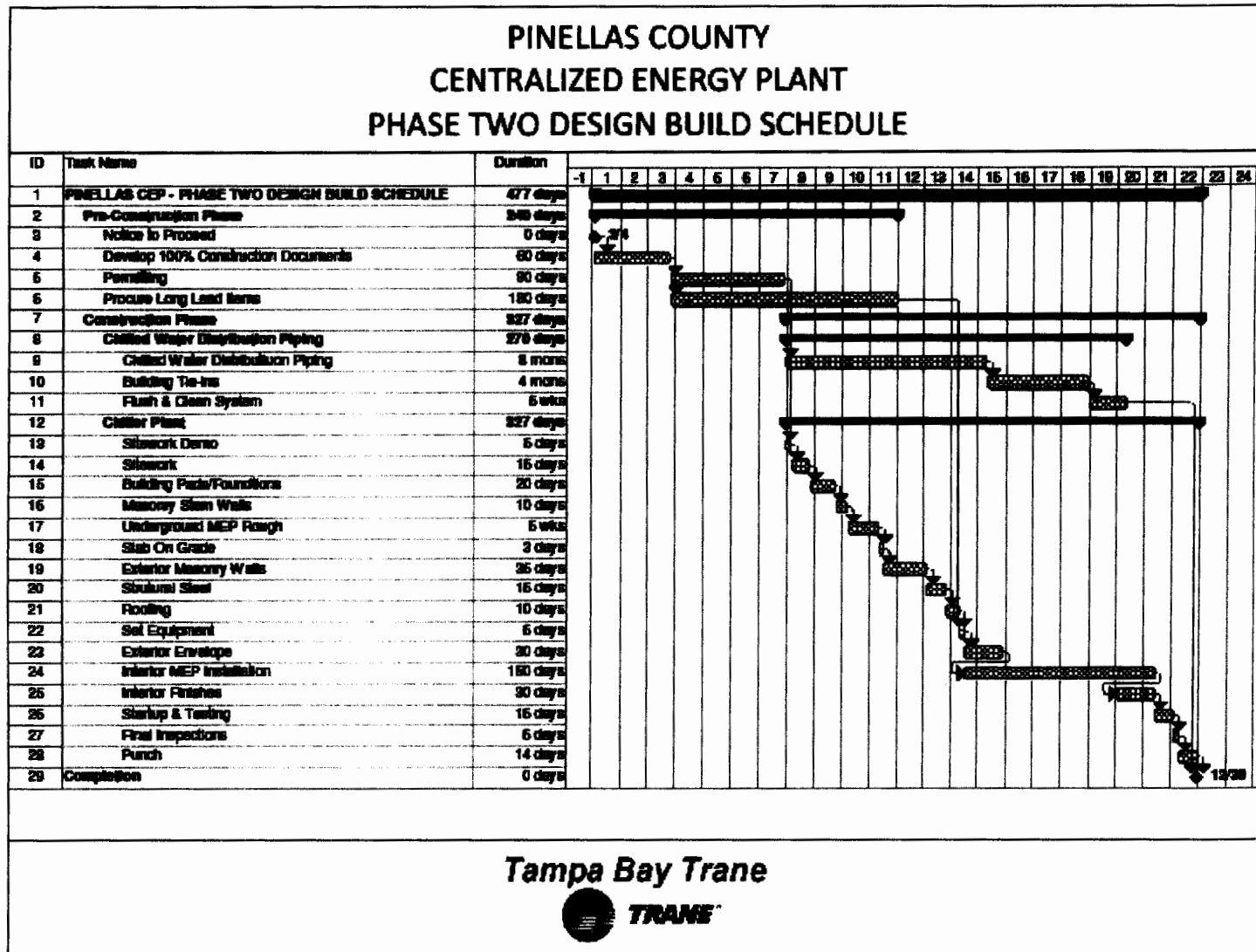
Division 16 – Electrical

1. This proposal assumes that the local power company will install the main transformers, conduit and wire on the utility company side of the transformer (primary side).

END OF CLAIRIFICATIONS, QUALIFICATIONS AND ASSUMPTIONS TO THE PROJECT ESTIMATE REPORT

Attachment 4

Completion Schedule 11/30/12



PINELLAS COUNTY CENTRALIZED ENERGY PLANT PHASE TWO DESIGN BUILD SCHEDULE

**PIN
ELL**

Task		Inactive Task		Manual Summary	
Split		Inactive Task		Start-only	
Milestone		Inactive Milestone		Finish-only	
Summary		Inactive Summary		Progress	
Project Summary		Manual Task		Deadline	
External Tasks		Duration-only			
External Milestone		Manual Summary Rollup			

Tampa Bay Trane



Attachment 5

List of Subcontractors & Major Suppliers 11/30/12

Pinellas County Clearwater CEP
100 % Construction Document Bidders List

Potential Sub-Contractors & Vendors

<p><u>General Construction</u></p> <p>Ajax Building Company 109 Commerce Boulevard Oldsmar, FL 34677 Ph: 813-792-3900</p> <p><u>Division 2 – Site Work</u></p> <p>Kimmons Contracting Ripa & Associates Dallas 1 Clark/Hunt R.E. Purcell</p> <p><u>Division 3 - Concrete</u></p> <p>Williams Construction Co. George Lenze Construction Advanced Masonry Bishop Construction</p> <p><u>Division 4 - Masonry</u></p> <p>Williams Construction Co. George Lenze Construction Advanced Masonry Bishop Construction Masonry Builders</p> <p><u>Division 5 – Steel</u></p> <p>Trident Building Systems, Inc. Florida Structural Steel Dixie Southern Industrial, Inc. Tampa Amalgamated Steel</p>	<p><u>Division 7 – Roofing</u></p> <p>Ramcon Roofing Sutter Roofing Roth Brothers Roofing</p> <p><u>Division 8 – Door & Hardware</u></p> <p>Taylor Contract Hardware Door & Hardware Openings Pinnacle</p> <p><u>Division 9 - Finishes</u></p> <p>KHS&S Contractors West Star Interiors, Inc. Level Line Interiors Walmark Trio Painting Service Painting</p> <p><u>Division 15 – Trane Equipment and DDC Controls</u></p> <p>Tampa Bay Trane</p> <p><u>Division 15 – Mechanical & Plumbing</u></p> <p>Harper Limbach B&I Contractors, Inc. BCH Mechanical, Inc. Bentzel Mechaical Page Mechanical</p> <p><u>Division 16 – Electrical</u></p> <p>APG Electric Tri-City Electrical Contractors, Inc. Borrell Electric Co. Southern Electric</p>
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Attachment 6

Allowances 11/30/12

- | | | |
|----|--|-----------|
| 1. | Drilling of deep well allowance for geothermal system (included in Schedule of Values) | \$235,000 |
|----|--|-----------|

PINELLAS COUNTY CAPITAL IMPROVEMENT PROJECT (CIP) PROJECT FINANCIAL OVERVIEW

1. Design Phase: ☒ 2. Date: 27 February 2013
3. Contract Review: ☒

4. Title: Centralized Chiller Facility		
5. Anticipated Scope and Description: This project provides seed capital for the design and construction of a chiller plant to provide chilled water to County Buildings in the Downtown Clearwater Campus.		
6. YEAR OF CONSTRUCTION START: FY 13		
FY13		
7. PROJECT BUDGET:	Appropriation	Multi-Year Plan
Professional Services (Architectural/Engineering/Consulting)	\$	\$
Land/Right of Way/Building Acquisitions	\$	\$
Construction:	\$	\$
Testing	\$	\$
Other: Inter-local Agreement Payments, Misc. Materials, etc.	\$ 6,345,000	\$ 12,000,700
TOTAL	\$ (1) 6,345,000	\$ (2) 12,000,700
8. FINANCIAL RESOURCES:		
Penny for Pinellas Sales Tax:	\$	
Local Option Gas Tax:	\$	
Transportation Impact Fees:	\$	
Grant(s):	\$ 1,500,000	
Reimbursements:	\$	
Enterprise Revenue (Water, Sewer, Solid Waste, Airport):	\$	
Other: General Fund Allocation	\$ 12,000,700	
TOTAL FINANCIAL RESOURCES	\$ (2) 13,500,700	
9. Project's First Full Year Estimated Operating Budget Fiscal Impact: ⁽³⁾		
Fiscal Year:	FY 15	
New Positions:		
Number:	0	
Type:		
Total Est. Fiscal Impact (Personal Services, Operating Expenses)	\$	

(1) Amount represents FY13 approved budget.

(2) Amount represents FY12-FY22 plan budget.

(3) This project is expected to produce cost savings over existing chiller plants in the Downtown Clearwater Campus area with the potential for revenue generation from selling chilled water to other downtown Clearwater entities. The overall impact to the County will be an indeterminate reduction in operating, maintenance and utility costs.