



Legislation Details (With Text)

**File #:** ID#24-1241    **Version:** 1    **Name:** Approve an Early Release Guaranteed Maximum Price (GMP) 1, Ajax Building Company, LLC, of Midway, FL, for the Municipal Service Building (MSB) Renovations project (23-0035-EN), in the amount of \$5,696,611

**Type:** Action Item    **Status:** Public Hearing

**File created:** 9/22/2024    **In control:** Public Works

**On agenda:** 10/3/2024    **Final action:**

**Title:** Approve an Early Release Guaranteed Maximum Price (GMP) 1, Amendment 3 to the Agreement with Ajax Building Company, LLC, of Midway, FL, for construction of Municipal Service Building (MSB) Renovations (23-0035-EN), in the amount of \$5,712,055.00, increasing the purchase order from \$110,605.00 to \$5,812,660.00, pursuant to Request for Qualifications 59-23 and authorize the appropriate officials to execute same.

**Sponsors:**

**Indexes:** 1. High Performing Government, 3. Community Well-Being, 4. Environmental Stewardship, 5. Superior Public Service

**Code sections:**

**Attachments:** 1. Clearwater MSB Final GMP Report 09.25.2024 (indexed)

Date	Ver.	Action By	Action	Result
10/3/2024	1	City Council		

**SUBJECT/RECOMMENDATION:**

Approve an Early Release Guaranteed Maximum Price (GMP) 1, Amendment 3 to the Agreement with Ajax Building Company, LLC, of Midway, FL, for construction of Municipal Service Building (MSB) Renovations (23-0035-EN), in the amount of \$5,712,055.00, increasing the purchase order from \$110,605.00 to \$5,812,660.00, pursuant to Request for Qualifications 59-23 and authorize the appropriate officials to execute same.

**SUMMARY:**

Ajax was selected via RFQ 59-23. December 19, 2023, City Council approved an agreement and \$369,965.00 pre-construction phase proposal to Ajax with \$110,605.00 funded by the MSB Renovations project and the remainder funded by the City Hall project. MSB renovations will improve space efficiencies of the existing 66,063 square foot facility allowing for right-sizing of the proposed City Hall project, creating a productive workspace that meets specific needs of the remaining City departments while providing a comfortable and aesthetically pleasing atmosphere for employees and visitors alike.

September 17, 2024, City Council approved a \$362,616.00 purchase order for early procurement of an air handling unit for the MSB and a \$1,140,302.00 design work order with Wannemacher Jensen Architects (WJA).

Combined efforts by City, Owners Representative Broaddus, Ajax and WJA, resulted in over \$2.5M in cost avoidance. Efforts include significant design work to reuse existing walls to reduce demo and new construction costs including the in-wall utilities, early release of air handling unit, vacating the entire facility versus one floor at a time, discounts from purchasing furniture concurrent with City Hall, relocation and temporary rental furniture reduction, and executing project concurrently with City Hall.

This MSB GMP covers early equipment purchases, selective interior demolition, millwork, doors, frames and hardware, glass, and glazing, framing and drywall, ceilings, painting, fire protection, HVAC, partial electrical and audio-visual costs. Work is anticipated to begin by the end of 2024 with staff move-in in July 2025.

A second MSB GMP is anticipated later this year as design is finalized and permitted. The GMP is within the project \$10 million overall budget.

**APPROPRIATION CODE AND AMOUNT:**

ENGF230001-CONS-CNSTRC \$5,712,055.00

Funding is available in Capital Improvement Project ENGF230001, MSB Renovations, to fund this GMP. This is funded by General Fund Revenues.

**STRATEGIC PRIORITY:**

The MSB Renovation project supports the four strategic priorities below. The renovations will improve indoor air quality and energy efficiencies while providing safe and streamlined public interface.

