



Legislation Text

File #: ID#16-2463, **Version:** 1

SUBJECT/RECOMMENDATION:

Approve design work order to Long and Associates Architects/Engineers, Inc. of Tampa, FL in the amount of \$1,353,099.00 for architectural and engineering services for the proposed Clearwater Gas System Facility Redevelopment Project (15-0043-GA) per RFQ 44-16; and authorize the appropriate officials to execute same. (consent)

SUMMARY:

The City issued RFQ (Request for Qualifications) 44-16 in July 2016 for Design Services for redevelopment of the Clearwater Gas System facility headquarters. Two firms responded, Klar and Klar Architects and Long & Associates.

The review committee included representatives from Clearwater Gas Systems and the Engineering Department. The review committee recommends selection of Long & Associates for their comprehensive experience designing similar projects with sensitive environmental issues, occupied site, high storm resistance, intensive traffic flow, phased construction, and multi-use facility redevelopment.

This agenda item provides for architectural and engineering services for the Clearwater Gas System (CGS) Facility Redevelopment Project (15-0043-GA). The master redevelopment study identifying the broad scope of this project was completed in July 2016 and estimates a total project budget of \$20 million. The current CGS building is over 35 years old, is no longer meeting the needs of the department and has surpassed its lifespan. HVAC problems in the adjacent operations building late last summer instigated the redevelopment master plan.

This work order includes design (architectural, structural, civil, mechanical, electrical, plumbing, and landscape), permitting, and architectural services during construction for redevelopment of the existing Clearwater Gas site and multi-phase construction of facilities identified in the Master Plan. The first phase will include the main hardened, two-story building with tower feature housing operations and warehouse on the first floor, administration on the second floor, sales on the Myrtle side of the ground floor, and a small third level tower on the west side for dispatch and control. Subsequent mini-phases will include storage and support facilities.

The City plans to issue a RFQ for a Construction Manager (CM) at Risk firm shortly. The selected firm will be presented to Council for approval in November 2016. The CM at Risk firm will work with the project stakeholders under a pre-construction phase services purchase order, providing cost estimates at various design milestones and generating a guaranteed maximum price (GMP) at the final design documents. The GMP will be brought to Council for approval and once approved, the CM firm will commence construction of the new operations/warehouse/administration and sales building.

The design and GMP for the main building are anticipated to be complete by May 2017.

APPROPRIATION CODE AND AMOUNT:

Funds are available in cost code 0-315-96384-530100-832-000-0000, Gas System Pinellas Building, to fund this contract.

USE OF RESERVE FUNDS: N/A