



# Pinellas County

## Staff Report

**File #:** 25-0450A, **Version:** 1

**Agenda Date:** 4/22/2025

### **Subject:**

Award of bid to Caladesi Construction and Development, Inc. for the Terminal Mitigation of Water Intrusion project at St. Pete-Clearwater International Airport.

### **Recommended Action:**

Approval of the award of bid and agreement with Caladesi Construction and Development, Inc. for the Terminal Mitigation of Water Intrusion project at St. Pete-Clearwater International Airport.

- This project involves replacement of the main lobby skylight and windows, full weatherproofing of the window systems and related roof waterproofing; replacement and upgrade of the lobby interior and exterior lighting; demolition and new installation of the lobby interior finishes; refurbishment of the stucco parapet wall, sealing cracks and re-painting with a weather-proofing paints system; replacement of automatic door weatherstripping; and soffit replacement at the FIS exterior walkway.
- This project is funded with the Airport Operating Budget.
- Three submittals were received, with an award recommendation to Caladesi Construction and Development, Inc., in the amount of \$1,597,604.00 as the lowest responsive and responsible bidder.
- Funding for this contract is budgeted under Terminal Mitigation of Water Intrusion Project 006041D, included in the Capital Improvement Plan, funded by Federal Aviation Administration American Rescue Plan Act (FAA ARPA) funds, in the amount of \$1,708,000.00. However, the department has advised and submitted a FY26-FY31 that reallocates the FAA ARPA funds to operating expenditure accounts and replaces the funding for this project with Airport Funds.

Contract 25-0298-ITB-C for \$1,597,604.00 with all work to be completed within 235 consecutive calendar days; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

### **Strategic Plan:**

Resilient Infrastructure and Environment

1.2 Maintain and Enhance County Infrastructure

Prosperity and Opportunity

3.5 Foster business growth

Smart Service Delivery

4.2 Achieve and maintain a high level of customer satisfaction

4.4 Pursue continuous improvement

### **Summary:**

This project involves replacement of the main lobby skylight and windows, full weatherproofing of the window systems and related roof waterproofing; replacement and upgrade of the lobby interior and

exterior lighting; demolition and new installation of the lobby interior finishes; refurbishment of the stucco parapet wall, sealing cracks and re-painting with a weather-proofing paints system; replacement of automatic door weatherstripping; and soffit replacement at the FIS exterior walkway.

**Background Information:**

The Purchasing Division issued an invitation to bid on January 17, 2025; three submittals were received with award recommendation to Caladesi Construction and Development, Inc., as the lowest responsive and responsible bidder.

PIE's terminal building has several issues with moisture and water intrusion at the main entry, roof parapets, entry doors as well as soffits in the back of the terminal. At the main entry, there are roof leaks, skylight and window leaks as well as damage and deterioration to the entry walls and finishes, all requiring replacement. Along the parapet of the terminal building, there are minor cracks requiring repair and sealing. At the automatic entry doors along the terminal building, there are leaks due to wind driven rain requiring weatherproofing. The deteriorating exterior soffit requires full replacement.

**Fiscal Impact:**

Amount not to exceed: \$1,597,604.00, inclusive of \$86,000.00 of Unspecified Work.

Funding for this contract is budgeted under Terminal Mitigation of Water Intrusion Project 006041D, included in the Capital Improvement Plan (CIP), funded by Federal Aviation Administration American Rescue Plan Act (FAA ARPA) funds, in the amount of \$1,708,000.00. However, the department has advised and submitted a FY26-FY31 that reallocates the FAA ARPA funds to operating expenditure accounts and replaces the funding for this project with Airport Funds, in the amount of \$1,900,000.00.

**Staff Member Responsible:**

Tom Jewsbury, Director, St. Pete-Clearwater International Airport

Merry Celeste, Purchasing Director, Administrative Services

Joe Lauro, Director, Administrative Services

**Partners:**

N/A

**Attachments:**

Agreement

Tabulation

AGREEMENT
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**CONSTRUCTION AGREEMENT**

This Agreement, made and entered into by and between Pinellas County, a political subdivision of the State of Florida, hereinafter designated the County, and

**Caladesi Construction and Development, Inc.**  
(Corporation, Partnership or Individual Proprietor)

Authorized to do business in the State of Florida, with place of business located at

**1390 Donegan Road, Largo, FL 33771**

herein after designated the Contractor,

**WITNESSETH:**

That for and in consideration of the sum not to exceed **one million five hundred ninety-seven six hundred four US dollars and zero cents (\$1,597,604.00)** to be paid by the County to the CONTRACTOR as herein provided, and in further consideration of the mutual covenants and promises to be kept and performed by and between the parties hereto, it is agreed as follows:

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**1. THE CONTRACTOR AGREES:**

- A. To furnish all services, labor, materials and equipment necessary for the complete performance, in a thorough and workmanlike manner, of the Work contemplated under Bid Title: **Terminal Mitigation of Water Intrusion-PIE, Bid No: 25-0298-ITB-C**, in Pinellas County, Florida, to comply with the applicable standards, and to perform all Work in strict accordance with the terms of the Contract Documents.
- B. To commence Work under this Agreement with an adequate force and equipment within 15 consecutive calendar days after receipt of written notice from the County to proceed hereunder, and to fully complete all necessary Work under the same within not more than **(235)** consecutive calendar days. It is understood and agreed that the date on which the consecutive calendar days will begin to be charged to the Project shall be the **fifteenth (15th)** calendar day from the date of receipt of the Notice to Proceed. Time of performance and completion of the Work of this Agreement is of the essence.
- C. That upon failure to complete all Work within the time provided for above, the Contractor shall pay to the County such sums as shall be determined in accordance with the Liquidated Damages provision of this Agreement, and the payment of such sum shall be secured as provided for therein.
- D. That the Contractor and each subcontractor shall furnish to the County, upon demand, a certified copy of the payroll covering Work under this Agreement, together with such other information as may be required by the County to ensure compliance with the law and the provisions of this Agreement.
- E. To procure all insurance as required by the Instructions to Bidders.
- F. To procure and maintain all permits and licenses which may be required by law in connection with the prosecution of the Work contemplated hereunder, except for those permits obtained by the County as expressly set forth in Appendix 1 of the Contract Documents. Notwithstanding the provisions above, the Contractor shall be responsible for non-compliance of all permit requirements, including all fines resulting from Contractor's non-compliance of said requirements.
- G. To permit any representative(s) of the County, at all reasonable times, to inspect the Work in progress or any of the materials used or to be used in connection therewith, whether such Work is located on or off the Project site, and to furnish promptly, without additional charge, all reasonable facilities, labor and materials deemed necessary by the County's Design Professional/Engineer/Project Manager, for the conducting of such inspections and tests as it may require.

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- H. Unless otherwise provided in the special provisions, special conditions and Specifications, to assume liability for all damage to Work under construction or completed, whether from fire, water, winds, vandalism, or other causes, until final completion and acceptance by the County and notwithstanding the fact that partial payments may have been made during construction.
- I. No subcontract or transfer of Agreement shall in any case release either the Contractor or its surety of any liability under the Agreement and bonds. The County reserves the right to reject any subcontractors or equipment.
- J. Unless specifically prohibited by Florida law, the Contractor shall defend, indemnify and hold harmless the County and its officers and employees from any and all liabilities, claims, damages, penalties, demands, judgments, actions, proceedings, losses or costs, including, but not limited to, reasonable attorneys' fees and paralegals' fees, or by, or on account of, any claim or amounts recovered under the "Workers' Compensation Law" or of any other laws, by-laws, ordinance, order or decree whether resulting from any claimed breach of this Agreement by the Contractor or from personal injury, property damage, direct or consequential damages, or economic loss, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Contractor or anyone employed or utilized by the Contractor in the performance of this Agreement. The duty to defend under this paragraph is independent and separate from the duty to indemnify, and the duty to defend exists regardless of any ultimate liability of the Contractor, the County and any indemnified party. The duty to defend arises immediately upon presentation of a claim by any party and written notice of such claim being provided to the Contractor. The Contractor's obligation to indemnify and defend under this Article will survive the expiration or earlier termination of this Agreement until it is determined by final judgment that an action against the County or an indemnified party for the matter indemnified hereunder is fully and finally barred by the applicable statute of limitations. The Contractor shall guarantee the payment of all just claims for materials, supplies, tools, labor or other just claims against it or any subcontractor in connection with this Agreement; and its bonds will not be released by final acceptance and payment by the County unless all such claims are paid or released.
- K. By signing this Agreement, the contractor certifies under penalty of law that it understands the terms and conditions of, and will comply with, the Pinellas County National Pollutant Discharge Elimination System (NPDES) Permit No. FLS000005 that authorizes the storm water discharge associated with construction activities.
- L. Contractor shall submit invoices for payment due as provided herein with such documentation as required by Pinellas County and all payments shall be made in accordance with the requirements of Section 218.70 et. seq, Florida Statutes, "The Local Government Prompt Payment Act." Invoices shall be submitted to the address below unless instructed otherwise on the purchase order, or if no purchase order, by the ordering department:

Finance Division Accounts Payable

Pinellas County Board of County Commissioners

P. O. Box 2438

Clearwater, FL 33757

Each invoice shall include, at a minimum, the Contractor's name, contact information and the standard purchase order number. In order to expedite payment, it is recommended the Contractor also include the information shown in Section A – General Conditions Payments/Invoices. The County may dispute any payments invoiced by Contractor in accordance with the County's Dispute Resolution Process for Invoiced Payments, established in accordance with Section 218.76, Florida Statutes, and any such disputes shall be resolved in accordance with the County's Dispute Resolution Process.

- M. Local, State, and Federal Compliance Requirements: The laws of the State of Florida apply to any purchase made under this Invitation to Bid. Bidders shall comply with all local, state, and federal directives, orders and laws as applicable to this bid and subsequent contract(s) including but not limited to Americans with Disabilities Act (ADA), Section 504 of the Rehabilitation Act of 1973, Equal Employment Opportunity (EEO), Minority Business Enterprise (MBE), and OSHA as applicable to this contract.
- N. The Contractor and Subcontractor must register with and use the E-verify system in accordance with Florida Statute 448.095. The County will verify the work authorization of the Contractor and Subcontractor. A Contractor and Subcontractor may not enter into a contract with the County unless each party registers with and uses the E-verify system.

If a Contractor enters a contract with a Subcontractor, the Subcontractor must provide the Contractor with an affidavit stating that the Subcontractor does not employ, contract with, or subcontract with unauthorized aliens. The Contractor must maintain a copy of the affidavit for the duration of the contract.

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If the County, Contractor, or Subcontract has a good faith belief that a person or entity with which it is contracting has knowingly violated Florida Statute 448.09(1) shall immediately terminate the contract with the person or entity.

If the County has a good faith belief that a Subcontractor knowingly violated this provision, but the Contractor otherwise complied with this provision, the County will notify the Contractor and order that the Contractor immediately terminate the contract with the Subcontractor.

A contract terminated under the provisions of this section is not a breach of contract and may not be considered such. Any contract termination under the provisions of this section may be challenged to Section 448.095(2)(d), Florida Statute. Contractor acknowledges upon termination of this agreement by the County for violation of this section by Contractor, Contractor may not be awarded a public contract for at least 1 year. Contractor acknowledges that Contractor is liable for any additional costs incurred by the County as a result of termination of any contract for a violation of this section.

Contractor or Subcontractor shall insert in any subcontracts the clauses set forth in this section, requiring the subcontracts to include these clauses in any lower tier subcontracts. Contractor shall be responsible for compliance by any Subcontractor or Lower Tier Subcontractor with the clause set forth in this section.

- O. Supplier acknowledges and warrants that all digital content and services provided under this contract conforms and shall continue to conform during the Term of this Agreement to the W3C Web Content Accessibility Guidelines, version 2.0 ("WCAG 2.0") at conformance Level A and AA. If all digital content and services does not fully conform to WCAG 2.0 A and AA, Supplier shall advise Pinellas County in writing of the nonconformance prior to execution of this Agreement and shall provide Pinellas County a plan to achieve conformance to WCAG 2.0 A and AA, including but not limited to, an intended timeline for conformance. Failure to achieve conformance, as determined in Pinellas County's sole discretion, on its intended timeline shall be considered a material breach of this Agreement and grounds for termination by Pinellas County.

If during the Term of this Agreement, Supplier fails to maintain compliance with WCAG 2.0 A and AA or Pinellas County otherwise identifies an issue related to accessibility of the product (the "Accessibility Issue") that renders the product inaccessible, then Pinellas County shall notify Supplier of non-compliance. Within 30 days of Supplier's receipt of a non-compliance notice ("Notice"), Supplier and Pinellas County shall meet and mutually agree upon an appropriate timeline for resolution of the Accessibility Issue(s) ("Initial Meeting").

Should Supplier:

- i. fail to acknowledge receipt of the notice within 30 days of receipt of the Notice.
  - ii. unreasonably and solely withhold agreement regarding a timeline for resolution for more than 30 days following the Initial Meeting; or
  - iii. fail to materially resolve the Accessibility Issue(s) within the agreed-upon timeline,
- P. Failure to comply with the requirements of this section shall constitute a material breach of this Agreement and shall be grounds for termination of this Agreement by Pinellas County and subject Supplier to section J. of this Agreement, "Indemnification".

**2. THE COUNTY AGREES:**

- A. To pay to the Contractor the Agreement Amount herein above specified, as follows:

If progress satisfactory to the County is being made by the Contractor the Contractor will receive partial payments on this Agreement as the Work progresses, based upon estimates of the amount of Work done less payments previously made. In each case 5% of the Agreement Amount earned shall be deducted until satisfactory completion and final acceptance of the Project, and final compliance by the Contractor with all terms and conditions of the Contract Documents. Neither progress payment nor partial or entire use or occupancy of the Project by the County shall constitute an acceptance of Work not in accordance with the Contract Documents. The County, prior to making of any payment, may require the Contractor to furnish a certificate or other evidence showing the amount of Work done or completed at that time.



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- B. If the Contractor shall so request, to furnish, without charge, 2 certified copies of any motions or resolutions authorizing the execution of this Agreement, or amendments thereto, or any changes in the Plans, Plans or Specifications pertaining to this Agreement.

**3. IT IS MUTUALLY AGREED:**

- A. That no change, alteration, amendment, payment for extra Work or agreement to pay for same, shall be binding upon the County until it has been approved the same, and until the same shall be properly approved by the Board.
- B. The County shall designate a representative insofar as prosecution of the Work, and interpretation of the Plans and Specifications are concerned, and that no payments shall be made by the County under this Agreement except upon the certificate of the proper County designee.
- C. This Agreement shall be interpreted under and its performance governed by the laws of the State of Florida.
- D. The failure of the County to enforce at any time or for any period of time any one or more of the provisions of the Contract Documents shall not be construed to be and shall not be a waiver of any such provision or provisions or of its rights thereafter to enforce each and every such provision.
- E. Each of the parties hereto agrees and represents that this Agreement comprises the full and entire agreement between the parties affecting the Work contemplated, and that no other agreement or understanding of any nature concerning the same has been entered into or will be recognized, and that all negotiations, acts, Work performed, or payments made prior to execution hereof shall be deemed merged into, integrated and superseded by this Agreement.
- F. Should any provision of this Agreement be determined by a court to be unenforceable, such determination shall not affect the validity or enforceability of any section or part thereof.
- G. In the event sufficient budgeted funds are not available for a new fiscal period, the County shall notify the Contractor of such occurrence and Agreement shall terminate on the last day of current fiscal period without penalty or expense to the County.

**4. CONTRACT DOCUMENTS**

The documents comprising this Agreement, which shall be known as the "Contract Documents", include the entirety of County's ITB pursuant to which this Agreement is awarded, including any addenda, and Contractor's submittal thereto. The following portions of the Contract Documents are listed for the purposes of determining priority:

CHANGE ORDERS
AGREEMENT
ADDENDA (if applicable)
APPENDIX 4 SPECIAL NOTICES (if applicable)
DRAWINGS
SPECIFICATIONS
SPECIAL CONDITIONS
SCOPE OF WORK
TITLE VI

If there is a conflict between the terms of the Contract Documents, then the conflict shall be resolved according to the following order of priority: any terms required as a condition of grant funds shall have first priority; then the terms of this Agreement; then the terms of the above listed documents shall be given preference in their above listed order; and then the terms of any remaining documents.

AGREEMENT

5. PUBLIC RECORDS – CONTRACTOR'S DUTY

If the contractor has questions regarding the application of Chapter 119, Florida Statutes, to the contractor's duty to provide public records relating to this agreement, the contractor shall contact:

**Pinellas County Board of County Commissioners**

**Purchasing and Risk Management Division**

**400 S. Ft. Harrison Ave, 6th Floor,**

**Clearwater, FL 33756**

**Public Records Liaison**

**Phone: 727-453-3218**

**Email: mcchartier@pinellascounty.org**

6. BINDING AGREEMENT

This Agreement shall be binding upon, and shall inure to the benefit of the executors, administrators, heirs, successors and assigns of the Contractor.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed on the day and year as written.

Pinellas County Florida is a political subdivision of the State of Florida

By: \_\_\_\_\_

Signature

Name: \_\_\_\_\_

Brian Scott

Typed, printed or stamped



Title: \_\_\_\_\_

Chair

Date: \_\_\_\_\_

April 22, 2025.

ATTEST: KEN BURKE, CLERK

By: \_\_\_\_\_

CONTRACTOR

By: \_\_\_\_\_

Signature

Print Name: \_\_\_\_\_

Scott Donald Hinrichs

Title: \_\_\_\_\_

President

CGC 058861

Contractor's Registration or Certification  
No. issued by the State of Florida

APPROVED AS TO FORM

By: Miles Belknap

Office of the County Attorney



Pinellas County  
**ADMINISTRATIVE SERVICES**

Joseph Lauro, Director  
Pinellas County Courthouse Annex Bldg., Sixth Floor, Clearwater, FL 33765

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**TABULATION**

ITB-C No. 25-0298-ITB-C STEP 2

Terminal Mitigation of Water Intrusion-PIE-ARPA- Step 2

RESPONSE DEADLINE: March 6, 2025 at 3:00 pm

Report Generated: Wednesday, April 2, 2025

**SELECTED VENDOR TOTALS**

Vendor	Total
Caladesi Construction and Development Inc.	\$1,597,604.00
Royal Construction and Real estate Investment (RCRI)	No Bid *
Balfour Beatty Construction (US)	No Bid *

\*qualified in step one but could not meet the conditions of the bid requirements for step two