



Pinellas County

Staff Report

File #: 26-0544A, **Version:** 1

Agenda Date: 5/19/2026

Subject:

Receipt and file report of purchasing items delegated to the County Administrator for the quarter ending March 31, 2026.

Recommended Action:

Accept the receipt and file report of purchasing items delegated to the County Administrator.

Strategic Priorities:

Smart Service Delivery

4.2 Achieve and maintain a high level of customer satisfaction.

Summary:

The Board of County Commissioners (Board) has delegated authority to the County Administrator to approve purchases and other purchasing related items with the requirement that all approvals be submitted for receipt and file on a quarterly basis.

Background Information:

The County Administrator has delegated authority to award contracts up to \$250,000.00 in a fiscal or calendar year.

For purchases initiated from State of Florida competitive bids and negotiated contracts, the County Administrator has delegated authority to approve in any amount.

The County Administrator has delegated authority to increase maintenance, repair and operating contracts not to exceed fifty percent (50%) of the amount originally approved by the Board.

The County Administrator has delegated authority to approve option of renewals/term extensions above the threshold of \$250,000.00 if the renewal option was included in the original contract awarded by the Board.

The County Administrator has delegated authority to approve change orders and amendments in an amount not to exceed \$250,000 or ten percent (10%), whichever is less, and to release retainage and close out of construction contracts.

The County Administrator also has delegated authority to approve emergency purchases up to \$250,000.00. Emergency purchases in excess of \$250,000.00 that are approved by the County Administrator are filed on a quarterly receipt and file report and entered into the minutes of the Board.

Lastly, the County Administrator has delegated the authority to the Director of the Office of Management & Budget for non-purchasing items, pursuant to Section 2-62, in an amount not to exceed \$25,000.00.

Fiscal Impact:

The attached list contains approvals of competitive sealed bidding, Florida State contracts, master purchase agreement increases, emergency purchases, contract extensions, and items delegated to the Director of the Office of Management & Budget as per County Code 2-62, 2-164, 2-181, 2-184 and 2-188.

Staff Member Responsible:

Barry A. Burton, County Administrator

Chris Rose, Director, Office of Management & Budget

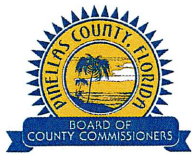
Merry Celeste, Purchasing Division Director, Office of Management & Budget

Partners:

N/A

Attachments:

List of Purchasing Items



Pinellas County

Staff Report

File #: 26-0101D, **Version:** 1

Agenda Date: 3/31/2026

Subject:

Change Order No. 1 to Caladesi Construction and Development, Inc. for the Terminal Mitigation of Water Intrusion project at St. Pete-Clearwater International Airport.

Recommended Action:

Approval by the County Administrator for Change Order No. 1 with Caladesi Construction and Development, Inc. (Caladesi) for the Terminal Mitigation of Water Intrusion project at St. Pete-Clearwater International Airport.

- Change Order No. 1 increases the contract by \$203,660.00 for a new contract amount of \$1,801,264.00 for additional work due to unforeseen structural conditions encountered during demolition of the lobby improvements portion of the project, and to repair a water leak at the existing skylight over Mazzaro's restaurant.
- The Board of County Commissioners approved the contract in the amount of \$1,597,604.00, on April 22, 2025.
- This request is budgeted for in the Fiscal Year (FY) 2026 Budget of PIE in the Airport Revenue and Operating Fund. In the event that future fiscal year funding is not available for this project, the County maintains the authority to terminate this agreement.

Contract 25-0298-ITB-C increase in the amount of \$203,660.00 for a new agreement amount of \$1,801,264.00.

Strategic Priorities:

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:

Additional work is for unforeseen structural conditions encountered during demolition of the lobby improvements portion of the project, and to repair a water leak at the existing skylight over Mazzaro's restaurant.

Background/Explanation:

Short 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.

Further Explanation

Unforeseen Conditions and Structural Assessment

During construction, unforeseen conditions necessitated the removal of drywall by the contractor, which revealed the underlying framework of the elevated pedestrian walkway. Subsequent evaluation by a licensed structural engineer determined that the existing framework did not comply with current building code requirements and lacked sufficient structural capacity to support the proposed improvements, including glass railings and expanded flooring. These deficiencies were not identifiable prior to the removal of the drywall and exposure of the framework.

Mazzaro's Skylight Water Intrusion

The skylight water leak at Mazzaro's was identified after the current contractor had been awarded their scope of work, and the Airport had initially planned to advertise this repair as a separate project. However, subsequent assessments revealed that the leaks are progressing at a faster rate than originally anticipated. Given that the existing contractor already has the necessary trades and work elements mobilized on-site, they are in a position to implement a permanent repair to address this ongoing issue efficiently.

Change Order Justification

Unforeseen Conditions: Quotes have been obtained, and a detailed analysis confirms that this change order is necessary to maintain the progression of work and avoid delays to the overall project schedule.

Mazzaro's: Incorporating this scope under the current contract ensures continuity, leverages existing mobilization, and provides a cost-effective solution compared to initiating a separate procurement process.

Fiscal Impact:

Original Agreement Amount:	\$1,597,604.00
Increase due to Change Order No. 1:	<u>\$ 203,660.00</u>
Revised Agreement Amount:	\$1,801,264.00

This request is budgeted for in the FY26 Budget of PIE in the Airport Revenue and Operating Fund. In the event that future fiscal year funding is not available for this project, the County maintains the authority to terminate this agreement.

After submitting the request for the Change Order #1, the Airport Engineer requested that the framework in Phase 2 also be uncovered for evaluation. Upon inspection, it was determined that an existing I-beam-currently supported by a Concrete Masonry Unit (CMU) wall scheduled for demolition -is undersized according to current building code requirements. This I-beam must be reinforced to adequately support the terminal roof. An Architect's Supplemental Instruction (ASI) has been issued

to the contractor, and a cost estimate for the required work is forthcoming. This will be dealt with in a separate action.

Delegated Authority:

Authority for the County Administrator to sign this change order is granted under Code Section 2-62 (a)(2).

Staff Member Responsible:

Mark Sprague, Interim Director, St. Pete-Clearwater International Airport
Merry Celeste, Purchasing Division Director, Office of Management & Budget
Chris Rose, Director, Office of Management & Budget

Partners:

N/A

Attachments:

Change Order No. 1



Office of Management & Budget
Purchasing

CONSTRUCTION CHANGE ORDER NO. 1

PROJECT: Terminal Mitigation of Water Intrusion project at St. Pete-Clearwater International Airport.

CONTRACT NO: 25-0298-ITB-C

AGREEMENT DATE: April 22, 2025

OWNER: Pinellas County Florida, a political subdivision of the State of Florida

CONTRACTOR: Caladesi Construction and Development, Inc.

REASON FOR CHANGE:

Additional work is for unforeseen structural conditions encountered during demolition of the lobby improvements portion of the project. Also, to repair a water leak at the existing skylight over Mazzaro's restaurant.

CHANGE IN AGREEMENT PRICE:

Original Agreement Amount: \$1,597,604.00

Increase due to Change Order No. 1: \$203,660.00

Revised Agreement Amount: \$1,801,264.00

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Office of Management & Budget
Purchasing

Your acceptance of this Change order shall constitute a modification to our Agreement and will be performed subject to all of the same terms and conditions as contained in our Agreement indicated above, as fully as if the same were repeated in this acceptance. Acceptance by Contractor of this adjustment to the agreement shall constitute a full and final settlement and release by Contractor of any and all claims, whether known or unknown, against the Owner arising out of or related to the substance of or the circumstances giving rise to the change or changes set forth herein, including claims for impact and delay costs.

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

By: Barry Burton
Signature

Name: Barry Burton
Typed, printed or stamped

Title: County Administrator

Date: February 23, 2026

CONTRACTOR:

By: Scott Donald Horicks
Signature

Name: Scott Donald Horicks
Typed, printed or stamped

Title: President

APPROVED AS TO FORM

By: Miles Belknap
Office of the County Attorney

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