



THE CITY OF KEY WEST
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KEY WEST
3067203K3

TO: Jim Scholl, City Manager

FROM: Janet Muccino, Project Manager

CC: Jim Bouquet, Director of Engineering
Greg Veliz, Assistant City Manager
Sarah Hannah Spurlock, Assistant City Manager

DATE: January 28, 2015

SUBJECT: Award contract for Key West Police Station Roof Replacement to Fullcover Roofing Systems, Inc. in the amount of \$194,437.00

ACTION STATEMENT:

Approving the contract for the replacement of the Key West Police Station roof system.

This project falls under Infrastructure Goal # 4 of the 2011 Strategic Plan, The Long Term Sustainability of the City's Hard Assets.

BACKGROUND:

Following reports of leaks and delamination, the Key West Police Department (KWPD) station roof was evaluated and determined to require replacement. Based on construction drawings prepared by William P. Horn Architect, P.A. (Horn), the KWPD Roof Replacement Project was advertised for competitive bid. The City subsequently received seven bids as reported on the attached "Bid Tabulation". The lowest responsive bid was received from Fullcover Roofing Systems, Inc. (Fullcover) at \$194,437.00. Horn and Engineering Services staff carefully reviewed the Fullcover bid and verified references (refer to attached recommendation from Horn). Based on this reviewer, Fullcover was determined to be the lowest, responsible bidder.

FINANCIAL IMPACT:

The roof replacement was budgeted in FY 14/15 at \$500,000 from the Infrastructure Surtax Fund; account #101-2101-521-6200. The bid amount of \$194,437 for roof is well within this budget.

PURPOSE & JUSTIFICATION:

The purpose of replacing the roof is to prevent further leaking that could damage structural and interior components, including recently replaced flooring and drywall. In addition to leakage, the existing roofing material is reportedly not adhering properly to the underlying materials (delaminating). Some areas of underlying material (e.g., insulation) appear damaged. Repair of the roof is critical for building integrity as the structure houses both the KWPD and the City's Emergency Operations Center.

OPTIONS:

1. Approve award for roof replacement to Fullcover Roofing Systems, Inc. to complete roof replacement before hurricane season.
2. Approve another contractor to perform the roof replacement project at a higher cost.
3. Reject all bids and rebid the project, delaying re-roofing.

RECOMMENDATION:

Engineering staff recommends awarding the contract to Fullcover Roofing Systems, Inc. at the bid price of \$194,437.00.