



## THE CITY OF KEY WEST

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MEMORANDUM

**TO:** Jim Scholl, City Manager  
**CC:** Sarah Spurlock, Assistant City Manager  
Greg Veliz, Assistant City Manager  
**FROM:** John Paul Castro, Utilities Director  
**DATE:** October 1, 2015

**SUBJECT: Awarding the Bid for Administration Building Roof Repair at the Richard A. Heyman Environmental Protection Facility, Project No. SE-1402, to Pedro Falcon Electrical Contractors, Inc., in the amount of \$274,570.00.**

**Action Statement:**

This resolution will award the Repair to Administration Building Roof at the Richard A. Heyman Environmental Protection Facility project to Pedro Falcon Electrical Contractors, Inc., in the total amount of \$274,570.00, including a lump sum price of \$212,000.00 and alternate line items totaling \$62,570.00.

**Background:**

The Project consists of items of work required for roof repair to the Administration Building including demolition of the existing roof systems, roof membrane, walk pad, metal flashing installations, removal and re-installation of the lightning protection, and all work associated with the construction.

The admin roof and "chlorine building" roof are the only roofs at the waste water treatment plant that were not replaced after hurricane Wilma.

In response to ITB# 15-018, two bids were received and opened on September 23, 2015. Both bids were determined to be responsive to the invitation to bid. Summary of the bids received are as follows:

	Pedro Falcon Construction	Roofing Concepts Unlimited
Lump Sum Bid	\$212,000.00	\$226,800.00
Add Alt 1 (chlorine building)	\$62,570.00	\$73,780.00
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	\$274,570.00	\$300,580.00

**Purpose and Justification:**

The administration building roof at the Richard A. Heyman Environmental Protection Facility has sections of roof that leak, draining systems that need repair, and an old

*Key to the Caribbean – Average yearly temperature 77° F.*

lightning protection system that needs to be removed. The chlorine building roof was installed in 1990 during initial construction of the plant. Replacing the chlorine building roof at the same time as the admin building roof will save the City considerable money in mobilization and the creation and processing of bid documents which would be needed in the near future due to its age and wear from storms.

**Financial Impact:**

The \$274,570.00 repair cost will be charged to sewer budget line item 401-3503-535-6500. In the FY 15/16 Budget, \$390,000 has been allocated for this project.

**Options:**

1. The City Commission award the bid and authorize the City Manager to execute the contract with the low bidder, Pedro Falcon Construction, for the Repair of the Administration Building Roof at the Richard A. Heyman Environmental Protection Facility in the amount of \$274,570.00 in conformity with the bid documents upon the advice and consent of the City Attorney.
2. The City Commission could elect to not award the contract. City staff does not recommend this option as the situation will only worsen with time and more storms.

**Recommendation:**

City staff recommends the City Commission select Option 1; approve award of the lowest, responsive, responsible bid of \$274,570.00 from Pedro Falcon Construction and authorize City Manager to execute the contract.