



THE CITY OF KEY WEST

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RECORDED 3061203K3

TO: Jim Scholl, City Manager
FROM: Janet Muccino, Project Manager
CC: Jim Bouquet, Director of Engineering
DATE: November 15, 2016

SUBJECT: Awarding of ITB 017-010 Martin Luther King Jr. Community Center Roof Repair to A-1 Property Services, Inc.

ACTION STATEMENT:

Awarding the construction contract for Invitation to Bid (ITB) 017-010 *Martin Luther King Jr. Community Center Roof Repair* to A-1 Property Services Group, Inc. and authorizing the City Manager to execute the contract and budget transfers.

BACKGROUND:

On October 26, 2016 the City of Key West (City) received bid proposals for *Martin Luther King Jr. Community Center Roof Repair* from A-1 Property Services Group, Inc. (A-1) and Pedro Falcon Contractors, Inc. (Pedro Falcon).

As indicated in the attached bid tabulation, A-1 is the apparent low bidder with a lump sum base bid price of \$150,838.00. Following review of the received bids, staff has recommended acceptance of the three Additive Alternates:

- 1.) Installation of Solar Heating / Cooling System for \$14,449.
- 2.) Installation Sealoflex Liquid On Entry Roof for \$4,500.
- 3.) Installation of Lightening Protection for \$7,250.

Acceptance of the base bid of \$150,838. and the above additive alternates totaling \$26,199. results in a total lump sum bid cost of \$177,037. This compares with a total bid price of \$282,538. from Pedro Falcon.

Based on review of bid results and qualifications (subject to Cone of Silence limitations), A-1 was determined to be the lowest, responsive bidder.

PURPOSE & JUSTIFICATION:

This project provides for roof replacement, solar heating and cooling, lightening protection and entry way roof sealant for the Martin Luther King Jr. Community Center. An evaluation of the facility roof by WP Horn & Associates recommended a new roof be installed. Concurrent with roof replacement, the project includes installation of a solar heating/cooling system as requested by residents. The solar component is included as Additive Alternate 1.

The Community Center services a large number of people on a daily basis primarily for swimming and after school classes. This project falls under Infrastructure Goal #4 of the 2011 Strategic Plan, *Long Term Sustainability of the City's Hard Assets*.

FINANCIAL IMPACT:

\$200,000. in funding for the *Martin Luther King Jr. Community Center Roof Repairs*, (Project No. IS72011601), was approved by the City Commission in the FY 2016-2017 budget, account 101-7201-572-6200. Of the \$200,000. budgeted, \$35,067.50 was encumbered to WP Horn & Associates for design, \$2,242. encumbered to Tetra Tech for lead paint testing and \$89.40 for Cooke Communications advertising the bid, leaving a balance of \$162,601.10. As total lump sum bid cost is \$177,037., a budget transfer from Infrastructure Surtax Reserves 101-1900-519-9400 in the amount of \$14,435.90 is required.

RECOMMENDATION:

Staff recommends awarding the construction contract for Invitation to Bid (ITB) 017-010 *Martin King Jr. Community Center Roof Repair* to A-1 Property Services Group, Inc. and authorizing the City Manager to execute the contract and necessary budget transfers.