



THE CITY OF KEY WEST
3140 Flagler Ave Key West, FL 33040 (305) 809-3700

EXECUTIVE SUMMARY

TO: Bob Vitas, City Manager

FROM: Mike Vieux, Senior Construction Manager, Engineering

CC: David Fernandez, Asst. City Manager
Mark Finigan, Asst. City Manager
Doug Bradshaw, Director of Port and Marina Services
Jim Bouquet, Director of Engineering

DATE: January 22, 2014

SUBJECT: Resolution approving the award and the City Manager's execution of the contract for Invitation to Bid (ITB) # 14-007: Key West City Hall at Glynn Archer, Phase 1 – Selective Demolition, in the amount of \$483,610.20. (Base bid plus Alternate #1 and a \$50,000 unforeseen conditions allowance.)

ACTION STATEMENT:

This Resolution will award the Key West City Hall at Glynn Archer Selective Demolition to Charley Toppino and Sons, Inc. in the amount of \$483,610.20 and approve the City Manager to execute the contract, subject to City Attorney approval. This falls under Infrastructure Goal#4 of the 2011 Strategic Plan which is the long term sustainability of the City's hard assets.

BACKGROUND:

The historic Glynn Archer School is to be completely rebuilt on the interior, leaving the existing exterior walls, as the new Key West City Hall. Phase 1 - Selective Demolition includes environmental cleanup in all buildings, demolition of the one-story addition on the west side (Building C), demolition of various site facilities and selective demolition inside Buildings A and B and the auditorium. The selective demolition in these buildings is designed to expose the structure in a way that will help clear up doubt and attempt to avoid unexpected unforeseen conditions during Phase 2, the main construction project.

The City issued ITB #14-007 for the Selective Demolition and received five (5) bids on January 22, 2014:

- | | | | |
|----|-------------------------------------|--------------------------|--------------|
| 1. | ABC Construction, Inc.
Miami, FL | Lump Sum Base Bid: | \$619,000.00 |
| | | Alternate #1 (Addition): | \$ 1,500.00 |

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

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2.	Certified Lower Keys Plumbing & Burke Construction Group, Inc. Key West, FL	Lump Sum Base Bid: Alternate #1 (Addition):	\$523,691.00 \$ 26,963.00
3.	Cross Environmental Services, Inc. Crystal Springs, FL	Lump Sum Base Bid: Alternate #1 (Addition):	\$588,815.00 \$ 3,700.00
4.	D.L. Porter Constructors, Inc. Tarpon Springs, FL	Lump Sum Base Bid: Alternate #1 (Addition):	\$540,747.00 \$ 3,025.00
5.	Charley Toppino and Sons, Inc. Key West, FL	Lump Sum Bas Bid:	\$427,050.20 \$6,560.00

The base bid included demolition of site facilities, environmental cleanup in all buildings, demolition of 1-story Building C and selective demolition in Buildings A and B and the auditorium to reveal the underlying structure for purposes of designing to avoid as many unforeseen conditions as possible in Phase 2. Alternate #1 provides opaque wind screening on the construction fence all around the site. (This fence and screening will remain throughout Phases 1 and 2.)

One bid, from Cross Environmental Services, did not meet the requirements of the bid, failing to provide a list of its subcontractors.

FINANCIAL IMPACT:

Staff has chosen to award the Base Bid, plus Alternate # 1 and a \$50,000 allowance for unforeseen conditions for a total contract price of \$483,610.00 to Charley Toppino and Sons, Inc. The budget for this project was estimated at \$610,000, City Hall account #303-1900-519.62-00, Project #GN1302.

PURPOSE & JUSTIFICATION:

The work will uncover unforeseen conditions so they can be incorporated into the Phase 2 construction bid, as well as getting a head start on the larger demolition portions of the project, including sitework and Building C.

OPTIONS:

There are 2 options at this point:

1. Award the Selective Demolition at Key West City Hall at Glynn Archer and approve the City Manager executing the contract with Charley Toppino and Sons, Inc. The bid was responsive and is within budget.
2. Reject all bids and rebid the project. There is no justification for rejecting all bids and rebidding since Charley Toppino, and Sons, Inc.'s bid was responsive and within budget.

RECOMMENDATION:

Approve the award and the City Manager's execution of the contract, subject to approval of the City Attorney, for Invitation to Bid (ITB) # 14-007: Key West City Hall at Glynn Archer, Phase 1 – Selective Demolition to Charley Toppino and Sons, Inc. in the amount of \$483,610.20 (Base Bid plus Bid Alternate #1 and a \$50,000 unforeseen conditions allowance).