



THE CITY OF KEY WEST

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MEMORANDUM

TO: Jim Scholl, City Manager
FROM: Greg Veliz, Community Services Director
VIA: David Fernandez, Assistant City Manager- Operations
DATE: March 17, 2011

SUBJECT: Awarding the Bid of Bella Construction of Key West, Inc. for the Martin Luther King Center Renovations

ACTION STATEMENT: Resolution awarding the bid of Bella Construction of Key West, Inc. for the Martin Luther King Center Renovations in accordance with the terms specified in ITB # 11-007 in an amount not to exceed \$350,000; authorizing the City Manager to execute contract documents contained in the bid package; amend the capital improvement program to reflect the removal of the Douglas Band Room Renovation project and the use of funds allocated to this project to cover funding shortfalls in the Martin Luther King Center Renovations, Bayview Park Restroom Construction, and full funding for the Frederick Douglass Daycare Center Renovation projects

BACKGROUND: The Martin Luther King Center (community pool) was constructed in 1958. The original pool surface was Marcite and Pool Coat. In 1998 a Fiber Tech liner was installed over the Pool Coat and lasted ten years. In 2008 the liner started to leak. Fiberglass patches were installed over the leaks and cracks. Since that time, continuous repairs have been made.

PURPOSE & JUSTIFICATION: On March 16, 2011, the City received two (2) bids for ITB # 11-007 Martin Luther King Center Renovations: Bella Construction of Key West, Inc. and D.L. Porter Constructors, Inc. Both firms were considered responsive. Bella Construction of Key West, Inc. provided the lowest responsible and responsive bid.

OPTIONS:

1. Award ITB # 11-007 Martin Luther King Center Renovations to Bella Construction of Key West, Inc.
2. Reject all bids for budgetary reasons in accordance with the rejection of bid criteria listed in the conditions of the bid. This action would not allow for necessary renovations, thus not correct current Florida Department of Health guidance for public swimming pools. The City would continue to incur additional unscheduled maintenance costs until

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

a renovation is complete.

FINANCIAL IMPACT: This project is a Capital Improvement Project under Account 101-7201-572-62. There are currently four scheduled projects listed in this account. The account balance is \$583,404.67 (see figure 1). The project allocation for the Martin Luther King Center Renovations project has a remaining balance of \$226,300.00. Given the lowest responsive bid of \$350,000.00, a shortfall of \$123,700 exists. A shortfall of \$44,440 also exists in the Bayview Park Restroom Construction project.

After departmental review of the Douglass Band Room Renovation project, the Community Services Department has requested postponement until next fiscal year. In order to provide a safe and healthy facility for current band room programs, the Community Services Department request the addition of a new project in its Capital Improvement Program. This project is the renovation of the former Frederick Douglass Child Care Center located at 103 Olivia Street. The Douglass Band Room programs will be relocated to the renovated space until which time the Community Service Department will request refunding of the project in fiscal year 2011-12.

The remaining Band Room Renovation fund balance will be transferred in order to complete the Martin Luther King Center Renovations, Bayview Park Restroom Construction, and the Frederick Douglass Child Care Center Renovation.

Project Number	Description	Remaining Allocation
PR0904	Douglass Gym Renovation	\$32,904.67
PR1004	Bayview Park Restroom Construction	\$110,500
PR1101	Martin Luther King Center Renovation	\$226,300
PR1102	Band Room Renovation	\$213,700
	Total	\$583,404.67

Figure 1. Current Projects

RECOMMENDATION: Staff recommends approval of Option #1.