



THE CITY OF KEY WEST

3140 Flagler Ave Key West, FL 33040 (305) 809-3700

**EXECUTIVE SUMMARY**

**TO:** Bob Vitas, City Manager

**FROM:** Doug Bradshaw, Senior Project Manager

**CC:** David Fernandez, Asst. City Manager  
Mark Finigan, Asst. City Manager

**DATE:** July 5, 2013

**SUBJECT:** Resolution approving the award and the City Manager’s execution of the contract for Invitation to Bid (ITB) # 13-003: Police Station Windows Replacement to E.L.C.I. Construction Group, Inc. in the amount of \$287,902 (Base Bid plus Bid Alternate #1, 4, and a \$10,000 wall repair allowance)

**ACTION STATEMENT:**

This Resolution will award the Police Station Windows Replacement to E.L.C.I. Construction Group, Inc. in the amount of \$287,902 and approve the City Manager executing the contract. This falls under Infrastructure Goal#4 of the 2011 Strategic Plan which is the long term sustainability of the City’s hard assets.

**BACKGROUND:**

Construction of the Key West Police Station was completed in 2002. An ongoing issue with the facility has been water intrusion into the building through the windows and the stucco. It appears that improper installation of the windows is one of the causes of the intrusion. The City originally looked at removal of the existing windows, modification of the window opening, and reinstallation of the window. However, because of the original installation practices, the windows were damaged to the point that it would be difficult to get a proper fit/seal and leakage would continue to be a problem. Additionally, the building code had changed and the existing windows did not meet the new code. The City decided that full replacement of the windows would be necessary. The City issued ITB #13-003 for the replacement of the Police Station windows and received four (4) bids on June 19, 2013.

1	Contracting Specialists Inc. 1600 North Powerline Road Pompano Beach, FL 33069	Lump Sum Base Bid: \$299,360.00 Alternate #1 (Addition): \$ 1,324.00 Alternate #2 (Addition): \$ 10,935.00 Alternate #3 (Addition): \$ 23,607.00 Alternate #4 (Addition): \$ 26,730.00 Unit Price Gyp. Bd. Repair No Price.
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2.	E.L.C.I. Construction Group, Inc. 626 NE 124 <sup>th</sup> Street North Miami, FL 33161	Lump Sum Base Bid: \$261,029.00 Alternate #1 (Addition): \$ 3,150.00 Alternate #2 (Addition): \$ 34,061.00 Alternate #3 (Deduction): \$ 18,742.00 Alternate #4 (Addition): \$ 13,723.00 Unit Price Gyp. Bd. Repair \$37.50/sq.yd.
3.	Royal Crest Companies, Inc. Royal Crest Builders 11745 5 <sup>th</sup> Avenue Ocean Marathon, FL 33050	Lump Sum Base Bid: \$154,800.00 Alternate #1 (Addition): \$ 5,200.00 Alternate #2: \$ --- Alternate #3: \$ --- Alternate #4 (Addition): \$ 30,000.00 Unit Price Gyp. Bd. Repair No Price.
4.	Tagarelli Construction, Inc. 53 W. Tarpon Avenue Tarpon Springs, FL 34689	Lump Sum Base Bid: \$267,515.00 Alternate #1 (Addition): \$ 4,100.00 Alternate #2 (Addition): \$ 16,800.00 Alternate #3 (Deduction): \$ 25,000.00 Alternate #4 (Addition): \$ 22,620.00 Unit Price Gyp. Bd. Repair \$21.00/sq.yd.

The base bid included full replacement of all windows similar to what is existing but meeting today's building code. Alternate #1 involves replacement of all internal gypsum board window seals with man-made marble seals. Alternate #2 provided for bullet proof glass for the public counter areas. Alternate #3 replaced the base bid windows with fixed, non-opening windows. Alternate # 4 replaced the based bid window with a higher quality window.

The City also asked the bidders to provide a unit price per square yard to remove damaged gypsum board from existing metal furring, replace with new matching material (5/8") and finish (tape, float and paint). Until the windows are removed it is difficult to determine what if any internal damage has occurred because of the water intrusion. The City is including a \$10,000 allowance in the bid approval for these repairs

Only one bid, E.L.C.I. Construction Group, Inc., fully meant all the requirements of the bid document. Contracting Specialists Inc. failed to submit a unit price for Gypsum Board repairs. Royal Crest Companies, Inc. bid is so far out of line with the amounts of other bids received and with the amount estimated by the architect staff determined the bid to be unreasonable. Additionally Royal Crest Companies, Inc. did not submit a unit price for Gypsum Board repairs and submitted an incomplete bid form. Tagarelli Construction, Inc. failed to submit the Equal Benefits for Domestic Partner Affidavit and at least three (3) years of current or recent projects of similar work.

**FINANCIAL IMPACT:**

Staff has chosen to award the base bid plus bid alternate # 1, 4 plus a \$10,000 allowance for unforeseen wall repairs for a total contract price of \$287,902. The budget for this project was estimated at \$350,000, account #101-2101-521-6200, project #PD1302. A portion of the budget will

be used to secure a third party testing service to insure that the windows are installed properly and are water and air tight.

**PURPOSE & JUSTIFICATION:**

The current windows at the Key West Police Station are leaking allowing water to penetrate the walls and are very energy inefficient.

**OPTIONS:**

There are 2 options at this point:

1. Award the Police Station Windows Replacement to E.L.C.I. Construction Group, Inc. in the amount of \$287,902 and approve the City Manager executing the contract. 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 E.L.C.I. Construction Group, Inc.'s bid was responsive and within budget.

**RECOMMENDATION:**

Approve the award and the City Manager's execution of the contract for Invitation to Bid (ITB) # 13-003: Police Station Windows Replacement to E.L.C.I. Construction Group, Inc. in the amount of \$287,902 (Base Bid plus Bid Alternate #1, 4, and a \$10,000 wall repair allowance)