



THE CITY OF KEY WEST

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EXECUTIVE SUMMARY

Date: July 26, 2018

To: Jim Scholl, City Manager

From: Kreed Howell, Senior Construction Manager

Cc: Greg Veliz, Assistant City Manager
Mark Finigan, Finance Director

Subject: Approve the Award of ITB #18-028, *Glynn Archer Gymnasium Renovations* to Pedro Falcon Electrical Contractors Inc., in the amount of \$1,899,008.

ACTION STATEMENT

Approve a contract award of \$1,899,008. to Pedro Falcon Electrical Contractors Inc., for the renovations to the Gymnasium at Glynn Archer School to support Police Athletic League activities and accepting Bid Alternates 1, 2 and 3. Authorize the City Manager to execute this agreement and any necessary budget transfers/amendments.

BACKGROUND

The City of Key West issued Resolution 17-206 to William P. Horn Architect, PA, (Horn) to design and prepare construction drawings for bidding of renovations to the Gym for Police Athletic League (PAL) activities. Proposed renovations include interior renovations of the existing gym building to include new ADA compliant restrooms, new interior configuration, mechanical system, plumbing and electrical work. Selective interior demolition including existing bleachers, sub-floor and restrooms. Exterior work will replace windows and doors, new white single ply roofing system inclusive of insulation and concrete spalling repair. The construction project was bid as ITB# 18-028 *Glynn Archer Gymnasium Renovations* including Addendums 1 and 2. ITB 18-028 included the following additive alternates:

- 1) *Selective demolition and installation of a new single ply roofing system on the adjacent SOS Foundation building.*
- 2) *Provide a lightning protection system on the main Gym structure and the intermediate lower roof.*
- 3) *Provide a lightning protection system on the adjacent SOS Foundation building.*

MEMORANDUM

Bids were opened on July 25, 2018 and responsive bidders consisted of:

Pedro Falcon (Falcon)
D.L. Porter Constructors, Inc. (Porter)
Burke Construction Group, Inc. (Burke)
Kenmar General Contracting, LLC. (Kenmar)

Respective bid proposals and bid tabulation are attached. Bids are summarized below.

	Base Bid	Bid Alt #1	Bid Alt #2	Bid Alt #3	Total
Falcon	<u>\$1,707,122.00</u>	<u>\$168,767.00</u>	<u>\$11,849.00</u>	<u>\$11,270.00</u>	<u>\$1,899,008.00</u>
Burke	<u>\$1,849,633.15</u>	<u>\$135,680.00</u>	<u>\$17,350.00</u>	<u>\$16,325.00</u>	<u>\$2,018,988.15</u>
Porter	<u>\$2,090,441.00</u>	<u>\$146,000.00</u>	<u>\$29,500.00</u>	<u>\$6,500.00</u>	<u>\$2,272,441.00</u>
Kenmar	<u>\$2,426,996.21</u>	<u>\$139,537.13</u>	<u>\$16,089.00</u>	<u>\$9,711.00</u>	<u>\$2,592,333.34</u>

Considering that leaks have been reported in the SOS Foundation roof and that lightening protection will be required due the building height, Staff is recommending contract award for the Base Bid and all three Alternates.

Following review of the received bids and construction of previous and current City projects, Staff determined Falcon to be the lowest responsible bidder and recommends contract award for the total amount of \$1,899,008.

PURPOSE AND JUSTIFICATION

The renovation and construction of the Glynn Archer Gym will provide a new facility for Police Athletic League (PAL). PAL is a recreation oriented juvenile crime prevention program that relies heavily on education, athletics and recreational activities to tighten the bond between police officers and kids in the community.

This resolution supports Key West Strategic Plan Infrastructure Goal #3, *Parks and recreation areas are accessible to all residents and visitors* and the Key West Strategic Plan Infrastructure Goal #4 *Long term sustainability of the City's hard assets*.

FINANCIAL

The project lump sum cost of \$1,899,008, inclusive of bid alternates 1, 2 and 3 will be funded from budget account 101-1900-519-6300, Project No. IS19001701. A transfer of \$500,000 to the project account will be made from funds dedicated to the Police Athletic League through the Deep Water Horizon spill grant.

Based on currently available funding, this project will be separated into two Notice to Proceeds (NTP).

To weathertight the envelope of the building and facilitate timely relocation of PAL, NTP 1, in the amount of \$823,798. will be issued immediately after City Commission award and will include exterior work including, but not limited to:

Permit Fee Allocation	\$ 50,000.
Performance and Payment Bonds	\$ 18,574.
Mobilization	\$ 2,500.
General Conditions	\$311,235.
Division 2 – Site Work	\$ 38,218.
Division 7 – Roofing	\$175,447.
Division 8 – Windows and Doors	\$359,838.
Additive Alternate 1	\$168,767.
Additive Alternate 2	\$ 11,849.
Additive Alternate 3	\$ 11,270.
 Total	 \$823,798.

A second NTP for the contract remainder will be issued contingent upon City Commission adoption of the FY 18/19 budget on September 26, 2018. The draft construction contract will be amended to incorporate issuance of the NTPs.

RECOMMENDATION

Staff recommends approving a contract award of \$1,899,008. to Pedro Falcon Electrical Contractors Inc., for the renovations to the Gymnasium at Glynn Archer School to support Police Athletic League activities, accepting Bid Alternates 1, 2 and 3, and authorizing the City Manager to execute this agreement and any necessary budget transfers/amendments.