



THE CITY OF KEY WEST
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TO: Jim Scholl, City Manager

FROM: Devon Steckly, Senior Project Manager

CC: Jim Bouquet, Director of Engineering
Greg Veliz, Assistant City Manager
Sarah Hannah Spurlock, Assistant City Manager

DATE: March 30, 2015

SUBJECT: Award ITB 15-013's construction contract for Project CE1002 – City Cemetery Sexton's House to Pedro Falcon Electrical Contractor's Inc. in the amount of \$ 445,222.00.

ACTION STATEMENT:

Awarding the Sexton House construction contract to Pedro Falcon Electrical Contractors, Inc., ITB 15-013 base bid price plus City Staff selected Bid Alternates and revised Bid Allowance amount for a total construction contract value of \$ 445,222 and authorizing the City Manager to execute the construction agreement.

BACKGROUND:

Due to the City Cemetery Sexton House existing condition requiring extensive structural roof and wall repairs and the existing building floor plan not providing a family waiting area and ample archive storage space, this structure was evaluated and determined eligible for replacement with capital funding in Fiscal Year 2010.

The City retained Michael Miller Architects (Miller) on May 15, 2012 to produce new building design drawings and technical specifications for advertising construction bid pricing. On July 10, 2013, the City received construction bid prices to construct a one and half story building under ITB 13-019; however, the lowest received bid price was \$ 169,000 over budget. Subsequently, the City Commission through Resolution 13-214 rejected all bids and requested City Staff task Miller to redesign this building to a single level structure and re-bid.

This single level building design was advertised under ITB 15-013 and five bids were received on March 25, 2015. As reported on the attached "Bid Tabulation", the lowest responsive base bid was received from Pedro Falcon Electrical Contractors, Inc. (Pedro Falcon) at \$ 466,190.

City Staff including Greg Veliz, Assistant City Manager, Rod Delostrinos Community Services Director, James Bouquet Engineering Services Director, Marcus Davila Community Services Deputy Director, Russell Brittain City Cemetery Sexton, and Devon Steckly Senior Project Manager, reviewed ITB 15-013 bids including bid alternates and subsequently

DEVON STECKLY

recommended Pedro Falcon for award. To maintain the project within existing budget while enhancing quality, Staff reviewed and accepted bid alternates #2 and #7. Staff also recommended reducing the project allowance from \$64,000 to \$43,760.

FINANCIAL IMPACT:

Awarding this construction contract does not require additional funding. Account 101-1905-519.62-00 / Project Code CE1002 currently funds this Project at a total budget funding level of \$ 511,200. Following expenditure commitments for surveying, design, providing temporary Sexton Office, demolishing the existing Sexton Office (by Community Services Department) and bid advertising, \$ 445,484 remains in the construction budget to fund the requested award amount of \$445,222.

PURPOSE & JUSTIFICATION:

Constructing this new City Cemetery Sexton House provides new amenities such as: a family waiting room, interior rooms ADA accessibility, secured grounds maintenance equipment storage, an exterior restroom facility, ADA van accessible designated parking space, and bicycle racks; all of which the existing building design does not provide today.

This project falls under Infrastructure Goal #4 of the 2011 Strategic Plan, The Long Term Sustainability of the City's Hard Assets.

OPTIONS:

1. Approve Staff recommendation of awarding ITB 15-013 Cemetery Sexton House construction to the lowest base bid proposer Pedro Falcon Electrical Contractors, Inc. and Staff recommended Bid Alternates and revised Base Bid Allowance for a total construction contract award value of \$ 445,222. Approve the City Manager to execute a construction contract with the recommended contractor.
2. Disapprove Staff recommendation of awarding construction to the lowest bidder and selecting an alternate bidder of ITB 15-013 for award of constructing the Cemetery Sexton House at an increased expenditure amount and potentially delaying start of construction because of a budget funding shortfall.
3. Reject all ITB 15-013 bids and assign Staff to re-bid this Project.

RECOMMENDATION:

Staff recommends City Commission approval of Option 1, awarding the Sexton House construction contract to Pedro Falcon for a total construction contract value of \$ 445,222 and authorizing the City Manager to execute the construction agreement. Contract value includes the base bid, Staff recommended bid alternates and revised bid allowance.