



## THE CITY OF KEY WEST

1300 White Street, Key West, FL 33041-1409 (305) 809-3700

---

### **EXECUTIVE SUMMARY**

**Date:** September 6, 2019

**To:** Greg Veliz, City Manager

**From:** Albiona Balliu, Sr. Project Manager

**Cc:** Mark Finigan, Finance Director  
Steve McAlearney, Engineering Director

**Subject:** Approve the Award of ITB #19-026 *Truman Waterfront Park Phase 1B – Building 1287 and Field.*

### **ACTION STATEMENT**

Award the contract for ITB #19-026 *Truman Waterfront Park Phase 1B – Building 1287 and Field (Phase 1B)* to Charley Toppino & Sons, Inc. (CTS) in the amount of \$4,765,712.00. Authorize the City Manager to execute this agreement and any necessary budget transfers/amendments.

### **BACKGROUND**

The City of Key West (City) via Resolution 18-080 approved K2M Design, Inc., (K2M) to design and prepare construction drawings for bidding of *Phase 1B*. The construction project was bid as ITB# 19-026 including Addendum 1. On August 28, 2019, the City received bid proposals from Burke Construction Group, Inc., Charley Toppino & Sons, Inc., D.L Porter Constructors, Inc., Pedro Falcon Contractors, Inc., and West Construction Inc.

As indicated in the bid tabulation below, CTS is the low base bidder with lump sum price of \$3,972,627.00. Following review of the received bids, staff has recommended acceptance of the following Alternates:

1. Remove the secondary metal fencing surrounding the horse run. (DEDUCT)
2. Install 5V crimp metal roof at horse stables as opposed to standing seam metal roof. (DEDUCT)
4. Existing storage rooms floors to remain – patch and repair as required. 2” Lightweight topper and epoxy paint to be excluded. (DEDUCT)

5. Utilize Champion Bermuda grass at soccer field only. Remaining open space to be St. Augustine. (DEDUCT)
6. Fencing around soccer field to be 4' high as opposed to 6' high. (DEDUCT)
9. Exclude horse run post lights. (DEDUCT)
12. Design/Build of mechanical system for building (safe conditioned areas) utilizing (3) mechanical units only. (DEDUCT - 3 bidders/ADD - 2 bidders)
13. Utilize synthetic grass (see specifications) at soccer field only. (ADD)

**Bid Tabulation**

<b>Bidder</b>	<b>Base Bid</b>	<b>Alternates (1-12 Deducts)</b>	<b>Alternate 13 (Turf Add)</b>	<b>Total including Alternates</b>
Charley Toppino & Sons, Inc. (CTS)	\$3,972,627.00	\$130,915.00	\$924,000.00	\$4,765,712.00
Burke Construction Group, Inc. (Burke)	\$4,257,180.00	\$123,100.00*	\$552,350.00	\$4,686,430.00*
D.L. Porter Constructors, Inc. (Porter)	\$4,178,675.97	\$65,116.05	\$910,817.51	\$5,068,852.03
Pedro Falcon Contractors, Inc. (Pedro)	\$4,506,400.00	\$228,950.00	\$1,005,000.00	\$5,295,710.00
West Construction, Inc. (West)	\$4,888,876.00	\$153,159.00	\$984,291.00	\$5,720,008.00

\*Unable to determine actual value of Burke bid, as they did not provide a dollar amount for bid Alternate 12 (Design/Build of mechanical system for building (safe conditioned areas) utilizing (3) mechanical units only). It is impossible to determine the true amount of Burke’s bid because of this material omission. Each of the four other bidders provided dollar amounts for Alternative 12. The range of prices for the alternative was wide. Two of the bidders proposed an increase and two provided a decrease of the overall bid amount. Burke bid determined by staff to be NONRESPONSIVE.

Based on review of bid results including City desired alternates, CTS was determined to be the lowest responsive bidder. (Staff recommends City Commission find Burke a NONRESPONSIVE bidder, due to omitting cost information for Alternate #12).

**PURPOSE AND JUSTIFICATION**

Construction of a new *Truman Waterfront Park Phase 1B – Building 1287 and Field* will provide field space, snack bar and restrooms for recreational use, storage for park maintenance equipment, and a facility to better care for mounted police horses.

This resolution supports Key West Strategic Plan Infrastructure Goal #3: *Parks and recreation areas are accessible to all residents and visitors*, Culture Goal #1: *The identification and promotion of the “unique” character and culture of Key West*, and Quality of Life Goal #5: *Improve the quality of life for all*.

**FINANCIAL**

The project lump sum construction cost of \$4,765,712.00 is funded from budget account 101-7201-572-6200 (Infrastructure Surtax/Parks and Recreation/Buildings), Project # IS4303 1801. Costs are to be spread over two budget years, with Notice to Proceed (NTP) 1 planned for FY19/20 and NTP 2 for FY20/21.

**RECOMMENDATION**

Staff recommends awarding a construction contract for ITB #19-026 *Truman Waterfront Park Phase 1B – Building 1287 and Field* to Charley Toppino & Sons, Inc. in the amount of \$4,765,712.00 and authorizing the City Manager to execute this agreement and any necessary budget transfers/amendments in the best interest of the city.