

RESOLUTION NO. 15-160

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AWARDED THE BID OF PEDRO FALCON ELECTRICAL CONTRACTORS INC. FOR THE CITY CEMETERY SEXTON'S HOUSE IN AN AMOUNT NOT TO EXCEED \$ 445,222.00 IN ACCORDANCE WITH THE TERMS SPECIFIED IN ITB 15-013; AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT AND PURSUANT TO LEGAL REVIEW ON BEHALF OF THE CITY OF KEY WEST; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on March 25, 2015 five bids were opened in response to ITB 15-013, for City Cemetery Sexton's House and all of the bids were responsive; and

WHEREAS, the lowest responsive bid was submitted by Pedro Falcon Electrical Contractors, Inc., and the bid was reviewed and recommended by Staff; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That the bid of Pedro Falcon Systems, Inc. for the City Cemetery Sexton's House in response to ITB 15-013 is hereby awarded in an amount not to exceed \$ 445,222.00.

Section 2: That the City Manager, upon consent of the City Attorney, is authorized to execute a contract in substantial conformance with the bid documents on behalf of the City of Key West.

Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 5th day of May, 2015

Authenticated by the presiding officer and Clerk of the Commission on May 6, 2015.

Filed with the Clerk May 6, 2015.

Mayor Craig Cates	<u>Yes</u>
Vice Mayor Mark Rossi	<u>Yes</u>
Commissioner Teri Johnston	<u>Yes</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Absent</u>
Commissioner Tony Yaniz	<u>Yes</u>


CRAIG CATES, MAYOR

ATTEST:


CHERYL SMITH, CITY CLERK



THE CITY OF KEY WEST
3140 Flagler Ave Key West, FL 33040 (305) 809-3700

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

RECEIVED 3/31/15

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.

INTEROFFICE MEMORANDUM

To: Devon Steckly, Senior Project Manager
CC: James Bouquet, City Engineer
Sue Snider, Purchasing
From: Cheri Smith, City Clerk
Date: March 25, 2015
Subject: CEMETERY SEXTON'S HOUSE; BID 15-013

The following bids were opened Wednesday, March 25, 2015 at 3:00 p.m. in response to the above referenced project.

1.	Burke Construction Group, Inc. 3210 Flagler Avenue Key West, FL 33040	Total:	\$513,069.00
2.	Pedro Falcon Electrical Contractors, Inc. 31160 Avenue C Big Pine Key, FL 33043	Total:	\$466,190.00
3.	Mingo and Company, LLC 5580 1 st Avenue Key West, FL 33040	Total:	\$531,066.00
4.	D. L. Porter Constructors, Inc. 6574 Palmer Park Circle Sarasota, FL 34238	Total:	\$514,508.00
5.	Sea Tech of the Florida Keys, Inc. 131 Palomino Horse Trail Big Pine Key, FL 33043	Total:	\$571,485.00

**ITB 15-013 City Cemetery Sexton's House
Bid Opening - Wednesday, March 25, 2015 at 3 PM**

Base Bid:	Burke	DL Porter	Mingo	Pedro Falcon	Sea Tech
1. Mobilization and Demobilization (5% Maximum Allowable of Base Bid)	\$ 20,000.00	\$ 35,000.00	\$ 4,319.00	\$ 10,000.00	\$ 11,947.00
2. Site Preparation	\$ 8,500.00	\$ 5,400.00	\$ 12,200.00	\$ 5,500.00	\$ 24,684.00
3. CBS Structure	\$ 395,569.00	\$ 391,148.00	\$ 412,476.00	\$ 368,690.00	\$ 441,715.00
4. Site Improvements	\$ 25,000.00	\$ 18,960.00	\$ 38,071.00	\$ 18,000.00	\$ 29,139.00
5. Allowance	\$ 64,000.00	\$ 64,000.00	\$ 64,000.00	\$ 64,000.00	\$ 64,000.00
Total Base Bid Amount	\$ 513,069.00	\$ 514,508.00	\$ 531,066.00	\$ 466,190.00	\$ 571,485.00

Bid Alternates (Recommended Acceptance in Bold):	Burke	DL Porter	Mingo	Pedro Falcon	Sea Tech
1. Metal Roofing Material Configuration - Shingle in lieu of V-Crimp	\$ 5,914.00	\$ 7,721.00	\$ 6,169.00	\$ 5,723.00	\$ 8,372.00
2. Family Room Flooring Material - Wood in lieu of Vinyl Tile	\$ 2,651.00	\$ 5,500.00	\$ 6,087.00	\$ 4,958.00	\$ 2,222.00
3. Storeroom Casework Construction - Cabinetry in lieu of Shelving	\$ 3,230.00	\$ 3,900.00	\$ 2,120.00	\$ 1,999.00	\$ 11,629.00
4. Front Door Material - Mahogany in lieu of White Oak	\$ 689.00	\$ 5,225.00	\$ 2,665.00	\$ 6,569.00	\$ 3,703.00
5. HVAC Installation Location - Attic in lieu of Ground Level	\$ 1,986.00	\$ 4,200.00	\$ 2,630.00	\$ 2,233.00	\$ 5,091.00
6. Delete Exterior Moldings	\$ (1,905.00)	\$ (7,000.00)	\$ 12,279.00	\$ (6,881.00)	\$ (5,554.00)
7. Office South Wall Construction- MK "C" Window in lieu of Bay Window	\$ 1,868.00	\$ (4,500.00)	\$ 6,143.00	\$ (5,686.00)	\$ (1,851.00)
8. Exterior Window Sill Material - Cellular PVC in lieu of Precast Concrete	\$ 1,529.00	\$ 850.00	\$ 2,000.00	\$ (657.00)	\$ (1,481.00)
9. Interior Window Sill Material - Cellular PVC in lieu of Marble	\$ 2,966.00	\$ (150.00)	\$ -	\$ -	\$ (617.00)
10. Add Front Door ADA Ramp with Ancillary Items	\$ 5,800.00	\$ 10,600.00	\$ 6,938.00	\$ 4,831.00	\$ 3,641.00

Grand Total Bid Amount with Selected Bid Alternates in Bold

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Bid Proposal Required Supplements:

	Burke	DL Porter	Mingo	Pedro Falcon	Sea Tech
Executed Proposal -	See Below Notes	X	X	See Below Notes	See Below Notes
5% Bid Security -	X	X	X	X	X
Security Bond Power of Attorney -	X	X	X	X	X
Addendum 1 -	X	X	X	X	X
Addendum 2 -	X	X	X	X	X
Addendum 3 -	X	X	X	X	X
Addendum 4 -	X	X	X	X	X
Schedule of Values -	X	See Below Notes	Not Provided	Not Provided	Not Provided
Bid Experience -	X	X	X	X	Not Provided
Subcontractor Listing -	X	X	X	X	Not Provided
Self Performance Total Value Calculation - 40% Minimum Requirement -	46%	34%	43%	50%	15%
Anti-Kickback Affidavit -	X	X	X	X	X
Public Entity Crimes Form -	X	X	X	X	X
Indemnification Form -	X	X	X	X	X
Local Vendor Certification -	X	X	X	X	X
Domestic Partnership Affidavit -	X	X	X	X	X
Cone of Silence Affidavit -	X	X	X	X	X
CKW Business License Tax Receipt (Not a Proposal Submittal Requirement) -	X	N/A	N/A	X	X
Certificate of Liability Insurance (Not a Proposal Submittal Requirement) -	X	N/A	N/A	N/A	N/A
Builders Risk Insurance -	Indicated "Not Included" on Sched of Values	N/A	N/A	N/A	N/A
Notes -	Attest Signature Same as Corporate Signature	Furnished Schedule of Values not by Required Technical Division		Attest Signature Same as Corporate Signature	Attest Signature Same as Corporate Signature

**ITB 15-013 City Cemetery Sexton's House
Bid Opening - Wednesday, March 25, 2015 at 3 PM**

Revised for City Commission Award Recommendation of Proposer and Bid Alternates - Monday, March 30, 2015 at 10:00 AM

<u>Base Bid:</u>	<u>Burke</u>	<u>DL Porter</u>	<u>Mingo</u>	<u>Pedro Falcon</u>	<u>Sea Tech</u>
1. Mobilization and Demobilization (5% Maximum Allowable of Base Bid)	\$ 20,000.00	\$ 35,000.00	\$ 4,319.00	\$ 10,000.00	\$ 11,947.00
2. Site Preparation	\$ 8,500.00	\$ 5,400.00	\$ 12,200.00	\$ 5,500.00	\$ 24,684.00
3. CBS Structure	\$ 395,569.00	\$ 391,148.00	\$ 412,476.00	\$ 368,690.00	\$ 441,715.00
4. Site Improvements	\$ 25,000.00	\$ 18,960.00	\$ 38,071.00	\$ 18,000.00	\$ 29,139.00
5. Allowance	\$ 64,000.00	\$ 64,000.00	\$ 64,000.00	\$ 43,760.00	\$ 64,000.00
Total Base Bid Amount	\$ 513,069.00	\$ 514,508.00	\$ 531,066.00	\$ 445,950.00	\$ 571,485.00

Bid Alternates (Recommended Acceptance in Bold):

1. Metal Roofing Material Configuration - Shingle in lieu of V-Crimp	\$ 5,914.00	\$ 7,721.00	\$ 6,169.00	\$ 5,723.00	\$ 8,372.00
2. Family Room Flooring Material - Wood in lieu of Vinyl Tile	\$ 2,651.00	\$ 5,500.00	\$ 6,087.00	\$ 4,958.00	\$ 2,222.00
3. Storeroom Casework Construction - Cabinetry in lieu of Shelving	\$ 3,230.00	\$ 3,900.00	\$ 2,120.00	\$ 1,999.00	\$ 11,629.00
4. Front Door Material - Mahogany in lieu of White Oak	\$ 689.00	\$ 5,225.00	\$ 2,665.00	\$ 6,569.00	\$ 3,703.00
5. HVAC Installation Location - Attic in lieu of Ground Level	\$ 1,986.00	\$ 4,200.00	\$ 2,630.00	\$ 2,233.00	\$ 5,091.00
6. Delete Exterior Moldings	\$ (1,905.00)	\$ (7,000.00)	\$ 12,279.00	\$ (6,881.00)	\$ (5,554.00)
7. Office South Wall Construction- MK "C" Window in lieu of Bay Window	\$ 1,868.00	\$ (4,500.00)	\$ 6,143.00	\$ (5,686.00)	\$ (1,851.00)
8. Exterior Window Sill Material - Cellular PVC in lieu of Precast Concrete	\$ 1,529.00	\$ 850.00	\$ 2,000.00	\$ (657.00)	\$ (1,481.00)
9. Interior Window Sill Material - Cellular PVC in lieu of Marble	\$ 2,966.00	\$ (150.00)	\$ -	\$ -	\$ (617.00)
10. Add Front Door ADA Ramp with Ancillary Items	\$ 5,800.00	\$ 10,600.00	\$ 6,938.00	\$ 4,831.00	\$ 3,641.00

Grand Total Bid Amount with Selected Bid Alternates in Bold

			\$ 445,222.00	
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Bid Proposal Required Supplements:

	<u>Burke</u>	<u>DL Porter</u>	<u>Mingo</u>	<u>Pedro Falcon</u>	<u>Sea Tech</u>
Executed Proposal -	See Below Notes	X	X	See Below Notes	See Below Notes
5% Bid Security -	X	X	X	X	X
Security Bond Power of Attorney -	X	X	X	X	X
Addendum 1 -	X	X	X	X	X
Addendum 2 -	X	X	X	X	X
Addendum 3 -	X	X	X	X	X
Addendum 4 -	X	X	X	X	X
Schedule of Values -	X	See Below Notes	Not Provided	Not Provided	Not Provided
Bid Experience -	X	X	X	X	Not Provided
Subcontractor Listing -	X	X	X	X	Not Provided
Self Performance Total Value Calculation - 40% Minimum Requirement -	46%	34%	43%	50%	15%
Anti-Kickback Affidavit -	X	X	X	X	X
Public Entity Crimes Form -	X	X	X	X	X
Indemnification Form -	X	X	X	X	X
Local Vendor Certification -	X	X	X	X	X
Domestic Partnership Affidavit -	X	X	X	X	X
Cone of Silence Affidavit -	X	X	X	X	X
CKW Business License Tax Receipt (Not a Proposal Submittal Requirement) -	X	N/A	N/A	X	X
Certificate of Liability Insurance (Not a Proposal Submittal Requirement) -	X	N/A	N/A	N/A	N/A
Builders Risk Insurance -	Indicated "Not Included" on Sched of Values	N/A	N/A	N/A	N/A
Notes -	Attest Signature Same as Corporate Signature	Furnished Schedule of Values not by Required Technical Division		Attest Signature Same as Corporate Signature	Attest Signature Same as Corporate Signature

From: Devon Steckly
Sent: Friday, March 06, 2015 8:11 AM
To: 'Bryan Wofsey'
Subject: RE: Cemetery Sexton House - RFI #1 from Barracuda Builders

Bryan,

Thanks so much for sending questions and I appreciate your detailed interest in accurately pricing this project's construction. I plan issuing an addendum reflecting answers to questions next week.

Devon Steckly
Senior Project Manager
City of Key West
305.809.3747



From: Bryan Wofsey [<mailto:info@barracudabuilders.com>]
Sent: Friday, March 06, 2015 8:02 AM
To: Devon Steckly
Subject: Cemetery Sexton House - RFI #1 from Barracuda Builders

Devon,

Please find the following questions / clarifications needed for the Cemetery Sexton's House ITB:

1. Please provide Design Pressures for ALL Exterior Doors and Windows required for this project.
2. Please provide Manufacturer and Model Type for the Exterior Wood Doors.
3. Please provide Manufacturer and Model Type for the Hollow Metal Doors.
4. Please provide Manufacturer and Model Type for the Transom Window.
5. Please provide Structural Requirements for the ADA Ramp (Alternate #10 per Addendum #1). Will this ramp have a continuous concrete footer? If so, what size and rebar requirements? What type of retaining wall requirements? How thick will the concrete ramp and concrete landing be?

Please let me know if you need any additional information in order to respond to these items above.

Thanks again,
Bryan

Bryan Wofsey
Barracuda Builders of Key West, Inc.
5601 3rd Avenue

From: Devon Steckly
Sent: Thursday, March 12, 2015 8:07 AM
To: 'Christian Brisson'
Cc: Nicholas Brisson
Subject: RE: Sexton's House Project CE 1002: Request for information

Christian,

Thanks for your detailed interest in pricing this project. A response will be provided through upcoming Addendum.

Devon Steckly
Senior Project Manager
City of Key West
305.809.3747



From: Christian Brisson [<mailto:cb@pedrofalcon.com>]
Sent: Wednesday, March 11, 2015 5:10 PM
To: Devon Steckly
Cc: Nicholas Brisson
Subject: Sexton's House Project CE 1002: Request for information

Devon,

Attached are a few questions for the above referenced project.

Thanks

Sincerely,
Pedro Falcon Contractors, Inc.

Christian Brisson
President

Pedro Falcon Contractors, Inc.
31160 Ave C
Big Pine Key, FL 33043

Date: 03/11/15

Sexton's House

Project # CE1002

Request for Information

- 1) Addendum #1 calls for the Contractor to install an ADA compliant aluminum handrails; however, no elevation sizes, heights, pipe information, finish information have been provided. Can more details be provided for this ADA handrail system? If not details can be provided will the Government request a stamped and seal set of shop drawings for this handrail/guardrail system.
- 2) Can the Government provide additional details for the ADA concrete ramp shown and called for in Addendum #1.
- 3) Addendum #1 calls for the Contractor to move the existing fire hydrant. Who will be responsible to replace the concrete sidewalk after the hydrant has been moved?

From: Devon Steckly
Sent: Friday, March 13, 2015 4:40 PM
To: 'Kevin Groner'
Subject: RE: CEMETERY SEXTON HOUSE Key West, FL.

Excellent spot. I will respond in upcoming addendum.
Thank You,
Devon

From: Kevin Groner [<mailto:kevin@dlporter.com>]
Sent: Friday, March 13, 2015 4:35 PM
To: Devon Steckly
Cc: Kevin Groner
Subject: CEMETERY SEXTON HOUSE Key West, FL.

Devon,

Please verify the width of the front door (Type A). It is scheduled to be 2'-6" wide.

Thanks

Kevin Groner, Estimator
D.L.Porter Constructors, Inc.
Phone: 941-929-9400
Cell: 305-797-1084

From: Devon Steckly
Sent: Tuesday, March 17, 2015 4:34 PM
To: 'Bryan Wofsey'
Subject: RE: Cemetery Sexton's House - Block Wall RFI

Bryan,
An excellent question. However due to the RFI period lapsing, my apologies for not being able to address your question, per the below highlighted portion of Instruction to Bidders.
Thanks for submitting this question.
Devon

INSTRUCTIONS TO BIDDERS

1. CONTRACT DOCUMENTS

A. FORMAT

The Contract Documents are divided into parts, divisions, and sections for convenient organization and reference. Generally, there has been no attempt to divide the sections into work performed by the various building trades, work by separate subcontractors, or work required for separate facilities in the project.

B. DOCUMENT INTERPRETATION

The separate sections contained within these Contract Documents are intended to be mutually cooperative and to provide all details reasonably required for the execution of the proposed work.

Should there be any doubt as to the meaning or intent of said Contract Documents, the Bidder should request of Devon Steckly, Senior Project Manager, dsteckly@cityofkeywest-fl.gov, in writing (at least 10 working days prior to bid opening) an interpretation thereof. Any interpretation or change in said Contract Documents will be made only in writing in the form of Addenda to the documents which will be furnished to all registered holders of Contract Documents. Bidders shall submit with their Proposals, or indicate receipt of, all Addenda. The CITY will not be responsible for any other explanation or interpretations of said Documents.

2. GENERAL DESCRIPTION OF THE PROJECT

A general description of the work to be done is contained in the Invitation to Bid. The scope is specified in applicable parts of these Contract Documents.

3. QUALIFICATION OF CONTRACTORS

The prospective Bidders must meet the statutorily prescribed requirements before award of Contract by the CITY. Bidders must hold or obtain all licenses and/or certificates as required by the State and Local Statutes in order to bid and perform the work specified herein.

4. BIDDER'S UNDERSTANDING

Each Bidder must inform himself of the conditions relating to the execution of the work, and it is assumed that he will inspect the site and make himself thoroughly familiar with all the Contract Documents. Failure to do so will not relieve the successful Bidder of his obligation to enter into a Contract and complete the contemplated work in strict accordance with the Contract Documents. It shall be the Bidder's obligation to verify for himself and to his complete satisfaction all information concerning site and subsurface conditions.

The CITY will make available to prospective Bidders upon request and at the office of the Engineer, prior to bid opening, any information that he may have as to subsurface conditions and

Project CE1002

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Cemetery Sexton House Construction Contract - Rvsn 02/2015

From: Bryan Wofsey [<mailto:info@barracudabuilders.com>]

Sent: Tuesday, March 17, 2015 3:05 PM

To: Devon Steckly

Subject: Cemetery Sexton's House - Block Wall RFI

Devon,

The Floor Plan on Sheet A1 shows an 8" CMU Block Wall between the Family Room and Maintenance Storage / Bathroom. There is also a 6" CMU Block Wall between the Bathroom and Maintenance Storage Room.

Sheet S1 does NOT show either of these walls.

1. Will these walls require a thickened edge or footer to help support the weight of the block wall / roof trusses?
2. What is the reinforcing steel requirements for these walls?

Thanks again,

Bryan

Bryan Wofsey
Barracuda Builders of Key West, Inc.

5601 3rd Avenue

Key West, FL 33040

Ofc: (305) 396-7752

Fax: (305) 396-7832

Cell: (305) 747-4637

www.barracudabuilders.com

info@barracudabuilders.com