RESOLUTION NO. 15-254

A RESOLUTION OF THE CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY (CRA), AWARDING THE BID OF CHARLEY TOPPINO AND SONS, INC. FOR CAROLINE STREET IMPROVEMENTS, IN ACCORDANCE WITH THE TERMS SPECIFIED IN ITB 15-007, IN AN AMOUNT NOT TO EXCEED $2,990,996.00, WHICH SHALL INCLUDE A CONTRACT FOR THE CAROLINE STREET IMPROVEMENTS IN THE AMOUNT OF $2,747,296.00, AND AN ANTICIPATED CHANGE ORDER IN THE AMOUNT OF $243,700.00 WHEN FUNDS ARE BUDGETED IN FY 15/16 FOR THE TOUR BUS PARKING LOT; AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT DOCUMENTS CONTAINED IN THE BID PACKAGE AND UPON ADVICE AND CONSENT OF THE CITY ATTORNEY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, in June 2015 two bids were opened in response to ITB #15-014, for Caroline Street Improvements, and the bids were determined to be responsive; and

WHEREAS, the bid submitted by Charley Toppino and Sons, Inc. was the lowest responsive bid, and upon review by engineer of record, Perez Engineering, it was recommended that the contract be awarded to Charley Toppino and Sons, Inc.; and

NOW, THEREFORE, BE IT RESOLVED BY THE CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY, AS FOLLOWS:

Section 1: That the bid of Charley Toppino and Sons, Inc. for Caroline Street Improvements in accordance with the terms specified in ITB #15-007 is hereby awarded in an amount not to exceed $2,990,996.00, which includes a contract for Caroline Street Improvements Project in the amount of $2,747,296.00, and an anticipated change order to add a new Tour Bus Parking Lot, in the amount of $243,700.00, when funds become available in FY 2015/16.

Section 2: That $2,747,296.00 is allocated for this project in TIF account #603-5503-555-6300, and additional funding in the amount of $243,700.00 for the bus parking lot is anticipated to be funded during FY 2015/16 from Caroline Street TIF funds.

Section 3: That the City Manager is authorized to execute a contract in substantial conformance with the contract documents contained within the bid package on behalf

of the City of Key West, upon the advice and consent of the City Attorney.

Section 4: 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 Agency.

Passed and adopted by the Caroline Street Corridor and Bahama Village Community Redevelopment Agency at a meeting held this 4th day of August, 2015.

Authenticated by the presiding officer and Clerk of the Agency on August 5, 2015.

Filed with the Clerk August 5, 2015.

Chairman Craig Cates	Yes
Vice Chair Mark Rossi	Yes
Commissioner Teri Johnston	Yes
Commissioner Clayton Lopez	Yes
Commissioner Billy Wardlow	Yes
Commissioner Jimmy Weekley	Yes
Commissioner Tony Yaniz	Yes

CRAIG CATES, CHAIRMAN

ATTEST:

CHERYL SMITH, CITY CLERK

THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

MEMORANDUM

EXECUTIVE SUMMARY

Date: July 16, 2015

To: Jim Scholl, City Manager

From: Gary Volenec, P.E., Engineering Department

Cc: Greg Veliz, Assistant City Manager
Sarah Spurlock, Assistant City Manager
James Bouquet, P.E., Director of Engineering

Subject: Approve the Award of ITB#15-007 Caroline Street Improvements to Charley Toppino & Sons, Inc. in the total amount of $2,990,996.

Action Statement

This Resolution would approve a contract award to Charley Toppino & Sons, Inc., for Caroline Street Improvements from Elizabeth Street to Trumbo Road and a new Tour Bus Parking Lot in the total amount of $2,990,996. This resolution would authorize the City Manager to execute the associated agreement for $2,747,296 and a future change order to that agreement (including any necessary budget amendments/transfers) in the amount of $243,700 for the bus parking lot when funds become available in FY 2015/16.

Background

In 2009 the Planning Department began a community outreach process with members of the public and interested parties within the Caroline Street Corridor (CSC) Subarea of the Community Redevelopment Agency (CRA) regarding the availability of Community Redevelopment Trust (CRT) funding for the district. Responding to community interest, the City put forth an application for a Caroline Street Enhancement Project in 2011 that incorporated those requests. The CRA subsequently approved Tax Increment Finance Fund (TIF) funding for the design phases, including the public input process and construction document preparation. In subsequent years the CRA has allocated additional funding for the

construction of roadway asphalt, sidewalks, drainage, landscaping and street lighting along Caroline Street from Elizabeth Street to Trumbo Road.

The Mayor and City Commissioners, sitting as the CRA, have appropriated funds from the Community Redevelopment Trust (CRT) fund (the Tax TIF) to fund construction of this project. The TIF funding allocation process is guided by the 2010 Amended and Restated Community Redevelopment Plan.

As indicated in the Perez Engineering & Development, Inc., (Perez) prepared construction documents, the Caroline Street Improvements Project within the right-of-way along Caroline Street from Elizabeth Street to Trumbo Road includes:

- Stormwater management;
- A new roadway;
- Conformed on-street vehicle parking;
- Traffic calming elements;
- A new access to the Caroline Street Bight Parking Lot from Caroline Street;
- A new bicycle lane and bicycle parking;
- Americans with Disability Act (ADA) compliance;
- Widened sidewalks on the south side of Caroline Street to improve pedestrian flow adjacent to the existing commercial businesses; and,
- New signage, landscaping and street furniture.

Additionally, the Key West Historic Seaport, in conjunction with The City of Key West, proposed to improve the 908 Caroline Street parking lot to accommodate a new Tour Bus Parking Lot within the City. Currently the City allows bus parking on Trumbo Road with overflow parking at the Truman Waterfront. With the development of this parking lot, tour buses would be required to use the "pay-to-park" lot during their stay. Overflow parking would be limited to the Trumbo Road right-of-way.

The Construction Plans and Specification documents were assembled in City ITB#15-007 Caroline Street Improvements and bid during the month of June 2015. Responsive bidders consisted of Charley Toppino & Sons, Inc. (Toppino) and D.N. Higgins, Inc. As indicated in the attached bid tabulation, Toppino was the apparent low bidder for both the base bid ($2,747,296.) and the tour bus parking lot add alternate ($243,700). Perez, the engineer of record, subsequently recommended contract award to Toppino (refer to attached letter from Perez Engineering dated July 17, 2015. In keeping with the original desire of the Caroline Street community and previous Historic Architectural Review Commission approval, the deductive alternate replacing raised brick paver intersections with asphalt was not accepted.

Purpose and Justification

The roadway and sidewalks along Caroline Street have experienced severe deterioration between the Elizabeth Street to Trumbo Road intersections. The poor condition is due to a combination of age, heavy traffic usage by automobiles and delivery trucks and standing water impacts from inadequate drainage facilities. Through a series of public meetings, overwhelming community interest was voiced for a complete urban streetscape and stormwater improvements plan to provide an enhanced experience for residents and visitors alike (See Attachment A).

Placing the proposed Tour Bus Parking Lot at 908 Caroline Street and defining the drop-off locations will relieve the large bus presence and traffic congestion in the downtown area. This location is close to attractions, public restrooms and alternative transportation. The location, in conjunction with the adjacent Caroline Street Improvements Project, will provide for ADA compliant pedestrian access for passengers disembarking at the lot with.

This project supports the Key West Strategic Plan including meeting Infrastructure Goal #1, *A transportation system which is aesthetically attractive, functional, efficient, safe and environmentally sensitive* and Infrastructure Goal #4, *Long term sustainability of the City's hard assets*.

Financial Issues

The project base bid amount of $2,747,296 is funded from the Caroline Street TIF account #603-5503-555-6300 for the project. The $243,700 for the Tour Bus Parking Lot add alternate will be exercised during FY2015/16 when funding is available from the Caroline Street TIF.

Recommendation

Engineering Services staff recommends City Commission approve this Resolution to award Charley Toppino & Sons, Inc. a contract for Caroline Street Improvements Project and a new Tour Bus Parking Lot in the total amount of $2,990,996. This resolution would authorize the City Manager to execute the associated agreement for $2,747,296 and a future change order to that agreement (including necessary budget amendments/transfers) in the amount of $243,700 for the bus parking lot when funds become available in FY2015/16.

City of Key West
Engineering Services
3140 Flagler Ave
Key West, Florida 33040
(305) 809-3962

Caroline Street Improvements
Bid Tabulation
ITB 15-007

DATE: July 9, 2015

Initials: GJV

				Douglas N. Higgins, Inc.		Charley Toppino & Sons, Inc.		Variance
No.	**Description**	Quantity	Units	Cost per Unit	Line Item Cost	Cost per Unit	Line Item Cost	
	Allowance - Unforeseen Conditions Contingency Allowance	1	LS	$250,000.00	$250,000.00	$250,000.00	$250,000.00	$0.00
	Allowance - Building Permit Allowance	1	LS	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$0.00
	Allowance - Keys Energy Service Allowance	1	LS	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$0.00
1	Bonds	1	LS	$52,500.00	$52,500.00	$25,000.00	$25,000.00	$27,500.00
2	Mobilization/Field/Envir/Constr	1	LS	$252,000.00	$252,000.00	$365,500.00	$365,500.00	($113,500.00)
3	Trench Excavation, Backfill, and Storm Pipe	1	LS	$564,000.00	$564,000.00	$381,538.00	$381,538.00	$182,462.00
4	Pavement Reconstruction	1	LS	$751,000.00	$751,000.00	$353,900.00	$353,900.00	$397,100.00
5	Temporary Striping - 20 Mils	1	LS	$11,300.00	$11,300.00	$8,500.00	$8,500.00	$2,800.00
6	Final Striping - 70 Mils Thermoplastic	1	LS	$21,000.00	$21,000.00	$10,680.00	$10,680.00	$10,320.00
7	Concrete	1	LS	$589,000.00	$589,000.00	$264,360.00	$264,360.00	$324,640.00
8	Catch Basins and Inlets	1	LS	$136,000.00	$136,000.00	$147,160.00	$147,160.00	($11,160.00)
9	Removal and Disposal of Existing Structures	1	LS	$9,200.00	$9,200.00	$20,350.00	$20,350.00	($11,150.00)
10	Storm Manhole	1	LS	$74,000.00	$74,000.00	$80,800.00	$80,800.00	($6,800.00)
11	Adjustments and Connections	1	LS	$38,000.00	$38,000.00	$61,000.00	$61,000.00	($23,000.00)
12	Triple Chamber Baffle Box	1	LS	$85,000.00	$85,000.00	$57,800.00	$57,800.00	$27,200.00
13	Abandon Existing Storm Pipe	1	LS	$5,200.00	$5,200.00	$2,500.00	$2,500.00	$2,700.00
14	Brick Pavers	1	LS	$98,000.00	$98,000.00	$222,048.00	$222,048.00	($124,048.00)
15	Sanitary Sewer Service Removal and Replacement	1	LS	$3,100.00	$3,100.00	$41,000.00	$41,000.00	($37,900.00)
16	Tideflex Valve	1	LS	$66,000.00	$66,000.00	$48,900.00	$48,900.00	$17,100.00
17	Florida Trench Safety Act	1	LS	$18,000.00	$18,000.00	$47,880.00	$47,880.00	($29,880.00)
18	Dewatering	1	LS	$55,000.00	$55,000.00	$50,000.00	$50,000.00	$5,000.00
19	Landscaping	1	LS	$68,000.00	$68,000.00	$73,000.00	$73,000.00	($5,000.00)
20	Site Lighting	1	LS	$156,000.00	$156,000.00	$210,380.00	$210,380.00	($54,380.00)
	Total of Bid Breakdown Price				**$3,052,300.00**		**$2,472,296.00**	$580,004.00
	TOTAL BID (Base + Allowance)				**$3,327,300.00**		**$2,747,296.00**	$580,004.00

	ADD ALTERNATE - Parking Lot							
1	City Parking Garage at 922 Caroline Street	1	LS	$227,000.00	$227,000.00	$178,700.00	$178,700.00	$48,300.00
2	Fixed Allowance - Sign, Lighting and Landscaping	1	LS	$65,000.00	$65,000.00	$65,000.00	$65,000.00	$0.00
					$292,000.00		**$243,700.00**	
	DEDUCTIVE ALTERNATE							
1	Furnish raised asphalt intersections in lieu of brick pavers on concrete	1	LS	($105,000.00)	**($105,000.00)**	($128,000.00)	**($128,000.00)**	$23,000.00

PEREZ ENGINEERING
& DEVELOPMENT, INC

July 17, 2015

Mr. Gary Volenec, P.E.
City of Key West
Engineering Services
3140 Flagler Avenue
Key West, Fl. 33040

RE: ITB 15-007 Caroline Street Improvements - Bid Review

Dear Gary:

The following Bids were opened for the above referenced project on July 9, 2015. Charlie Toppino & Sons, Inc. was the low bidder with a Total Base Bid of $2,747,296. The following is a summary of the base bids:

- Douglas N. Higgins, Inc. $3,327,300.00
- Charlie Toppino & Sons, Inc. $2,747,296.00

Based on the lowest responsive bid and past work performance for the City on similar projects, we recommend awarding the contract to Charlie Toppino & Sons, Inc.

If you have any questions or need additional information please give me a call.

Sincerely,

Allen E. Perez, P.E.
President

1010 Kennedy Dr. Suite 201 • Key West, Florida 33040
tel: (305) 293-9440 Fax: (305)296-0243