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Title: WAIVING FORMAL BIDDING PROCEDURES AND AWARDED CONTRACT IN AN AMOUNT NOT TO EXCEED \$176,285.00 TO STONE CONCEPT MIAMI, INC. FOR INSTALLATION OF RESTROOM BUILDINGS AT VETERANS MEMORIAL PARK AND SOUTHEAST PARK AS PER SPECIFICATIONS PREVIOUSLY OPEN FOR FORMAL BIDS UNDER CITY RFQ NO. 2018-011; PROVIDING FOR AN EFFECTIVE DATE.

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Date	Ver.	Action By	Action	Result
6/20/2018	1	Regular City Commission Meeting		

TO: Mayor and City Commission

FROM: Samuel A. May, City Manager

DATE: June 20, 2018

WAIVING FORMAL BIDDING PROCEDURES AND AWARDED CONTRACT IN AN AMOUNT NOT TO EXCEED \$176,285.00 TO STONE CONCEPT MIAMI, INC. FOR INSTALLATION OF RESTROOM BUILDINGS AT VETERANS MEMORIAL PARK AND SOUTHEAST PARK AS PER SPECIFICATIONS PREVIOUSLY OPEN FOR FORMAL BIDS UNDER CITY RFQ NO. 2018-011; PROVIDING FOR AN EFFECTIVE DATE.

BACKGROUND: The City is moving forward with improvements to Veterans Memorial and Southeast Parks, specifically the installation of new restroom buildings in both parks. The City entered into a contract with Corworth, Inc. for the design and construction of a restroom/storage building for Veterans Memorial Park and a restroom/concession/storage building for Southeast Park. Each building is factory-manufactured, and delivered to the respective park in two sections, where they are assembled and installed by crane. Both buildings are permitted and under construction at this time.

The building manufacturer’s scope is limited to the fabrication and delivery of the buildings and the placement of each building by crane on foundations constructed by others. A separate contract is required for the design, permitting and construction of all civil and structural site work needed to accommodate the buildings. At both parks, this includes design and permitting, site clearing and layout, preparation and compaction of each building pad, including poured concrete footings, connection of each building to existing water, sewer and electric utilities, construction of ADA compliant sidewalks to the buildings and site restoration and cleanup. At Southeast Park, the scope will also include the demolition of the existing restroom/concession building. For Veterans Memorial Park, a sewer lift station will be needed to connect to an existing force main. The condition of this force main is unknown, so a potential, new force main is included as an

add alternate to the scope.

An RFQ (No. 2018-011) for the civil/structural design and construction was issued in early March, 2018, with a submission due date of April 10th. There was little interest in the RFQ and no submittals were received by the deadline date. The options at that point were to re-issue the RFQ or engage an engineer to design the project followed by a conventional invitation to bid process. Neither option would allow for a timely completion of this project. Another option, the option currently proposed, would be to waive formal bidding requirements and seek competitive pricing from qualified contractors. Through informal discussions with two contractors currently working for the City and/or CRA, both contractors expressed interest in the project and were provided with the design/build criteria packages. Both contractors are certified to work in the City and were vetted through their awards of prior contracts with the City or CRA. The contractors offered the following price quotes to perform the design/build project:

	<u>Stone Concept Miami, Inc.</u>	<u>P.E. Services, Inc.</u>
Base Bid	\$134,110.00	\$305,940.40
Force Main (Alt.)	\$ 22,500.00	\$ 12,800.00
Total	\$156,610.00	\$318,740.40

Although both quotes exceed the original budget estimate of \$120,000, it is concluded that the quote by Stone Concept Miami, Inc. represents the most cost competitive pricing that the City is likely to obtain for this project.

A contract has been prepared and signed by the contractor. The total contract amount is summarized below:

Base Bid	\$134,110.00
Force Main (bid alt. TBD during construction)	<u>22,500.00</u>
Subtotal	\$156,610.00
Allowance (4% of subtotal for bonds & permits)	6,264.00
Contingency (10% of base bid)	<u>13,411.00</u>
Total Contract Price	\$176,285.00

RECOMMENDATION: Waive formal bidding procedures, approve and execute the design/build agreement with Stone Concept Miami, Inc.

FISCAL IMPACT: Allocated to Parks Capital Improvement Project account numbers 334-6503-572.65-8X (Marina) and 334-6501-572.65-8X (SE Park). A budget transfer from 334-6508-572.65-81 (Dog Park) will be completed for the additional \$51,500 needed. Total project will not exceed \$176,285.00.

CONTACT PERSON: Mike Jones, Director, Parks & Recreation