



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	January 31, 2018		Item Type: <small>(Enter X in box)</small>	Resolution <div style="text-align: center;">X</div>	Ordinance	Other	
Fiscal Impact: <small>(Enter X in box)</small>	Yes	No	Ordinance Reading: <small>(Enter X in box)</small>	1st Reading		2nd Reading	
	X						
			Public Hearing: <small>(Enter X in box)</small>	Yes	No	Yes	No
				x			
Funding Source:	GO Bond 302-7290-565000		Advertising Requirement: <small>(Enter X in box)</small>	Yes		No	
				x			
Account Balance:	\$2,976,913		Quasi-Judicial: <small>(Enter X in box)</small>	Yes		No	
				x			
Project Number :	PA-153		RFP/RFQ/Bid Number:	BID # FY 2017-2018-003 INGALLS PARK CONSTRUCTION			
Contract/P.O. Required: <small>(Enter X in box)</small>	Yes	No	Strategic Plan Priority Area: <small>(Enter X in box)</small> <div style="display: flex; justify-content: space-between;"> <div>Safety</div> <div><input type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Quality</div> <div><input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Vibrant Appeal</div> <div><input checked="" type="checkbox"/></div> </div>				
	X						
Sponsor Name:	Roger M. Carlton, City Manager		Department:	Office of Capital Improvements			

Short Title:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AWARDDING BID # FY 2017-2018-003, INGALLS PARK CONSTRUCTION, TO THE LOWEST, RESPONSIVE BIDDER, WEST CONSTRUCTION, INC.; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH WEST CONSTRUCTION, INC. IN AN AMOUNT NOT TO EXCEED TWO MILLION NINE HUNDRED SEVENTY-ONE THOUSAND FIVE HUNDRED AND THIRTY SEVEN DOLLARS (\$2,971,537) TO

**EFFECTUATE THE PROJECT; AND PROVIDING FOR AN
EFFECTIVE DATE.**

Staff Summary:

Background:

On August 17, 2016, the City Commission authorized a work authorization to Synalovski Romanik Saye, LLC, (Architect/Engineer) to design, permit and produce construction plans and specifications for the Ingalls Park GO Bond Project via Resolution #2016-117 (Exhibit 2).

During the design phase, security concerns were raised by the nearby community and staff was directed to research options for a wall to be located along the park's east property line. Subsequently, at the May 3, 2017 City Commission meeting, two options were presented for a security wall along the east property line of the park to both protect and separate the 11 homes bordering the east side of the park. As this wall was not included within the original Master Plan for the park, its costs were not part of the original estimate. Commissioner Taub has been helpful in resolving construction procedures with the nearby homeowners and 60% of homeowners have already agreed and signed releases that will allow construction of the new wall. The remaining homes are rented and we are reaching out to the homeowners to obtain permission.

The completed plans were submitted to the City's Building Department on April 17, 2017. During review by staff, it was determined that the proposed parking area could not accommodate access of Fire/Rescue Department equipment in case of an emergency. Accordingly, the design needed to be re-engineered to meet the requirements of the Fire/Rescue Department. This was an additional cost, which was not included in the original cost estimate.

In an effort to minimize the cost implications of the community and City Commission scope changes, staff conducted a value engineering process for the project. Value engineering is a systematic and organized approach to provide the necessary functions for a project without sacrificing functionality, aesthetics and durability. This is done prior to releasing the formal solicitation for the project to provide pricing options. The same process was followed for Bluesten Park and for the 14th Ave. Landscaping Project.

On November 1, 2017, the City Commission authorized the City Manager to transfer the sum not to exceed \$1,550,000 from the GO Bonds proceeds Contingency Account to cover estimated additional costs for the redevelopment of Ingalls Park as part of the Parks Master Plan Phase II via Resolution #2017-140 (Exhibit 3).

Additional Information

Ingalls Park currently rests on land that the City leases from the State of Florida. The City entered the lease on October 10, 1978 for a term of 99 years. The lease shall expire in 2077. (Exhibit 4)

Current Situation:

Release Date of Bid: November 9, 2017

The release notice for the Bid was sent via email to three hundred and fifty-two (352) vendors from the City's Vendor list. The Bid was advertised in the Sun Sentinel in accordance with Florida Statute requirements. The Bid was also advertised in the Hallandale Beach Chamber of Commerce website, City's website, DEMANDSTAR website, and City and HBCRA Social Media pages. The Bid was also advertised through the Miami Minority Business Development Agency Business Center, the U.S. Small Business Administration, and the Broward County Community Relations and Outreach Section Office of Economic and Small Business Development.

Mandatory Pre-Bid Conference: November 16, 2017 @ 11:00 AM

There were eleven (11) vendors in attendance at the Mandatory Pre-Bid Conference.

In addition to providing the opportunity for vendors to ask questions during the Mandatory Pre-Bid Conference, the bid document allowed for additional questions to be sent via email no later than November 27, 2017 at 11:00 am. As a result, seven addenda were issued to clarify potential bidder questions.

Due Date: Responses to the Bid were received on December 19, 2017 at 11:00 AM.

Non Responsive/Responsible Firms*:

K2 Builders: This firm has been deemed non-responsive. The firm did not provide the 10% Security Bid Bond required to be submitted with the response on due date. The 10% Security Bid Bond is a surety to guarantee the bidder will not withdraw the bid, will furnish performance and payment bonds, and will accept the negotiated contract.

Epic Construction Solutions, LLC.: This firm has been deemed non-responsive. The firm did not meet Minimum Qualification Requirement #2 Sunbiz, requiring an incorporation date of 2009 or earlier. The firm's incorporation date is 2011. The firm did not meet Minimum Qualification Requirement #3, Completed number of projects as the Construction Manager at Risk (CMAR), or Prime General Contractor. Based on review by staff, this firm's references stated that all completed projects were performed under a different entity's name, not by Epic Construction Solutions LLC.

E.L.C.I. Construction Group Inc.: This firm has been deemed non-responsive. The firm did not meet Minimum Qualification Requirement #3, Completed number of projects of similar size and scope. Based on review staff, this firm's projects are not of similar size and scope. The referenced projects were contacted with no response.

Alexander & Johnson Project Management and Development, Inc.: This firm has been determined responsive. However, based on review by staff and in accordance with Procurement Code Chapter 23-3 Definitions, Lowest Responsible Bid, items (2) and (6), based on the quality of the vendor's performance on previous contracts for the City, staff has determined that the firm does not have the ability, capacity, and skill to perform the contract or provide the services required. The most recent project performed by the firm is as a subcontractor for Main Fire Station #7.

Lowest Responsive Responsible Bid:

West Construction Inc. has been determined to be the lowest responsive, responsible firm for Ingalls Park. This is very unusual since it is the highest bid cost submitted of the five bids received.

West Construction is also the prime contractor for Fire Station #7. For that bid, the firm was the lowest responsive responsible bidder. The project has been substantially delayed for the following reasons:

- Release of the building permit by the City was delayed.
- The decision on whether to perform vibro-replacement to compact soils was delayed by the City.
- West Construction had a large Community Benefit Plan (CBP) component for the shell, foundation, and site work, in which both sub-contractors failed to perform.
- There have been twelve (12) plan revisions on the construction of Fire Station #7, mostly initiated by the City.

West Construction's other project, which is a public private partnership (P3), known as Hallandale Commons or Donaldson West Ventures is a 10 unit low income housing project. It has completed development review committee (DRC), and construction drawings are anticipated to be submitted to the Development Services Department in February 2018. Groundbreaking is projected for April 2018.

Please find details on each bid below:

PROPOSING FIRM	BID AMOUNT	VARIANCES	10% BID BOND	LOCAL VENDOR PREFERENCE
* K2 BUILDERS	\$2,637,799	See Variance Form.	Not Provided	None Applied For.
*EPIC CONSTRUCTION SOLUTIONS, LLC	\$2,667,777	See Variance Form.	Provided	None Applied For.
*E.L.C.I CONSTRUCTION GROUP, INC.	\$2,934,219	Stated "None".	Provided	None Applied For.

*ALEXANDER & JOHNSON PROJECT MANAGEMENT AND DEVELOPMENT, INC.	\$2,968,450	Stated "None".	Provided	None Applied For.
WEST CONSTRUCTION, INC.	\$2,971,537	Stated "None".	Provided	Tier "2" requested. Per Procurement Code 23-6, Award of Contract, (f) (2), vendor not within 5% of lowest bid.

Fiscal Impact:

The total estimated amount for this contract is \$2,700,000. The entire budget for the project is \$3,219,322. As the highest bid cost submitted, West Construction, Inc. is \$271,537 over the estimate and \$333,738 over the lowest received bid cost. Staff recommends the City Commission authorize the City Manager to negotiate with West Construction to lower the cost as close to the lowest received bid cost as possible.

Staff does not recommend to rebid this project. A rebid will delay the start of the project by approximately 3-4 months, also costing the City additional use of staff time and resources. In addition, now that the project has already been bid and bid costs have been made public, a rebid can potentially increase the cost of the project.

Why Action is Necessary:

Pursuant to Chapter 23, Section 23-4, Competitive Bidding Required, all purchases of and contracts for equipment, supplies and contractual services, when the estimated cost shall exceed \$50,000 shall be based on competitive bids. Furthermore, pursuant to Chapter 23, Section 23-6, Award of Contract, the City Manager, shall have the authority to recommend to the City Commission award of contracts.

Proposed Action:

Staff recommends approval of the attached Resolution awarding BID # FY 2017-2018-003 INGALLS PARK CONSTRUCTION, and authorizing the City Manager to negotiate the bid cost and execute an agreement with the lowest responsive responsible bidder, West Construction Inc, in an amount not to exceed their bid amount of \$2,971,537. There will be a maximum effort to reduce the contract amount to as close to the lowest received bid cost as possible. When this process is complete, a report will be made to the City Commission.

Attachment(s):

Exhibit 1 – Resolution
Exhibit 2 - Resolution #2016-117
Exhibit 3 - Resolution #2017-140

Exhibit 4 – State of Florida Lease Agreement
Exhibit 5 – Bid Tabulations

Prepared by:



Tom Camaj, Contracts Coordinator

Reviewed by:



Matt Cohen, Assistant Public Works Director – Capital Improvements

Reviewed by:



Steven Parkinson, Assistant City Manager