

**CITY OF MIAMI BEACH
COMMISSION ITEM SUMMARY**



Condensed Title:

A Resolution Awarding a Contract to Skyline Construction Corp, the Lowest and Best Bidder Pursuant to Invitation to Bid No. 60-02/03, in an amount not to exceed \$111,000, for the construction of the New Guardhouse at Palm Island; Further Accepting and Appropriating the Contribution from the Palm/Hibiscus/Star Islands Association, Inc., in the Amount of \$21,816, and Additionally Appropriate \$9,550, from the Sale of Portion of Right-of-Way at Hibiscus Drive.

Issue:

Shall the City Award a Construction Contract to Skyline Construction Corp and accept a Contribution for the construction of the New Palm Island Guardhouse?

Item Summary/Recommendation:

The Invitation to Bid No. 60-02/03 for the construction of the New Palm Island Guardhouse (the "Guardhouse") was issued on August 12, 2003. On September 19, 2003, Six (6) responsive bids, were received as follows:

- Miami Skyline Construction Corp.....\$111,000
- BRC Construction, Inc.....\$126,000
- E.D.M.F. Corporation.....\$140,933
- Lambert Brothers, Inc.....\$194,900
- BI-Tech Construction, Inc.\$216,705
- Florida Construction and Engineering, Inc.....\$218,578

The scope of work includes the demolition of the existing guardhouse, and construction of new accessible structure, landscape, irrigation, installation of electrical conduits for future gates, temporary guardhouse, and maintain traffic on the Island during the construction. The Guardhouse is to be substantially completed within 75 calendar days from the issuance of the second notice to proceed, and Completed within 30 calendar days thereafter.

The CIP Office, the Procurement Division, and Giller & Giller Architects, Inc., the Architect of Record, have evaluated the Bids received, obtained references, and determined that Miami Skyline Construction, Corp, is the lowest and best bidder. Based on the information received, the Administration recommends the award of a construction contract to Miami Skyline Construction, Corp, in the total amount of \$111,000, for the construction of the New Palm Island Guardhouse Project.

Advisory Board Recommendation:

N/A

Financial Information:

Source of Funds:	1	Amount	Account	Approved
<div style="border: 1px solid black; width: 80px; height: 60px; margin-bottom: 5px;"></div> Finance Dept.	1	\$90,734	366.2120.069358 (94/95 Ad Valorem Tax)	
	2	\$ 9,550	Sale of Portion of right-of-way at South Hibiscus Drive	
	3	\$21,816	Palm/Hibiscus/Star Islands Association, Inc.	
	4			
	Total	\$122,100		

City Clerk's Office Legislative Tracking:

Gus Lopez, Ext. 6641

Sign-Offs:

Department Director		Assistant City Manager		City Manager
GL	TH	RMM		JMG

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AGENDA ITEM C7L

DATE 10-15-03

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
http://miamibeachfl.gov



COMMISSION MEMORANDUM

TO: Mayor David Dermer and
Members of the City Commission

DATE: October 15, 2003

FROM: Jorge M. Gonzalez *Jorge*
City Manager

SUBJECT: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AWARDDING A CONTRACT TO SKYLINE CONSTRUCTION, CORP.; THE LOWEST AND BEST BIDDER PURSUANT TO INVITATION TO BID NO. 60-02/03, IN AN AMOUNT NOT TO EXCEED \$111,000 FOR THE CONSTRUCTION OF THE NEW GUARDHOUSE AT PALM ISLAND; AND FURTHER ACCEPTING AND APPROPRIATING THE CONTRIBUTION FROM THE PALM/HIBISCUS/STAR ISLANDS ASSOCIATION, INC., IN THE AMOUNT OF \$21,816, AND ADDITIONALLY APPROPRIATE \$9,550 FROM THE SALE OF PORTION OF RIGHT-OF-WAY AT SOUTH HIBISCUS DRIVE.**

ADMINISTRATION RECOMMENDATION:

Adopt the Resolution.

FUNDING:

Funding in the total amount of \$122,100 is available for this project as follows:

- | | |
|--|------------------|
| • Budget Code 366.2120.069358 (1994/95 Ad Valorem Tax) | \$90,734 |
| • Sale Proceeds (Resolution N0 2000-24159) | \$ 9,550 |
| • Palm/Hibiscus/Star Islands Association, Inc. | <u>\$21,816</u> |
| Total | \$122,100 |

ANALYSIS

On July 1, 1998, the Mayor and City Commission adopted Resolution 98-22808 authorizing the reallocation of unexpended funds in the amount of \$123,921 from the Palm/Hibiscus Islands Beautification Project (the "Project") for the design and construction of a new guardhouse at the Palm/Hibiscus Islands entrance. These funds were originally appropriated in FY 94/95 as part of the Palm/Hibiscus Landscape Beautification Project. At the conclusion of the project, \$123,921 remained. At the request of the Homeowners Association, the City Commission voted to appropriate these remaining funds for the guardhouse.

Consequently, on February 19, 1999, a service order in the amount of \$11,500 was issued to Giller and Giller, Inc. (Giller) the Architect of Record, pursuant to an Agreement between the City and Giller, to provide professional Architectural and Engineering services for the design, construction documentation, bidding and construction administration of the Palm

Island Guardhouse. The construction Budget for the Project established at that time was \$100,000.

On November 8, 2000, Resolution No. 2000-24159 was approved for the "sale of approximately 200 sq. feet of the City-owned right-of-way adjacent to the residential property located at 2 South Hibiscus Drive". The proceeds of this sale, in the amount of \$9,550, were for public improvements on Palm/Hibiscus Island, and therefore, allocated to the Palm/Hibiscus Guardhouse Project located at 152 Palm Avenue.

In 1999 and 2000, numerous meetings were held with the homeowners, the City of Miami Beach, and Giller. As the Project developed, there were several design changes requested by the Palm/Hibiscus/Star Islands Association, Inc., (HOA) which modified the scope of work, resulting in additional service fees to Giller, and the additional time needed to complete the design. On January 22, 2001, Giller advised the City that the Project costs had increased by approximately \$30,000. Therefore, it became necessary to identify additional funding for the Project.

On August 20, 2002, the HOA presented the City with a letter of commitment to pay the difference (up to a maximum of \$30,000), between the then available \$113,250 for the construction of the Project, and the adjusted estimated construction cost of \$130,000, should the bids exceed the City's available funding.

In November 2002, upon initiation of the permitting process for the Project, it was determined that the following changes were necessary in order to meet the current Codes, and complete the permitting:

- Incorporate Flood proofing to the structure.
- Redesign of the structure, including calculations, to meet the new Building Code.
- Removal or redesign of the existing parking space to meet Accessibility Code.
- Perform Geotechnical and Asbestos surveys, required to complete the design.

The additional services fees to Giller for this new scope of work, and survey costs, again reduced the dollars available for the construction of the Project.

On March 5, 2003, the City met with the HOA to discuss these necessary changes, and to express the need for the restatement of their August 20, 2002 commitment of up to \$30,000 in funding for the Project. On April 17, 2003, the HOA submitted a new letter (Attachment "A") committing to pay for the difference between the City's available construction dollars, in an amount not to exceed \$30,000. The City then negotiated the Additional Service fees with the Giller for this new scope of work, and in April 2003, authorized Giller, to proceed with the revisions to the plans. On July 7, 2003, Giller completed the revisions to the plans and City staff finalized the permitting pre-approvals on July 31, 2003.

On August 12, 2003, Invitation to Bid No. 60-02/03 was issued by BidNet, for the construction of the new Palm Island Guardhouse, and a non-mandatory pre-bid conference was held on August 28, 2003. As a result of questions from the prospective bidders, two (2) addenda were issued. One of the addenda extended the original September 12, 2003 bid

opening date to September 19, 2003. BidNet issued notices to 55 prospective proposers, resulting in 16 bidders requesting bid packages, and the City's receipt of six (6) bids.

On September 19, 2003, six (6) responsive bids were received by the City as follows:

- Miami Skyline Construction Corp.\$111,000
- BRC Construction, Inc.\$126,000
- E.D.M.F. Corporation.....\$140,933
- Lambert Brothers, Inc.\$194,900
- BI-Tech Construction, Inc.\$216,705
- Florida Construction and Engineering, Inc.\$218,578

The City's estimated budget for the Project is as follows:

Palm Island Guardhouse	Total	Funding Sources :		
		94/95 Ad Valorem Tax	Sale of Portion of 2 South Hibiscus Dr	HOA Commitment
Total Project Budget	155,287.00	123,921.00	9,550.00	21,816.00
Soft Costs:				
CIP CM Fees	6,407.00	(6,407.00)		
A/E Fees	16,680.00	(16,680.00)		
AIPP	2,002.00	(2,002.00)		
A/E Additional Services	3,880.00	(3,880.00)		
Soil Boring Test	2,500.00	(2,500.00)		
Special Inspections & Pile Monitoring	1,118.00	(1,118.00)		
Asbestos Survey	600.00	(600.00)		
Soft Costs Subtotal	33,187.00	(33,187.00)		
Hard Costs:				
Total Project Costs:				
Construction Allocation	111,000.00	(90,734.00)	(9,550.00)	(10,716.00)
Contingency (10%)	11,100.00			(11,100.00)
Hard Costs Subtotal	122,100.00	(90,734.00)	(9,550.00)	(21,816.00)
Total	155,287.00	(123,921.00)	(9,550.00)	(21,816.00)

The Project's scope of work includes the demolition of the existing guardhouse and construction of new accessible structure, landscape, extension of the existing irrigation system, and the installation of electrical conduits for future gates. The Contractor will also be required to provide a temporary guardhouse, and maintain incoming and outgoing traffic on Palm and Hibiscus Islands during the construction. Since there are two Florida Power & Light (FPL) duct banks feeding the Islands in close proximity to the new guardhouse foundation, the Contractor is requested to coordinate closely all excavation and pile installation work with FPL, and other utility owners within the vicinity.

The Contract Documents included in the bid, specify that the work for the Project is to be substantially completed within 75 calendar days from the issuance of the second notice to proceed, and completed and ready for final payment within 30 calendar days from the date certified by Giller as the date of substantial completion.

The CIP Office, with the Procurement Division, and Giller, have evaluated the bids received (Attachment "B"), and determined that Miami Skyline Construction, Corp., is the lowest and best bidder. The following references were secured by Procurement staff:

- Mr. Pete Strelkon, Project Manager
City of Fort Lauderdale, Florida
"Excellent Work!, Good Contractor"
- Mr. Jim Mullen, Project Manager
Coral Bay Community Development Phase I and Phase II
"Provided overall great work"
- Mr. Malka Rodriguez, Project Manager
Miami-Dade Parks and Recreation
"Contractor met all milestone submittals and was great to work with"

Based upon HOA committed funds, and on the information received, the Administration recommends the award of the construction contract to Miami Skyline Construction, Corp., in an amount not to exceed \$111,000, for the construction of the New Palm Island Guardhouse Project.

JMG/TH/GL/AR/CD

Attachment
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ISLANDS ASSOCIATION, INC.

April 17, 2003

Alex Rolandelli
Capital Projects Coordinator
City of Miami Beach
1701 Meridian Street, Suite 201
Miami Beach, FL 33139

RE: New Palm Island Guardhouse

Dear Alex,

As requested, we are submitting a restatement of the letter previously submitted to your office, dated August 20, 2002. As you know, we are anxious to get this 5-year project off the ground and continue to be concerned that the cost estimate of the project seems to increase as time goes by.

Based upon updated information received at the meeting on March 5th, 2003, we understand that the City of Miami Beach presently has \$100,000 budgeted for construction of the new Palm Island Guardhouse. Additionally, it is our understanding that with the additional Building Department requirements, including flood proofing, the architect currently estimates the cost of the project to be in excess of the previously estimated \$126,000. Also, the \$3,300 estimated for new Gates will be excluded from the overall bid package. The Miami-Dade County Special Taxing Division has agreed to furnish three new gates and related equipment, as a part of this project. The City will provide only the electrical conduits on the east and west side of the building for future installation by others, after the building has obtained the final Certificate of Occupancy.

This letter serves as the commitment by the Palm-Hibiscus-Star Islands Association to pay the difference between \$100,000 currently budgeted by the City for construction, and the amount of the successful bid, including contingency, should that bid exceed the City's available funding for construction, up to a maximum of \$30,000. Restated, in the event the successful bid exceeds the City's available funding for the construction, the Palm-Hibiscus-Star Islands Association will provide the difference in an amount not to exceed \$30,000. We understand from our meeting on March 5th, 2003, that this letter of commitment will allow you to move forward with the bidding phase of the project. Please confirm your acceptance of our commitment. In addition, please provide me with three sets of the complete bid package for our records.

Please feel free to contact me if you have any questions by phone at (305) 299-2617 or by E-mail at tim.rose@phsislands.org. I look forward to continuing to work with you on this project.

Sincerely,

Tim W. Rose, Jr.
Executive Director

152 Palm Avenue • Miami Beach, FL 33139

APR 17 2003
MIA BEACH
COMMUNICATIONS SECTION
CITY OF MIAMI BEACH

Giller & Giller, Inc.

The Giller Building
75 Arthur Godfrey Road
Miami Beach, Florida 33140
(305) 538-6324 fax/modem (305) 538-5921
Reg. #AA C001364



September 19, 2003

Mrs. Carla Dixon
Capital Improvements Projects
City of Miami Beach
1700 Convention Center Dr.
Miami Beach, FL 33139

VIA FAX

Re: **Palm Island Guardhouse**
Miami Beach
Comm. No. 98201

Dear Carla:

Six bids were received for the above project on September 19, 2003 ranging from \$111,000.00 to \$218,578.

The lowest bid of **\$111,000.00** was submitted by Miami Skyline Construction Corp. This is below the latest Architect's Statement of Probable Cost amount of \$137,485.00.

Therefore, it is **recommended that the contract be awarded to Miami Skyline Construction Corp.** subject to the Procurement Division's review of references.

Sincerely,

Ira D. Giller, A.I.A.
President

RESOLUTION NO.

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AWARDED A CONTRACT TO SKYLINE CONSTRUCTION, CORP., THE LOWEST AND BEST BIDDER PURSUANT TO INVITATION TO BID NO. 60-02/03, IN AN AMOUNT NOT TO EXCEED \$111,000 FOR THE CONSTRUCTION OF THE NEW GUARDHOUSE AT PALM ISLAND; AND FURTHER ACCEPTING AND APPROPRIATING THE CONTRIBUTION FROM THE PALM/HIBISCUS/STAR ISLANDS ASSOCIATION, INC., IN THE AMOUNT OF \$21,816; AND ADDITIONALLY APPROPRIATING \$9,550 FROM THE SALE OF PORTION OF RIGHT-OF-WAY AT SOUTH HIBISCUS DRIVE.

WHEREAS, on July 1, 1998, the Mayor and City Commission adopted Resolution 98-22808 authorizing the Mayor and City Clerk to reallocate unexpended funds in the amount of \$123,921 from the Palm/Hibiscus Islands Beautification Project for the design and construction of a new guardhouse at the Palm/Hibiscus Islands entrance; and

WHEREAS, on February 19, 1999, a Service Order, in the amount of \$11,500, was issued to Giller and Giller, Inc, (Giller), the Architect of Record, to provide professional architectural and engineering services for the Design, Construction Documentation, Bidding and Construction Administration of the Palm Island Guardhouse; and

WHEREAS, on November 8, 2000, Resolution No. 2000-24159 was approved for the sale of approximately 200 sq. feet of the City-owned right-of-way adjacent to the residential property located at 2 South Hibiscus Drive, and

WHEREAS, the proceeds of this sale, in the amount of \$9,550, were dedicated for public improvements on Palm/Hibiscus Island, and therefore allocated to the Palm/Hibiscus Guardhouse Project, located at 152 Palm Avenue; and

WHEREAS, In 1999 and 2000, numerous meetings were held with the homeowners, the City of Miami Beach, and Giller, and there were several design changes requested by the Palm/Hibiscus/Star Islands Association (HOA), which modified the Scope of Work, resulting in Additional Service fees to Giller, including additional time needed to complete the design; and

WHEREAS, on January 22, 2001, Giller advised the City that the Project costs had increased by approximately \$30,000, and it became necessary to identify additional funding for the Project; and

WHEREAS, on August 20, 2002, the HOA presented the City with a letter of commitment to pay the difference, up to a maximum of \$30,000, between the then available \$113,250 for the construction of the Project, and the adjusted estimated construction cost of \$130,000, should the Bids exceed the City's available funding; and

WHEREAS, in November 2002, upon initiation of the permitting process for the Project, it was determined that several changes were necessary to meet the current Codes, and warranted additional services fees to Giller for this new Scope of Work, and again reduced the dollars available for construction costs; and

WHEREAS, on March 5, 2003, the City met with the HOA, discussed these necessary changes, and expressed the need for the restatement of their commitment of up to \$30,000; and

WHEREAS, on April 17, 2003, the HOA submitted a new letter committing to pay for the difference between the City's available construction dollars, in an amount not to exceed \$30, 000; and

WHEREAS, subsequently, the City negotiated the additional service fees, and in April 2003, authorized Giller to proceed with this new Scope of Work; and

WHEREAS, on July 7, 2003, Giller, completed the revisions to the plans and City staff finalized the permitting pre-approvals on July 31, 2003; and

WHEREAS, on August 12, 2003, Invitation to Bid No. 60-02/03 was issued for the construction of the new Palm Island Guardhouse, and a non-mandatory pre-bid conference was held on August 28, 2003, and as a result of questions from the prospective bidders, two (2) addenda were issued; and

WHEREAS, on September 19, 2003, six (6) responsive bids, were received by the City; and

WHEREAS, Giller & Giller, CIP, and the Procurement Division have reviewed and evaluated the bids, obtained references, and determined that Miami Skyline Construction Corp., is the lowest and best bidder; and

WHEREAS, the City Administration recommends that the Mayor and City Commission authorize the Administration to award a construction contract to Miami Skyline Construction, Corp for the construction of the New Palm Island Guardhouse.

