

**CITY OF MIAMI BEACH
COMMISSION ITEM SUMMARY**



Condensed Title:

Award of a Contract to Lemark Corporation for Structural Repairs and Maintenance Work at the 17th Street Parking Garage in the Amount of \$321,173.76 pursuant to bid 67-02/03, and Appropriation of Funds in the Amount of \$132,600.

Issue:

Shall the Commission Award a Contract to Lemark and Appropriate Funding?

Item Summary/Recommendation:

The City of Miami Beach Building Department issued a Notice of Violation for the cracks developed at mid span of the pre-cast beams inside the 17th Street Parking Garage. A study was requested from the original Engineer of Record, Bliss & Nyitray, which included a visual inspection with recommendations and a test measuring changes and movements in the cracks throughout the Parking Garage. The report from the Engineer included several locations where concrete spalling had occurred and the need for repairs is evident. After the test was performed, a repair method for the cracks at the mid span with a flexible epoxy, capable to allow the beam to move as originally designed, was agreed to between Bliss & Nyitray and the City Building Department Structural Engineer. Such epoxy was found and several test repairs were performed at the site. Invitation to Bid No. 67-02/03 was issued on August 26, 2003, with an opening date of October 14, 2003 for the structural repairs, waterproofing and maintenance repairs. In addition the City's Building Department requested a Special Inspector. . Based on the analysis, the City recommends that the contract be awarded to the lowest and best bidder, Florida Lemark Corporation to provide the construction services required pursuant to Bid No. 67-02/03 for the concrete restoration and repairs to the City of Miami Beach 17th Street Parking Garage and the appropriation of the funds, in the amount of \$132,600, for the structural and maintenance repairs at the 17th Street Parking Garage.

Advisory Board Recommendation:

N/A

Financial Information:

Source of Funds:		Amount	Account	Approved
Finance Dept.	1	\$132,600	481 Fund	
	Total	\$132,600		

City Clerk's Office Legislative Tracking:

JECh

Sign-Offs:

Department Director	Assistant City Manager	City Manager
GL	RCM	JMG

AGENDA ITEM C7C
DATE 11-25-03

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.miamibeachfl.gov



COMMISSION MEMORANDUM

To: Mayor David Dermer and
Members of the City Commission

Date: November 25, 2003

From: Jorge M. Gonzalez
City Manager

A handwritten signature in black ink, appearing to read 'Jorge M. Gonzalez'.

Subject: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AWARDED A CONTRACT TO THE LOWEST AND BEST BIDDER, FLORIDA LEMARK CORPORATION, IN THE AMOUNT OF \$321,173.76, PURSUANT TO BID NO. 67-02/03 FOR THE CONCRETE RESTORATION AND REPAIRS TO THE CITY OF MIAMI BEACH 17TH STREET PARKING GARAGE, AND APPROPRIATING FUNDS, IN THE TOTAL AMOUNT OF \$132,600 FROM PARKING REVENUE BOND FUND 481 FOR ADDITIONAL EXPENSES OF SPECIAL INSPECTOR AND WATERPROOFING.**

ADMINISTRATION RECOMMENDATION:

Adopt the Resolution.

FUNDING:

Funding for construction, in the amount of \$300,000, is already available from the Parking Revenue Bond Fund No. 481 previously appropriated in the Capital Budget 2003-2004, Resolution 2003-25351. Additional funds are available for appropriation from the same Parking Revenue Bond Fund No. 481 in the amounts of \$132,600 for the Special Inspector requested by the Building Department and for water proofing at the 17th Street Parking Garage.

ANALYSIS:

The City of Miami Beach Building Department issued a Notice of Violation for the cracks developed at mid span of the pre-cast beams inside the 17th Street Parking Garage.

A study was requested from the original Engineer of record, Bliss & Nyitray, which included a visual inspection with recommendations and a test measuring changes and movements in the cracks throughout the Parking Garage. The report from the Engineer included several locations where concrete spalling had occurred and the need for repairs is evident.

After the test was performed, a repair method for the cracks at the mid span with a flexible epoxy, capable to allow the beam to move as originally designed, was agreed to between Bliss & Nyitray and the City Building Department Structural Plans Examiner Engineer. Such epoxy was found and several test repairs were performed at the site.

In July 2003, the Chief structural Plans Examiner Engineer from the Building Department approved the repair method after the test repairs performed as desired. The need of a new waterproofing system at the roof level to preserve the integrity of the structure and prevent additional spalling was also observed by contractors visiting the site and confirmed by maintenance personnel.

Invitation to Bid No. 67-02/03 was issued on August 26, 2003, with an opening date of October 14, 2003. A non-mandatory pre-bid conference and site inspection was held on September 17, 2003. BidNet issued bid notices to 37 prospective bidders, resulting in 27 vendors requesting bid packages, which resulted in the receipt of five (5) bids.

The work specified in this bid consists of furnishing all materials, labor, equipment, supervision, mobilization, overhead & profit required to provide concrete restoration and repairs to the 17th Street Parking Garage including the waterproofing. There will be 3 different types of repairs:

Cracks in beams: Repairs to small cracks generally in the mid-span of the joists at all levels of the garage. All of these cracks need to be repaired as per the manufacturer recommendations (Sika or equal).

Spalling repairs: Repairs are needed throughout the parking facility. Spalls and poorly repaired concrete areas require properly repaired sections of concrete. A proper repair requires removal of existing concrete, cleaning of corroded reinforcing steel, and replacement with a Polymer modified cementitious patching material selected to be compatible with the surrounding concrete and with its intended use or exposure.

Waterproofing: Waterproofing needed on the roof level of the parking garage. The waterproofing has lost its integrity and needs to be replaced.

The Contract Documents included in the bid, specify that the work for the Project is to be substantially completed within 180 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 CONSULTANT as the date of Substantial Completion.

The CIP Office, with the Procurement Division, have evaluated the bids and determined that Florida Lemark Corporation is the lowest and best bidder.

BID TAB

Bid 67-02/03 - CONCRETE RESTORATION AND REPAIRS TO THE CITY OF MIAMI BEACH 17TH STREET PARKING GARAGE

TOTAL BID	ITEM 1	ITEM 2	ITEM 3 ALTERNATE	GRAND TOTAL
FLORIDA LEMARK CORPORATION	\$30,000.00	\$17,250.00	\$273,923.76	\$321,173.76
INTRON TECHNOLOGIES, INC.	\$46,824.00	\$61,220.00	\$351,867.00	\$459,911.00
STRUCTURAL PRESERVATION SYSTEMS, INC.	\$103,800.00	\$33,450.00	\$437,959.50	\$575,209.50
ATLANTIC WATERPROOFING, INC.	\$108,000.00	\$15,000.00	\$477,774.00	\$600,774.00
VIP PAINTING, INC.	\$108,000.00	\$19,500.00	\$824,000.00	\$951,500.00

The following references were secured by Procurement staff:

Mr. Luis Rodriguez, Project Manager
 Brill Rodriguez Salas & Associates

"They have been our Contractors on numerous projects designed by our office and they have been extraordinarily professional in the execution of the work and, to the best of my knowledge, owners have been satisfied and seek their services for repeat work"

Mr. Craig Overholt, Project Manager, President
 Overholt Construction Corp.

"Florida Lemark did high quality work for us, the project being the Burdines Parking Garage. This work was very detailed structural repairs and the work was done to the approval of the structural Engineer."

Mr. Ted Wolfsthal, Project Manager
CoresSlab Structures

"Florida Lemark is a very professional organization. We have been consistently pleased with their performance on the projects that we have used them on. Both their performance and quality of work are excellent. We can strongly recommend them to provide services to you."

Ms. Christy Elias, Project Manager, President
C.L. Elias Construction, Inc.

"Florida Lemark administrative staff provides excellent documentation. Their superintendents and field staff have performed beyond our expectations. We have always finished our projects on time and many times ahead of schedule. They will be an asset to your projects."

Summary of costs and needed appropriations FUND 481:

Special Inspector	\$ 65,000
Repairs	\$ 47,250
Water proofing for 17th Street Parking Garage	\$274,000
Contingency	<u>\$ 46,350</u>
Subtotal	<u>\$432,600</u>
Less available, Funds already appropriated	- \$300,000
APPROPRIATION REQUEST HEREIN	<u>\$132,600</u>

CONCLUSION:

Based on the analysis, the City recommends that the contract be awarded to the lowest and best bidder, Florida Lemark Corporation in the amount of \$321,173.76 to provide the construction services required pursuant to Bid No. 67-02/03 for the concrete restoration and repairs to the City of Miami Beach 17th Street Parking Garage, and the appropriation of funds in the amount of \$132,600, for additional expenses of special inspector and waterproofing.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING AWARD OF A CONTRACT TO THE LOWEST AND BEST BIDDER, FLORIDA LEMARK CORPORATION, IN THE AMOUNT OF \$321,173.76, PURSUANT TO BID NO. 67-02/03 FOR THE CONCRETE RESTORATION AND REPAIRS TO THE CITY OF MIAMI BEACH 17TH STREET PARKING GARAGE, AND APPROPRIATING FUNDS, IN THE TOTAL AMOUNT OF \$132,600 FROM PARKING REVENUE FUND 481 FOR ADDITIONAL EXPENSES OF SPECIAL INSPECTOR AND WATERPROOFING.

WHEREAS, the City of Miami Beach Building Department has issued a Notice of Violation for the cracks developed at mid span of the pre-cast beams inside the 17th Street Parking Garage; and

WHEREAS, a study was requested from the original engineer of record, Bliss & Nyitray, which included a visual inspection with recommendations and a test measuring changes and movements in the cracks throughout the Parking Garage; and

WHEREAS, the report from the engineer included several locations where concrete spalling had occurred and the need for repairs is evident; and

WHEREAS, in July 2003, the Chief Structural Plans Examiner Engineer from the Building Department approved the repair method after the test repairs performed as desired; and

WHEREAS, the need of a new waterproofing system at the roof level to preserve the integrity of the structure and prevent additional spalling was also observed by contractors visiting the site and confirmed by maintenance personnel; and

WHEREAS, spalling repairs are needed throughout the parking facility.

WHEREAS, spalls and poorly repaired concrete areas require properly repaired sections of concrete; and

WHEREAS, Invitation to Bid NO. 67-02/03 was issued on August 26, 2003, with an opening date of October 14, 2003; and

WHEREAS, a non-mandatory pre-bid conference and site inspection was held on September 17, 2003; and

WHEREAS, BidNet issued bid notices to 37 prospective bidders, resulting in 27 vendors requesting bid packages, which resulted in the receipt of five (5) bids; and

WHEREAS, the CIP Office, with the Procurement Division, has evaluated the bids and determined that Florida Lemark Corporation is the lowest and best bidder; and

WHEREAS, additional funds are available for appropriation from the Parking Revenue Fund No. 481 in the amount of \$132,600 for the Special Inspector requested by the Building Department and for water proofing at the 17th Street Parking Garage.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission award a Bid contract to Florida Lemark Corporation, in the amount of \$321,173.76, pursuant to BID No. 67-02/03 for the concrete restoration and repairs of the 17th Street Parking Garage and the appropriation of \$132,600 from Parking Revenue Fund 481 for additional expenses of Special Inspector and waterproofing.

PASSED and ADOPTED this 25th day of November, 2003.

ATTEST:

MAYOR

CITY CLERK

JMG

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**APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION**



City Attorney

11-17-03

Date