

**CITY OF MIAMI BEACH
COMMISSION ITEM SUMMARY**



Condensed Title:

A resolution approving the award of a contract to Tran Construction, Inc., in the amount of \$648,000, for the design, permitting and construct four new restroom/concession facilities within the beachfront parks located at 21st, 46th, 53rd and 64th Streets respectively, and further authorizing the reallocation of \$175,000 from the General Obligation (GO) Bond Series 2000 funds, previously appropriated for the replacement of the former 29th street restroom facility, for use in the construction of the new 46th and 53rd Street facilities.

Issue:

Shall the City Commission approve the award of a Design/Build contract to Tran Construction, Inc. in the amount of \$648,000 and authorize the reallocation of \$175,000 of GO Bond funds?

Item Summary/Recommendation:

The Administration initiated an effort to replace the deteriorated beachfront restroom/concession facilities at 21st, 29th, 46th, 53rd, 64th and 72nd Streets. To fund the Project, the City Commission appropriated \$750,000 of the proceeds from the Safe Neighborhood Parks (SNP) Bond Program for the replacement of the restroom/concession facilities and \$175,000 from the GO Bond Program specifically for the replacement of the 29th Street facility.

Preliminary designs for each of the facilities have been completed with involvement and input from residents of the communities adjacent to the facilities. During the public planning and design review process, overwhelming opposition to the replacement of the 29th Street facility was expressed by the area residents and property owners. Based on the majority opposition expressed, plans to replace the 29th Street facility were discontinued. The 72nd Street facility will be constructed during the Bandshell Park renovation phase of the North Beach Recreational Corridor Project and the \$150,000 of SNP Bond funds allocated for the replacement of that facility have been transferred to that project's budget. A total of \$108,000 of the \$600,000 of SNP Bond funds allocated for the replacement of the remaining four restroom facilities has been spent on preliminary design, permitting, surveying, geotechnical and demolition work completed to date. The total remaining budget for the construction of the four facilities is \$492,000.

Invitation to Bid No. 03-02/03 (the "Bid"), for a Design/Build Contractor to complete the design, permitting and to construct the remaining four restroom facilities was issued on December 4, 2002. The Bid resulted in the receipt of a total of three (3) bids from the following contractors: Critical Path/SKLARchitecture, DesignBuild InterAmerican Construction, Inc., and Tran Construction, Inc. The Administration evaluated the bids and the low bidders' references. **Tran Construction, Inc.** was the low bidder with the **Total Bid Price of \$648,000**. The reference check information obtained indicates that Tran Construction, Inc. provides quality work, and completes jobs within the required completion dates. The lowest and best bid exceeds the current project budget by \$156,100. Because the replacement of these beachfront facilities is critically needed, and because project cost reduction opportunities available are not significant enough to offset the budget deficit, the Administration recommends the \$175,000 of G.O. Bond funds originally allocated for the replacement of the 29th Street facility, be reallocated toward the replacement of the 46th & 53rd Street facilities.

Based on the above information and pursuant to the evaluation of the three (3) bids conducted by City staff, the Administration has determined that Tran Construction, Inc. is the lowest and best bidder and recommends that the Mayor and City Commission approve the award of a contract in the amount of \$648,000, and further, authorize the reallocation of the \$175,000 of GO Bond funds originally appropriated for the replacement of the 29th Street facility, toward the replacement of the 46th & 53rd Street facilities.

Advisory Board Recommendation:

On April 7, 2003, the Administration presented the issue to the GO Bond Oversight Committee and requested they recommend the reallocation of the funds, to the Mayor and City Commission. The GO Bond Oversight Committee declined to support the Administration's request for authorization to reallocate the \$175,000 and requested that the plans to develop a new 29th Street facility be reinstated.

Financial Information:

Source of Funds:	Amount	Account	Approved
1	\$492,000	SNP Bond Fund Series 97	
2	\$175,000	GO Bond Fund Series 2000	
Total	\$667,000		

City Clerk's Office Legislative Tracking:

Fred Beckmann

Sign-Offs:

Department Director	Assistant City Manager	City Manager

AGENDA ITEM RTC
DATE 4-30-03

CITY OF MIAMI BEACH

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COMMISSION MEMORANDUM

To: Mayor David Dermer and
Members of the City Commission

Date: April 30, 2003

From: Jorge M. Gonzalez
City Manager

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

Subject: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING THE AWARD OF A CONTRACT TO TRAN CONSTRUCTION, INC., IN THE AMOUNT OF \$648,000, PURSUANT TO BID NO. 03-02/03, FOR THE PROFESSIONAL DESIGN/BUILD SERVICES REQUIRED FOR THE DESIGN, PERMITTING AND CONSTRUCTION OF FOUR NEW RESTROOM/CONCESSION FACILITIES WITHIN THE BEACHFRONT PARKS LOCATED AT 21st, 46th, 53rd AND 64th STREETS RESPECTIVELY, AND AUTHORIZING THE REALLOCATION OF \$175,000 FROM THE GENERAL OBLIGATION BOND SERIES 2000 FUNDS, PREVIOUSLY APPROPRIATED FOR THE REPLACEMENT OF THE FORMER 29th STREET RESTROOM FACILITY, FOR USE IN THE CONSTRUCTION OF THE NEW 46th AND 53rd STREET FACILITIES.**

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

ANALYSIS

The Administration previously identified six beachfront restroom/concession facilities, which were in critical need of replacement. The subject facilities are located east of Collins Avenue at 72nd, 64th, 53rd, 46th, 29th and 21st Streets, respectively. Because beach tourism is vital to the economic well being of our community, and the availability of safe, clean and accessible restrooms and concession facilities is vital to beach tourism, the Administration initiated an effort to replace the deteriorated facilities with new standardized facilities that will be user friendly, low maintenance, resistant to vandalism and securable.

The structural condition of the facilities at the 64th, 29th and 21st Street locations had become so deteriorated that the City had no alternative but to condemn and demolish the facilities. The remaining facilities at the other locations are also in an extremely deteriorated condition; are not compliant with the Americans with Disabilities Act; cannot be effectively secured; and are magnets for illicit activities. The design and structural condition of the facilities is sufficiently poor that the cost to renovate the facilities and bring them up to code is prohibitive.

Through the adoption of Resolution No. 2000-24182 on November 29, 2000, the Mayor and City Commission appropriated \$750,000 of the proceeds from the Miami-Dade County Safe Neighborhood Parks (SNP) Bond Program for the replacement of the restroom/concession facilities. The adoption of Resolution No. 2001-24347 on April 18, 2001, authorized the appropriation of an additional \$175,000 from the General Obligation (GO) Bond Program specifically for the replacement of the 29th Street facility.

Preliminary designs for each of the facilities have been completed. The communities adjacent to the facilities were included the planning and design process through a series of community design workshops and public meetings that were held on May 16th, June 12th, October 16th and December 9th in 2001 and December 11, 2002, respectively. The preliminary designs for the new facilities were modified, based on the input received. During the public planning and design review process, many of the residents and property owners in the vicinity of the 29th Street facility voiced their opposition to the replacement of that restroom. The overwhelming sentiment of the 29th Street area residents and property owners was that the facility was unneeded due to the very low tourist visitation rate in the area, and that the crime problems and other negative affects associated with having a public facility in that location, far out-weigh the public benefits. Based on the majority opposition to the redevelopment of the restroom, plans to replace the 29th Street facility were discontinued.

The 72nd Street facility will be constructed during the Bandshell Park renovation phase of the North Beach Recreational Corridor Project and the \$150,000 of SNP Bond funds allocated for the replacement of that facility have been transferred to the North Beach Recreational Corridor Project budget.

A total of \$108,000 of the \$600,000 of SNP Bond funds allocated for the replacement of the remaining four restroom facilities has been spent on preliminary design, permitting, surveying, geotechnical and demolition work completed to date. The total remaining budget for the construction of the four facilities is \$492,000.

Invitation to Bid No. 03-02/03 (the "Bid"), for a Design/Build Contractor to complete the design, permitting and to construct the remaining four restroom facilities was issued on December 4, 2002. The bid requirements included providing all labor, materials and equipment necessary to design, permit and construct the new facilities in accordance with the preliminary design plans and the City's Design Criteria Specifications Package. The Bid also requires the Contractor to provide Performance and Payment Bonds, each in the amount of one hundred percent (100%) of the contract price.

A non-Mandatory Pre-Bid Conference was held on December 19, 2002. Several Requests for Information (RFI) were received from prospective bidders, and as a result, five (5) Addendums were issued.

The bids received pursuant to Bid No. 03-02/03 were opened on February 4, 2003. The Bid resulted in the receipt of a total of three (3) bids from the following contractors: Critical Path/SKLARchitecture, DesignBuild InterAmerican Construction, Inc., and Tran Construction, Inc.

BID TABULATION

VENDOR	Tran Construction	DesignBuild InterAmerican Construction	Critical Path / SKLARchitecture
Total Bid Price	\$648,000	\$868,990	\$960,062

Pursuant to City Code, Section 2-369, entitled Award of Contract, the contract award shall be made to the **lowest and best bidder**. In determining the lowest and best bidder, in addition to price, there shall be consideration for the following:

- (1) The ability, capacity and skill of the bidder to perform the contract.
- (2) Whether the bidder can perform the contract within the time specified, without delay or interference.
- (3) The character, integrity, reputation, judgment, experience and efficiency of the bidder.
- (4) The quality of performance of previous contracts.
- (5) The previous and existing compliance by the bidder with laws and ordinances relating to the contract.

The Administration has evaluated the bids using the above criteria and the low bidders' references. **Tran Construction, Inc.** was the low bidder with the **Total Bid Price of \$648,000**. The reference check information obtained indicates that Tran Construction, Inc. provides quality work, and completes jobs within the required completion dates.

The lowest and best bid exceeds the current project budget by \$156,100. Because the replacement of these beachfront facilities is critically needed, and because the project cost reduction opportunities available through value engineering are not significant enough to offset the budget deficit, the Administration recommends the \$175,000 of G.O. Bond funds originally allocated for the replacement of the 29th Street facility, be reallocated toward the replacement of the 46th & 53rd Street facilities. The proposed reallocation is an appropriate use of the GO Bond funds, since the use of up to \$700,000 of these funds to develop secure, accessible restroom facilities in the Oceanfront Neighborhood area was specifically identified in the list of planned capital improvements included in the GO Bond Program Project List, which was approved by the voters in 1999, and because the 46th and 53rd Street facilities are within the Oceanfront neighborhood.

On April 7, 2003, the Administration presented the issue to the GO Bond Oversight Committee and requested they recommend the reallocation of the funds, to the Mayor and City Commission. The GO Bond Oversight Committee declined to support the Administration's request for authorization to reallocate the \$175,000 and requested that the plans to develop a new 29th Street facility be reinstated.

If authorized to proceed, the construction of the four new restroom/concession facilities will be substantially completed approximately nine months after the execution of the contract documents and issuance of the Notice to Proceed.

CONCLUSION:

Based on the above information and pursuant to the evaluation of the three (3) bids conducted by City staff, the Administration has determined that Tran Construction, Inc. is the lowest and best bidder and recommends that the Mayor and City Commission approve the award of a contract in the amount of \$648,000, and further, authorize the reallocation of the \$175,000 of GO Bond funds originally appropriated for the replacement of the 29th Street facility, toward the replacement of the 46th & 53rd Street facilities.

JMG/RQM/FHB/TW/GL/BH

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