

Condensed Title:

A request for Approval to award a contract, pursuant to invitation to bid No. 04-08/09, for the construction improvements for the City of Miami Beach Golf Course Cart Barn Storage Facility, accepting the City manager's recommendation relative to the ranking of contractors, and authorizing the Mayor and City Clerk to execute an agreement with the top-ranked contractor, Alpine Construction Management Corporation, in the amount of \$1,012,560.88 for the construction of the project; further authorize the administration to engage in value engineering to further reduce the cost and time for completion of said project; funding is available from previously appropriated in the "Pay As You Go" Fund 302 in the amount of \$688,365.88 appropriated in the Capital Budget Fiscal Year 06/07 for construction and from Capital Reserve Fund 304 in the amount of \$324,195.00 appropriated in the Capital Budget Fiscal Year 07/08 for construction.

Key Intended Outcome Supported:

Ensure well designed quality capital projects.

Supporting Data (Surveys, Environmental Scan, etc.): The 2007 Community Satisfaction Survey indicated that more recreation opportunities is ranked by residents as one of the changes that will make Miami Beach a better place; 79% of residents rated recreation programs and facilities as excellent or good; and 84% of residents rated recently completed capital improvement projects as excellent or good.

Item Summary/Recommendation:

On November 30, 2008, ITB 04-08/09 was issued, for the bid of the Project, and nineteen (19) bids were opened on December 18, 2008. On January 9, 2009, City staff and Consultants, convened to review these Lump Sum Bids, Alternate Bid Items, the Risk Assessment Plans, and the Performance Evaluation Surveys received from clients of the nineteen (19) prospective Contractors. On January 16, 2009 the three short-listed Contractor were allowed to make a brief presentation, followed by a Question and Answer period with the Contractor's proposed Project Manager and Superintendent. The Administration recommends the award of a Contract to Alpine Construction Management Corporation for the construction of the Project.

APPROVE THE AWARD OF CONTRACT AND AUTHORIZE VALUE ENGINEERING.

Advisory Board Recommendation:

CIP Oversight Committee

Financial Information:

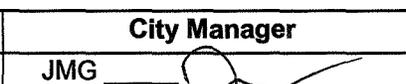
Source of Funds:	Amount	Account	Approved
 OBPI	1	\$ 688,365.88	302.2671.067357
	2	\$ 324,195.00	304.2671.069357
	3		
	4		
	Total	\$1,012,560.88	

Financial Impact Summary:

City Clerk's Office Legislative Tracking:

Roberto Rodriguez, R.A. CIP Office

Sign-Offs:

Department Director	Assistant City Manager	City Manager
FHB 	TH 	JMG 

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MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: Mayor Matti Herrera Bower and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager

DATE: February 25, 2009

SUBJECT: A REQUEST FOR APPROVAL TO AWARD A CONTRACT, PURSUANT TO INVITATION TO BID NO. 04-08/09, FOR THE CONSTRUCTION IMPROVEMENTS FOR THE CITY OF MIAMI BEACH GOLF COURSE CART BARN STORAGE FACILITY, ACCEPTING THE CITY MANAGER'S RECOMMENDATION RELATIVE TO THE RANKING OF CONTRACTORS, AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN AGREEMENT WITH THE TOP-RANKED CONTRACTOR, ALPINE CONSTRUCTION MANAGEMENT CORPORATION, IN THE AMOUNT OF \$1,012,560.88 FOR THE CONSTRUCTION OF THE PROJECT; FURTHER AUTHORIZING THE ADMINISTRATION TO ENGAGE IN VALUE ENGINEERING TO POTENTIALLY REDUCE THE COST AND/OR TIME FOR COMPLETION OF SAID PROJECT; FUNDING IS AVAILABLE FROM PREVIOUSLY APPROPRIATED IN THE "PAY AS YOU GO" FUND 302 IN THE AMOUNT OF \$688,365.88 APPROPRIATED IN THE CAPITAL BUDGET FY 06/07 FOR CONSTRUCTION AND FROM CAPITAL RESERVE FUND 304 IN THE AMOUNT OF \$324,195.00 APPROPRIATED IN THE CAPITAL BUDGET FY 07/08 FOR CONSTRUCTION.

ADMINISTRATION RECOMMENDATION

Approve the Award.

FUNDING

Funding is available in the amount of \$1,012,560.88, previously appropriated for in the Fiscal Year 2007-2008, Capital Budget, for Construction of the Project as follows:

Account No. 302-2671-067357 - \$	688,365.88
Account No. 304-2671-069357 - \$	<u>324,195.00</u>
	\$1,012,560.88

ANALYSIS

The Miami Beach Golf Course and Clubhouse is located at 2301 Alton Road, with the proposed Cart Barn Storage facility to be located just north of the Clubhouse and east of Alton Road. The cart barn storage facility will occupy the area currently used as a surplus surface parking lot. The site area is approximately 0.59 of an acre. The project site borders the existing Clubhouse site on its north side, with its primary access road to the project site on Alton Road.

The Project scope of work includes the construction of a 8,766 square foot, one-story cart barn storage facility—along with the support spaces, including a golf cart wash area; an additional parking area for the cart barn staff, with circulation to route the golf carts to the staging area to provide these services to the golf club patrons; and enhanced landscape areas with an automatic irrigation system. The components of the building envelope are as follows; concrete masonry unit (CMU) load bearings exterior walls, cast-in-place concrete interior columns and pre-cast roof joists. The foundation systems are shallow footings on improved sub-grade with non-structural concrete slab on grade. The roof system is a modified bituminous sheet roofing system over tapered insulation.

On November 8, 2000, the Mayor and City Commission approved the issuance of Request for Qualifications (RFQ) No. 12-00/01, for architectural and engineering services in various professional service providing professional services under a continuing contract for a two-year period. Responses to the RFQ were received on February 16, 2001. The firm of BEA International, Corp., submitted a proposal in response to this RFQ and was selected to perform these professional services.

On June 6, 2001, the Mayor and City Commission authorized the Administration to execute an Agreement with BEA International, Corp., for professional architectural services for capital improvement projects where construction cost does not exceed \$1,000,000 per Project, or for programming study activities where the fee does not exceed \$25,000; said Agreement having a two (2) year term duration, with the option to extend the term for two (2) additional one year periods, at the election of the City.

On December 5, 2006, the Project was presented to the Design Review Board (DRB) and on December 6, 2006, a final order was issued from the DRB requiring that a building permit be obtained for this facility by June 5, 2008. Since the DRB final order was close to expiring while the project was still being priced using the Job Order Contracting (JOC) delivery method, additional time was needed to finalize the JOC proposal. As such, on May 13, 2008, a 30 day extension was granted administratively. Additionally, on September 2, 2008, (DRB) granted a one (1) year extension of time to the final order expiring on June 5, 2009.

Staff from the Capital Improvement Project office (CIP) engaged a (JOC) contractor to provide a proposal price for the construction of the facility. The initial proposal submitted for the construction of the facility was \$2,277,945. After staff's reviews and implementation of the requested modifications of the proposal, a second proposal was submitted for staff's review in the amount of \$1,851,349. In an effort to quantify and validate the JOC unit costs, staff prepared a detailed take-off and suggested areas where the costs could be adjusted to reflect construction document clarifications. This resulted in a third revised proposal in the amount of \$1,365,097. This was the JOC contractor's final and best price, and it exceeded the project's allocated capital budget. Subsequently, after reviewing all prior price proposals the Administration directed staff to issue an Invitation to Bid (ITB) to test the current market conditions in the construction market.

On September 20, 2007, 100% Construction Documents, including an estimate of probable construction costs for the Project were submitted to City staff for review. The permitting process involved which included, submission to various agencies having jurisdiction, including Miami-Dade County Water and Sewer Department (WASD), Miami-Dade County Department of Environmental Resources Management (DERM), and Florida Department of Environmental Protection (FDEP).

On November 3, 2008, Invitation to Bid (ITB) 04-08/09 was issued for the Project, with an initial bid opening date scheduled for December 8, 2008. On November 13, 2008, a Pre-Bid Conference was held with six (6) Addenda subsequently issued to provide additional information, and clarification, to respond to all questions submitted by the prospective bidders, thus extending the bid opening due date to December 18, 2008. Bidsync issued bid notices to over 1000 prospective bidders, and Bidnet issued bid notices to over seventy (70) prospective bidders. Additionally, the Procurement Division supplemented the notification listing and sent the bid notification to other Contractor listings, as well as those in the Blue Book online, and other construction related websites; thus inviting at least another one hundred (100) prospective bidders. The notices resulted in the receipt of the nineteen (19) bids (see Bid Tabulation, Attachment No. 1). The total of all Base Bids plus Alternates ranged from \$1,012,560.88 to \$1,568,546.00. Out of the nineteen (19) firms, five (5) firms submitted bids that were within the allocated project budget. In addition, please see Attachment No. 2, which represents the bid breakdown comparison by Construction Specifications Institute (CSI) Divisions of Work, 1 through 16, of the top three (3) short-listed firms. The attachment also provides average cost per division from the 3 short listed firms, as well as the 19 firms that responded to the ITB.

The following Additive Alternates were selected:

- Additive Alternate No. 1, to provide cost for removal of 8" of top soil and replace with compacted fill for an overall area of 1,300 square foot.
- Additive Alternate No. 2, to provide cost for installation of 6" concrete slab over compacted fill for an overall area of 600 square foot. Contractor to remove existing asphalt and soil as needed.
- Additive Alternate No. 3, to install new 8'-0" X 8'-0" chain link gate with hardware for locking. Installation cost to include modification existing conditions.

The contractor is to provide Staging and Field Office space, as required by the work defined in the Construction Document Project Specification, Section 01590.

The ITB informed all bidders that the project shall be substantially completed within three-hundred and sixty-five (365) calendar days from the issuance of the second Notice to Proceed (NTP), and completed and ready for final payment within thirty (30) calendar days from the date certified by Consultant as the date of Substantial Completion. However, the Administration will engage in value engineering of the project in an effort to reduce both cost and time for completion of said project.

On January 16, 2009, the review panel, as well as support staff from the Design Architect of Record (AOR), BEA Architects and Golf Course staff, convened to review the bids submitted for the facility Project. The review panel was provided with Performance Evaluation Surveys received from clients of the short-listed firms and their proposed Project Manager to be assigned to the Project. Each Contractor made a presentation to the review panel followed by a Question and Answer (Q&A) session.

The Team based its recommendation on the following factors:

- 1) Risk Assessment Plan (RAP)/Value Added Submittal (VAS). A Preliminary Project Schedule was attached to the RAP/ VAS. The description for the risks identified in the RAPs, had no additional cost or time associated with them, but are risks that the contractor will try to minimize. The VAS identified opportunities to add value to the project, as well as the corresponding cost and schedule impact (10 points).

- 2) Past Performance - based on number and quality of the Performance Evaluation Surveys received (10 points).
- 3) Presentation and Interview of key personnel (20 points).
- 4) Base Bid plus Alternates Price (60 points).

The Staff recommendation to the City Manager is to recommend to the City Commission that Alpine Construction Management Corporation be awarded the bid as the lowest and best bidder in the amount of \$1,012,560.88; for the construction of the Project; with funding available from Capital Fund 302 and 304 in the amount of \$1,012,560.88 and further authorize the City Manager to engage in Value Engineering to potentially reduce the cost and/or time to complete the project. Additionally, the project has available funds in the amount of \$114,950.00 in contingency for unforeseen conditions.

Alpine Construction has successfully completed the following City projects:

- Bayshore Golf Course Clubhouse and Maintenance Building—acted as a sub-contractor to Tran Construction.
- Normandy Shores-Installed Well Structures, acted as a sub-contractor to Tran Construction (Ray St., Fairway, S. Shore Dr.)
- Sunset Harbor-Phase One (in stalled wells), sub-contractor to Tran Construction
- Sunset Harbor –Phase Two (Installed pumps to make wells pressurized), acted as General Contractor
- Belle Isle-Street Renovation, New Sidewalks, New Park, Underground Utilities, Alpine acted as the General Contractor
- Ocean Front-27th & Collins (and several other street and intersections along ocean front), installed water lines, asphalt, curb & gutters, acted as a sub-contractor to Tran Construction
- Convention Center—Bathroom Renovation (H/C upgrades)—installed Fire Alarm upgrade—changing of all doors to fire rated doors (ongoing). Alpine is the General Contractor for all of these items at the convention Center.
- Jackie Gleason- Guard House, worked as General Contractor through the Convention Center.

CONCLUSION:

Based on the analysis of the bids received, the Administration is requesting approval to award a Contract, pursuant to Invitation to Bid No. 04-08/09, for the construction of Miami Beach Golf Course Cart Storage Facility project, accepting the City Manager's recommendation relative to the ranking of Contractors, and authorizing the Mayor and City Clerk to execute an Agreement with the top-ranked Contractor, Alpine Construction Management Corporation, in the amount of \$1,012,560.88; for the construction of the Project; with funding available from Capital Fund 302 and 304 in the amount of \$1,012,560.88 and further authorize the City Manager to engage in Value Engineering to reduce the cost and time to complete the project.

Attachment

JMG/TH/FHB/JC

ATTACHMENT NO. 1

BID TABULATION

BIDDERS	TOTAL BASE BID	Permit Fee & Indemnification	Alternate No.1	Alternate No. 2	Alternate No. 3	BASE BID + ALLOWANCE + ALTERNATES
Alpine Construction Management Corporation	\$1,000,960.88	\$5,025.00	\$2,275.00	\$3,750.00	\$550.00	\$1,012,560.88
US Construction Corporation	\$996,842.13	\$5,025.00	\$13,000.00	\$3,150.00	\$2,100.00	\$1,020,117.13
Coastal Contracting and Development, Inc.	\$1,059,903.00	\$5,025.00	\$1,950.00	\$3,000.00	\$1,500.00	\$1,071,378.00
Andes Construction	\$1,077,014.22	\$5,025.00	\$4,290.00	\$3,900.00	\$1,450.00	\$1,091,679.22
Andale Group	\$1,090,585.00	\$5,025.00	\$4,500.00	\$3,600.00	\$4,000.00	\$1,102,685.00
JCI International, Inc.	\$1,142,361.11	\$5,025.00	\$3,315.00	\$3,450.00	\$1,360.00	\$1,155,511.11
Carivon Construction Company	\$1,166,250.00	\$5,025.00	\$2,750.00	\$4,770.00	\$1,350.00	\$1,175,120.00
Homestead Concrete & Drainage	\$1,169,127.09	\$5,025.00	\$3,835.00	\$2,310.00	\$1,395.00	\$1,181,692.09
ABC Construction	\$1,167,457.02	\$5,025.00	\$6,600.00	\$3,600.00	\$800.00	\$1,183,482.02
Grace & Naeem Uddin	\$1,271,812.00	\$5,025.00	\$4,870.00	\$4,371.00	\$1,432.00	\$1,287,510.00
SA Consultants	\$1,276,492.00	\$5,025.00	\$3,575.00	\$6,300.00	\$3,000.00	\$1,294,392.00
Tran Construction	\$1,279,847.70	\$5,025.00	\$3,900.00	\$3,600.00	\$4,264.00	\$1,296,636.70
Team Contracting Inc.	\$1,290,000.00	\$5,025.00	\$2,275.00	\$4,050.00	\$1,500.00	\$1,302,850.00
Chelle Construction	\$1,324,107.53	\$5,025.00	\$2,600.00	\$4,200.00	\$1,200.00	\$1,324,107.53
Southern Construction &	\$1,307,659.00	\$5,025.00	\$1,300.00	\$3,900.00	\$1,250.00	\$1,329,134.00
GEC Associates	\$1,334,315.00	\$5,025.00	\$3,640.00	\$4,200.00	\$1,450.00	\$1,334,315.00
Design Build InterAmerican	\$1,367,977.00	\$5,025.00	\$6,500.00	\$6,000.00	\$500.00	\$1,386,002.00
BMA Construction	\$1,397,967.00	\$5,025.00	\$1,300.00	\$3,600.00	\$1,500.00	\$1,409,392.00
Mercury Development	\$1,549,031.00	\$5,025.00	\$5,954.00	\$4,248.00	\$4,288.00	\$1,568,546.00

ATTACHMENT NO. 2

BID BREAKDOWN		Alpine Construction				US Construction Corp.				Andes Construction				AVERAGES			
PROJECT:	MBGC CART STORAGE FACILITY													3 shortlist firms		Of 19 proposals	
SUMMARY																	
DIVISION 01 - GENERAL CONDITIONS					\$110,528.33				\$152,212.08				\$214,185.94	\$183,199.01		\$190,113.43	
DIVISION 02 - SITEWORK					\$358,541.35				\$280,577.72				\$359,877.18	\$320,227.45		\$392,867.61	
DIVISION 03 - CONCRETE					\$191,106.06				\$176,080.00				\$203,675.10	\$189,877.55		\$236,014.37	
DIVISION 04 - MANSORY					\$25,910.50				\$26,000.00				\$27,260.00	\$26,630.00		\$51,419.51	
DIVISION 05 - METALS					\$6,958.14				\$38,395.88				\$11,075.00	\$24,735.44		\$27,873.40	
DIVISION 07 - THERMAL & MOISTURE PROTECTION					\$66,617.25				\$69,654.58				\$57,940.00	\$63,797.29		\$79,944.02	
DIVISION 08 - DOORS AND WINDOWS					\$30,607.88				\$31,446.52				\$16,736.00	\$24,091.26		\$29,620.33	
DIVISION 09 - FINISHES					\$41,286.37				\$52,589.74				\$68,515.00	\$60,552.37		\$57,514.67	
DIVISION 10 - SPECIALTIES					\$12,805.00				\$2,672.42				\$8,450.00	\$5,561.21		\$12,647.73	
DIVISION 13 - SPECIAL CONSTRUCTION					\$0.00				\$0.00				\$0.00	\$0.00		\$656.96	
DIVISION 15 - MECHANICAL					\$74,800.00				\$77,274.00				\$54,300.00	\$65,787.00		\$64,921.87	
DIVISION 16 - ELECTRICAL					\$81,800.00				\$89,939.19				\$55,000.00	\$72,469.60		\$77,787.64	
TOTAL LUMP SUM BASE BID:					\$1,000,960.88				\$996,842.13				\$1,077,014.22	\$1,036,928.18		\$1,221,381.54	
ALLOWANCES:																	
Permit Fees (Base Bid)					\$5,000.00				\$5,000.00				\$5,000.00	\$5,000.00		\$5,000.00	
Consideration of Indemnification (Base Bid)					\$25.00				\$25.00				\$25.00	\$25.00		\$25.00	
ALTERNATES:		QUANTITY	UNIT	UNIT PRICE	TOTAL	QUANTITY	UNIT	UNIT PRICE	TOTAL	QUANTITY	UNIT	UNIT PRICE	TOTAL		UNIT PRICE	TOTAL	
Add Alternate No.1 - Provide cost for removal of 8" of top soil and regrade condition once the project is completed.		1300	SF		\$2,275.00	1300	SF		\$13,000.00	1300	SF		\$4,290.00	\$8,645.00		\$2,752.14	
Add Alternate No.2 - Provide cost for installation of 6" concrete slab on pavement and soil as needed.		600	SF		\$3,750.00	600	SF		\$3,150.00	600	SF		\$3,900.00	\$3,525.00		\$2,345.92	
Add Alternate No.3 - Install new 8' - 0" X 8' - 0" Chain link Gate with existing condition.		EA.	LS		\$550.00	EA.	LS		\$2,100.00	EA.	LS		\$1,450.00	\$1,775.00		\$1,836.26	
GRAND TOTAL BID:					\$1,012,560.88				\$1,020,117.13				\$1,091,679.22	\$1,055,898.18		\$1,233,340.86	