



Evaluation Committee Meeting Minutes

Town of Lake Park, Florida

Bid No. 107-2016

Kelsey & Lake Shore Parks Restroom

Construction & Renovation

Wednesday, January 4, 2017, 2:00 p.m.

Town Hall Commission Chamber, 535 Park Avenue

The Evaluation Committee reconvened their meeting on Wednesday, January 4, 2017 at 2:00 p.m. Present were Finance Director Blake Rane, Town Manager John O. D'Agostino, Project Manager Richard Pittman, Public Works Director Dave Hunt and Town Clerk Vivian Mendez.

Finance Director Rane reconvened the meeting at 2:10 p.m. Public Works Director Hunt explained that the meeting was a continuation on the Evaluation Committee Meeting held on December 27, 2016. He explained the references and qualifications of One Call Property Services. Project Manager Pittman explained that he was unsure if the bidder would be able to perform the required services for the roofing specifications (see #3 of Exhibit "A"). He explained that the requested warranty for the roofing specifications would most likely be unavailable. Town Manager D'Agostino asked if there was a warranty for the installation of the roof. Project Manager Pittman explained that there was warranty for the materials and a 5 (five) year warranty would be provided by the contractor. He explained that he had been informed by a representative of Dexotex that One Call Property Services was not authorized to install their products. He suggested that the contractor should have staff trained or sub-contract for the installation of Dexotex products. He explained that he had not received correspondence from Seacoast Utilities regarding the installation of underground utilities. Public Works Director Hunt explained the additional references provided by the contractor and that he had specifically requested references for completed projects. He explained that the Everglades Youth Camp project had recently commenced.

Finance Director Rane explained that One Call Property Services had the ability to contract with Municipal and County Government. Public Works Director Hunt explained that satisfactory recommendations were provided by the references. Town Manager D'Agostino explained that the bid documents provided by the Town of Lake Park did not request completed Community Development Block Grant and Davis Bacon projects and therefore should not be a factor of the evaluation. He explained that he believed One Call Property Services to be a competitive responsible bidder. Finance Director Rane explained that he believed the submittal of One Call Property Services was responsive and asked if there were any deficiencies. Project Manager Pittman explained that all of the submittals were complete and that the bid bond was included. He suggested that the award of the project could be challenged due to the modification of references (see Exhibit "B"). Public Works Director Hunt explained that Mr. Martin of One Call Property Services attended the previous Evaluation Committee Meeting on December 27, 2016. He explained that Mr. Martin answered questions and provided additional information per the request of the Committee (see Exhibit "C"). Town Manager D'Agostino suggested that all issues be addressed prior to

the signing of the contract. Project Manager Pittman explained that the Everglades Youth Camp project was the most comparable in scope of work but had not be completed. He explained that the contractor needed to be authorized to install Dexotex products or sub-contract installation services to ensure the warranty of the product. He explained that the contract would need to be modified and presented to One Call Property Services. He added that the recommendation should reflect that the Evaluation Committee Recommends the award of the base bid for items 1 through 15 to One Call Property Services, Inc. for \$474,454.00; per the receipt of authorization or sub-contract of services for the installation of Dexotex products. Town Manager D’Agostino agreed. Project Manager Pittman explained that the alternates would not be considered for the base-bid. He explained that the approval for the alternates would need to be presented to the Palm Beach County Community Development Block Grant Committee. Public Works Director Hunt explained that the Town of Lake Park could receive all pre-approved benches and trash receptacles for Kelsey and Lake Shore Parks.

Motion: Project Manager Pittman moved to approve the award of bid 107-2016 to One Call Property Services, Inc. for the base-bid amount of \$474,454.00 per the receipt of authorization or sub-contract of services for the installation of Dexotex products and that a Change Order would be issued in the future to include additional benches and trash receptacles for both Kelsey and Lake Shore Parks. Town Manager D’Agostino seconded the motion.

Public Works Director Hunt explained that the Town would need to rely heavily upon its consultants to provide an objective opinion for the quality of work performed by the contractor. He suggested that the Town should retain a roofing consultant prior to the commencement of construction. Town Manager D’Agostino asked if the retention of a roofing consultant could be listed as an applicable expense in the grant. Public Works Director Hunt answered, “I don’t think so” and explained that all anticipated expenses were presented to Palm Beach County and that the Town had \$10,000.00 set aside for construction phase services. Town Manager D’Agostino suggested that the anticipated additional expenditures should be reported to Palm Beach County and that the Town was willing to award bid 107-2016 to One Call Property Services, Inc., however the Town was uncertain of the contractors’ ability to perform satisfactory services.

Vote on Motion:

Committee Member	Aye	Nay	Other
Committee Member John D’Agostino	X		
Committee Member David Hunt	X		
Committee Member Richard Pittman	X		

Motion passed 3-0

Project Manager Pittman asked when the Notice of Intent to Award should be posted to the Town website (see Exhibit “D”). Finance Director Rane suggested that it should be posted as soon as possible.

ADJOURNMENT:

The meeting adjourned at 3:08 p.m.


Deputy Town Clerk Shaquita Edwards

Exhibit "1"

Exhibit "A"

From: [Richard Pittman](#)
To: [John D'Agostino](#); [David Hunt](#); [Blake Rane](#)
Cc: [Vivian Mendez](#)
Subject: FW: Town of Lake Park- Kelsey RR
Date: Wednesday, December 28, 2016 9:54:15 AM
Attachments: [Boral-TileSeal-Warranty.pdf](#)
[Roof- Nuevo Florida-Brochure-0616-small.pdf](#)
[Roof Boral-Concrete-Warranty-0815.pdf](#)

Hello All:

Please see attached response from One Call Property Services as a follow-up to the Evaluation Committee meeting of December 27th.

From: Brent Martin [<mailto:Brent@onecallprop.com>]
Sent: Tuesday, December 27, 2016 6:09 PM
To: Richard Pittman
Subject: Town of Lake Park- Kelsey RR

Mr. Pittman,

Thank you for the meeting today. One Call is excited about working together with the Town of Lake Park on this important project. Please see our responses below for the questions asked today. Please do not hesitate to contact me with any additional questions or clarifications.

1. Reference Projects

- a. Project: Everglades Youth Camp
 - i. Owner: State of Florida- Department of Management Services
 - ii. Contract Amount: \$798,108.00
 - iii. Scope: New Girl's- Group Restroom, New Boy's- Group Restroom, New Classroom Building. Parking, sewer, storm, water, foundation
- b. Project: Melgen Eye Clinic
 - i. Owner: Dr. Melgen
 - ii. Contract Amount: \$825,000.00
 - iii. Scope: New commercial office building, parking, sewer, storm, water, foundation
- c. Project: Fountains CC- Gefion Building
 - i. Owner: Fountains
 - ii. Contract Amount: \$1,000,000+
 - iii. Scope: Major reconstruction after major fire for commercial condo building.

including structure improvements

2. Davis Bacon & CDBG Funding Projects

- a. Project: City of Lake Worth- Domino Park
 - i. Contact: Lynette Scaper, lscaper@pbcbgov.org
- b. Project: Brevard County- Country Acres Improvements
 - i. Contact: Andy Kirbach, akirbach@morgan-engsurv.com , (321) 863-1260
- c. Project: City of Port St. Lucie- ADA Restroom Replace
 - i. Contact: Sherri Hawes, shawes@cityofpsl.com , (772) 871-5221

3. Roofing

- a. Manufacture: Boral Americal
 - b. Distributor: ABC Supply
 - c. Warranty: Tile- Please see the attached information for limited lifetime warranty.
 - d. Warranty: Underlayment- Please see the attached information for the 30 warranty.
4. Dex-o-Tec
- a. Project: Team Blue- Car Wash
 - b. Manufacture: Dex-o-tex
 - i. Product: Posi-Tred CR
 - ii. Color: Grey
 - c. One Call is qualified to purchase directly from Vendor Rep and install.
5. Underground Utilities
- a. Contractor: R K Contractors Inc., Randy Bowers, (772) 462-0770
 - b. License: CUC05834
 - c. Seacoast Experience: Yes
6. Additional References
- a. Owner: Town of Jupiter, Thomas Hernandez, (561) 741-2579
 - i. Scope: Term Contract- Sidewalks, ramps, pads, swale, sodding, ADA ramps, curbs.
 - b. Owner: City of Riviera Beach, Brynt Johnson, (561) 845-4080
 - i. Scope: City of Hall- demolition and tile flooring.
 - c. Owner: School District of Indian River County, Rick Huff, (772) 321-4073
 - i. Scope: Term Contract- demolition and tile flooring.
 - d. Owner: Town of Palm Beach
 - i. Scope: Term Contract- Carpentry
7. Schedule
- a. Mobilization: same week as NTP
 - b. Submittals: Submitted within (1-2) weeks of NTP
 - c. Long Lead Items: Doors, trusses, light fixtures, plumbing fixtures (4-8) weeks
 - i. Trusses are a critical path item for building dry-in.
 - d. Substantial completion within 150 days.
 - e. Details CPM schedule available upon request.

Sincerely,



Brent Martin
Vice President of Construction

7804 SW Ellipse Way, Stuart, FL 34997
Cell: 772-324-1146 | Office: 772-223-8400
Fax: 772-409-8620
Email: Brent@onecallprop.com
Web Site: www.OneCallProp.com

Confidentiality:

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CDBG REFERENCE CHECK
KELSEY & LAKE SHORE PARKS
RESTROOM CONSTRUCTION & RENOVATION
BID NO. 107-2016

Exhibit 'B'

OFFERER: ONE CALL PROPERTY SERVICES

DATE: 12/29/16

REFERENCE # 12/21/16 e-mail #2a.

Company / Agency Name: CITY OF LAKE WORTH

Contact Person / Title: FELIPE LOFASO; ASST. PUBLIC WORKS DIRECTOR Phone No. 561.533.7334

Project Description: PARK IMPROVEMENTS; EXCAVATE 4" - REPLACE w/ MULCH; 18'x18'x4" CONC. SLAB; STEEL FRAME PAVILION; ADA RAMP/CURBING; SPLIT RAIL FENCE

Bathroom Description: N/A

Extent of Plumbing: N/A

Description of Structural Work: steel frame pavilion 16x16

Description of Site Work: strip off 4" - place mulch

Were Federal funds requiring Davis-Bacon reporting used for project? YES

Were there many change orders on the project? PROJECT HAS NOT STARTED

Did the contractor have its own staff on project or were they Contract Managers? ?

Additional comments: NO EXPERIENCE w/ CDBG/DAVIS BACON REPORTING REQUIREMENTS.

ONE CALL HAS PERFORMED OTHER PROJECTS FOR CofLW (NOT DAVIS-BACON/HUD FUNDED) SUCCESSFULLY



CDBG REFERENCE CHECK
KELSEY & LAKE SHORE PARKS
RESTROOM CONSTRUCTION & RENOVATION
BID NO. 107-2016

OFFERER: ONE CALL PROP. SERV.

DATE: 12/29/16

REFERENCE # 12/27/16 EMAIL #2 b.

Company / Agency Name: MORGAN ENG. SURVEY.
BREVARD CO. HOUSING & COMM. DEVELOP. DEPT

Contact Person / Title: ANDY KIRBACH, P.E. Phone No. 321.863.1260
MICHAEL McDONALD, PROJ. MGR for BREVARD Co. 321.633.2076

Project Description: DEMOLITION OF 2 WINGS OF DETENTION CENTER (COUNTRY ALBES)
LIMITED SUB-CONTRACTORS - MINOR ELECTRIC WORK. (2016)

Bathroom Description: N/A

Extent of Plumbing: N/A

Description of Structural Work: N/A

Description of Site Work: DEMOLITION ONLY

Were Federal funds requiring Davis-Bacon reporting used for project? YES

Were there many change orders on the project? NO

Did the contractor have its own staff on project or were they Contract Managers? MOSTLY ONE CALL'S
DEMOLITION CREW (MINIMAL SUBS)

Additional comments: MR. McDONALD: COUNTY DEMANDED PERFORMANCE BOND
EVEN THOUGH BID AMOUNT WAS BELOW COUNTY THRESHOLD. 'ONE CALL'
DID NOT PERFORM ANY CONSTRUCTION WORK SO LIMITED NO. OF
SUB CONTRACTORS. DAVIS-BACON INTERVIEWS EASY TO DO - ACCESSIBLE
WORKERS. NOT ABLE TO FIELD INTERVIEW SUBS, BUT 'ONE CALL'
PRODUCED WEEKLY CERTIFIED PAYROLL. ~~THE~~ DEMO WORK SUCCESSFULLY
COMPLETED, PAPER WORK COMPLETED.



REFERENCE CHECK

KELSEY & LAKE SHORE PARKS
RESTROOM CONSTRUCTION & RENOVATION
BID NO. 107-2016

OFFERER: ONECALL PROF. SERV.

DATE: 1/3/17

REFERENCE # 12/27/16 #2 c.

Company / Agency Name: CITY OF PORT ST. LUCIE

Contact Person / Title: SHERIZI HAWES / PROCUREMENT

Phone No. 772.871.5221

Project Description: ADA RESTROOM DOOR REPLACEMENT \$24K REPLACED

APPROX. 12 EXTERIOR DOORS AT VARIOUS (~4) PARK LOCATIONS

Bathroom Description: EXTERIOR DOOR REPLACEMENT TO ADA METRO DADE SPEC.

Extent of Plumbing: N/A

Description of Structural Work: SEE ABOVE

Description of Site Work: N/A

Were Federal funds requiring Davis-Bacon reporting used for project? YES

Were there many change orders on the project? YES - ONE; REQUEST FOR

NOMINAL TIME EXTENSION

Did the contractor have its own staff on project or were they Contract Managers? USED ITS OWN STAFF; NO SUB-CONTRACTORS

Additional comments: THEY PERFORMED SATISFACTORILY. THEY WERE

DAVIS-BACON / CDBG COMPLIANT.

Vivian Mendez

Exhibit "C"

From: Richard Pittman
Sent: Wednesday, December 28, 2016 9:54 AM
To: John D'Agostino; David Hunt; Blake Rane
Cc: Vivian Mendez
Subject: FW: Town of Lake Park- Kelsey RR
Attachments: Boral-TileSeal-Warranty.pdf; Roof- Nuevo_Florida-Brochure-0616-small.pdf; Roof_Boral-Concrete-Warranty-0815.pdf

Hello All:

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To: Richard Pittman
Subject: Town of Lake Park- Kelsey RR

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 - c. Seacoast Experience: Yes
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From: Brent Martin
To: David Hunt
Cc: John D'Agostino; Richard Pittman; Blake Rane
Subject: RE: Approved Contractor
Date: Wednesday, January 04, 2017 12:16:20 PM

Everglades

1. We recently started this project and our under direct contract with the State & FWC.
 - a. Contact: Jeff Whitfield
 - b. Department: Florida Department of Management Services
 - c. Phone: 850-487-1182

Melgen

- a. Contact: Ronny
- b. Department: Owner's Rep
- c. Phone: 772-458-8707

Please feel free to contact me with any additional questions.



Brent Martin
Vice President of Construction

7804 SW Ellipse Way, Stuart, FL 34997
Cell: 772-324-1146 | Office: 772-223-8400
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From: David Hunt [mailto:dhunt@lakeparkflorida.gov]
Sent: Wednesday, January 04, 2017 11:47 AM
To: Brent Martin
Cc: John D'Agostino; Richard Pittman; Blake Rane
Subject: RE: Approved Contractor

Brent,

You submitted the State of Florida's Everglades Youth Camp as a reference project.

Please provide the reference contact information.

Also, what year was this project completed?

It is important that I receive this information as soon as possible, in advance of the Evaluation Committee Meeting that will be held at 2:00 pm today.

D. Hunt
Public Works Director
561.881.3345

From: Brent Martin [<mailto:Brent@onecallprop.com>]
Sent: Wednesday, December 28, 2016 11:10 AM
To: Richard Pittman <rpittman@lakeparkflorida.gov>; Doug Carroll <dougmmms@msn.com>
Cc: David Hunt <dhunt@lakeparkflorida.gov>
Subject: RE: Approved Contractor

Thank you.

I have a phone message and email into Doug. One Call purchased and installed this product at a previous project. We are licensed applicators for many products.

Please see the attached photo of the project with Dex-o-tex and rolled base.



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From: Richard Pittman [<mailto:rpittman@lakeparkflorida.gov>]
Sent: Wednesday, December 28, 2016 10:56 AM
To: Doug Carroll
Cc: David Hunt; Brent Martin
Subject: RE: Approved Contractor

Hello Mr. Carroll:

One Call Property Services, Mr. Brent Martin, tel. (772) 324-1146, might be looking for an approved applicator of your product. It might be good if one of your approved contractors did contact One Call Property Services.

Thank you for your prompt response to my inquiry.

Sincerely,
Richard Pittman
Project Manager

From: Doug Carroll [<mailto:dougmmms@msn.com>]
Sent: Tuesday, December 27, 2016 3:50 PM
To: Richard Pittman
Subject: Approved Contractor

Richard,

One Call is not currently authorized to install Dex-O-Tex products. I can have one of our contractors contact you or One Call if you would like. Please advise

Doug Carroll
404.661.8715
Dougmmms@msn.com

Sent from my BlackBerry 10 smartphone on the Verizon Wireless 4G LTE network.

Exhibit "D"

NOTICE OF INTENT TO AWARD

Notice is hereby given by the Town of Lake Park of the intent to award a construction contract for Kelsey and Lake Shore Parks Restroom Construction and Renovation pursuant to Town Bid No. 107-2016 to the following Offeror:

ONE CALL PROPERTY SERVICES INC.

The award shall be effective upon approval by the Town Commission as its regular January 18, 2017 meeting, which will be held in the Commission Chamber, Lake Park Town Hall, 535 Park Avenue, Lake Park, Florida 33403, commencing at 6:30 p.m.

This notice of Intent to Award shall be posted by the Town Clerk on the Town of Lake Park's official website five (5) business days prior to the January 18, 2017 Commission meeting.

All bidders have the right to protest this intent to award pursuant to Section 2-252 of the Town's purchasing ordinance.

Issued by: Town of Lake Park

Office of the Town Manager

January ⁴~~9~~, 2017



John D'Agostino, Town Manager