



Second Voluntary Pre-Bid Conference Minutes

Town of Lake Park, Florida

Bid 109-2017

Lake Park Harbor Marina

Boat Lift Installation (Design Build)

Wednesday, August 9, 2017 at 2:00 p.m.

105 Lake Shore Drive, Lake Park, FL 33403

The second voluntary pre-bid meeting for bid 109-2017 Lake Park Harbor Marina Boat Lift Installation (Design Build) was conducted on Wednesday, August 9, 2017 at 2:15 p.m. Present were Project Manager Richard Pittman, Marina Director Salvatore "Ted" Schiafone, and Town Clerk Vivian Mendez. In attendance was Ms. Tiffany Thomas from the Office of Inspector General.

Project Manager Pittman explained the scope of work for this project (see attached). He explained that the southernmost slip to be converted into a boatlift was in front of electrical panel 101. He explained which pilings come out. There are three (3) locations where the removed pilings are identified to be placed within the Marina property.

He explained that the electrical panels would need to be modified; the power would come out, runs along the surface of the cap, under the finger pier and then feed controls that feed two motors for the lifts. A contractor asked for clarification on the location of the conduit for the electrical power coming out of the panel would be on top of the surface and then around the cap of the finger pier. Project Manager Pittman stated that he would prefer that the conduit be placed to the north of the panel, which was the shortest section of surface, then under the sidewalk. The contractor asked if the electrical would be placed on top of the cap. Project Manager Pittman stated "yes". He clarified that within the bid packet there are instructions on which part of the electrical panels need to be modify. He stated that it was okay to place the conduit right on top of the cap and over to the control.

Project Manager Pittman pointed out the pilings that would be coming out to accommodate the boatlift and the placement of the new piling. A contractor stated that the Town identified wood pilings 2.5 CCA. Project Manager Pittman stated that the question was raised if the Town would accept concrete. The contractor indicated that the concrete would save the Town four (4) piles and they would install a shared bracket instead of having four (4) piles in the middle; there would be two (2) with a bracket that would hold top beams for each lift. Another contractor explained that the concrete would allow for wider slips. Project Manager Pittman stated that by virtue of the width that two (2) sets of piles take versus one (1) set of piles. The contractor agreed. Marina Director Schiafone asked if the contractor had ever done the double shared on single pilings in the center of a double lift. The contract stated that they had done a double bracket on woodpiles. The contractor asked Marina Director Schiafone how deep was the water. Marina Director Schiafone stated that during low tide the water was about five (5) feet deep. The contractor stated that they could definitely do a 12-3-30 or something. He stated that the current piles were 12-3. He specified the type of shared bracket that could be installed if they use the wood pilings. He provided specific

information regarding the type of piling they can use to place a bracket on top. The contractor stated that the concrete piles are more rigid, but understood that the Marina was wood and could continue to keep the same look. Marina Director Schiafone stated that it was not the look; it was not something that we have done or seen, so we would have to more information. A different contractor asked which one would last longer. The contractor responded that concrete last longer. There was a question if there A-coastal concrete piles. The response was that it was used very day in the water A-coastal from Key West to Palm Beach. The conversation continue regarding concrete piles. A statement was made that near concrete piles have more resistance for salt water. The response was that they use a different design mix and the cables are not galvanized they were pre-treated pile. He stated that when the galvanized cable was stretched the galvanized pops off. He stated that you could think of it as a bridge pile, which are two inches in. He stated that it was 7,000 psi concrete. He stated that if you use a Department of Environmental (DEP) pile they are an inch and a half in, which the DEP piles are in the water. He explained that it was all in the design mix if they get their piles from DLS, which are all made for the Marine environment.

Project Manager Pittman asked if the savings would be four (4) fewer piles. The contractor stated “that’s correct”. It was explained that there was a shared bracket that would cost a bit more; however, there would be a cost difference due to the piles. He offered to send the Town pictures of what the design looks like at a different Marina. He explained that they stagger the winders along the top beams. He stated that it provides different options for the electrician to run the control box with a remote control and auto-stop, which would be preset for low tide. He explained that many Marinas in Miami use this method.

The contractor asked if they could include concrete in their bid submittal. Project Manager Pittman stated that an addendum would be issued addressing it. The contractor asked if they could submit for the base bid and then submit for the alternates for the concrete and then the Town could decide what they want to use. He stated that it would work either way. Project Manager Pittman explained that the Town was awarding based on the base bid. He explained that they would have to meet the woodpile qualification and come in below the base bid submittal for woodpile. The Town would have to deem it worth the savings. The contractor questioned how that would be fair to anyone if the bid were based low on the wood; they would not know what the concrete would cost. Project Manager Pittman explained that the way he understood his proposal was... The contractor interrupted and clarified that he would offer a bid with an alternate for the concrete. Project Manager Pittman explained that he would work on the addendum wording; sometimes it gets tricky when we consider how the alternate plays in to the bid. The contractor suggested that a price for both be included in the addendum.

Palm Beach County Inspector General Representative Thomas stated that she was “curious to know, since this is my area of expertise, in the way the scope of work is written, is it done that it specifies what the minimums are or considering what was being proposed the alternate way of doing it be considered or was it not the same as it was written in the bid document”? Project Manager Pittman explained that the lift mechanism and the requirements of the lift are specific. Ms. Thomas asked if the contractor would come in and do it based on the way they described it would it make it non-responsive to this list of

criteria. Project Manager Pittman explained that in the addendum he would need to include more clarity on the wood piling and the concrete piling. He felt he was clear enough in the mechanism section. Ms. Thomas clarified that by doing an addendum it would allow for the way they have described. Project Manager Pittman stated that it would allow for clarification for wood piling and concrete piling. He stated that the project has been bid before, both bids were rejected and the low bid was in the range of \$136,500, which the Town Manager deemed over budget. He clarified that it included a \$10,000 contingency. He further explained that neither bidder brought up the concrete pile.

The contractor commented that the bidders were not thinking savings to the Town. Project Manager Pittman stated that he had not thought of concrete either because the estimate the Town had to get the grant that pays for half of the project, that estimate was based on wood piling. The contractor stated that he was not sure how the grant was written, but some grants suggest how the project is. He asked if the grant was determined on the wood piling. Project Manager Pittman stated “no”, but that was what the estimate was based on. Ms. Thomas asked if the grant was restricted to wood. Project Manager Pittman stated “no”. The contractor stated that the estimate was based on wood. Project Manager Pittman agreed. The contractor suggested that they submit on the estimate and demonstrate that concrete is equal to or better than wood. Cleaner and less cost.

The contractor stated that they would have to offer equal or better to meet that grant. Project Manager Pittman agreed and stated that he had not thought of concrete pile at all or to inquire on both. He stated that staff had been asked the question several days ago and had a few days to think about the option of concrete versus woodpiles.

Project Manager Pittman pointed out the third pedestal. The contractor asked if the boats in the slips would be moving. Project Manager Pittman stated yes and if the Marina had no more spaces available, they would create slips with the relocated piles. A contractor asked if anyone has paid for the slips yet. Marina Director Schiafone explained that the slips were leased, which belong to the Town. No sailboats would be lifted. The contractor asked if more boatlifts were anticipated in the future. Marina Director Schiafone stated it would depend on how this project goes. Project Manager Pittman explained that if the revenue generated was such that the Town could apply for another Florida Inland Navigation District (FIND) grant and receive it then the answer would be yes and the project would continue to the north of the Marina. He stated that it was the goal when the Town applied for the grant. He stated that there would not be extra paperwork as a result of this type of grant. However, there is a requirement in the grant to replace a sign at the Boat Ramp giving FIND credit for financing part of the project. The contractor stated that they are aware of the sign and it has been the most difficult part of the project.

Project Manager Pittman offered to walk to the end of the pier and show them the inside of the electrical panel. There is a photo of the inside of the electrical panel in the bid packet. He stated that the plans specify to put in new circuit breakers. They have checked the wire size from the electrical panel to the pedestals and they were happy with the wire size.

Project Manager Pittman explained that the bid opening was August 22, 2017 at 11:00 a.m. and would require a bid bond and the awarded contractor was required to provide a performance bond. He asked that they pay special attention to the forms requested in their bid submittal. The contractor stated that he was a Federally Certified Services Disabled Veteran on Small Business through the Federal Government through CVE. He asked if there was reciprocity there. Another contractor explained that the Town wants that a Business License be pulled. The first contractor asked if having a Palm Beach County wide License would it represent the Town. Project Manager Pittman explained that a Town Business License was a nominal fee. He asked the contractor if he was referring to consideration of a certain percentage of the next low bid. The contractor explained that, as a western owned business Palm Beach County gives a 10% run if they bid a western project. Project Manager Pittman explained that he would review the Town Code for such language. The contractor asked if they should include the certification. Project Manager Pittman stated “yes” under the Licensing requirements.

Project Manager Pittman explained that in addition to the alternate to reset the piling was an alternate to replace the pedestals and based on the previous bid, he felt the Town could not afford it. A contractor asked a question regarding the relocation of the piles. He asked what happens if some of the removed piles are shorter than others. Marina Director Schiafone explained that there would be 16 piles removed and anticipated that not all would be reusable. Project Manager Pittman explained that with regards to new piling, the plans and specifications require the new piling to be of length that could be set to hide the baring, plus be above the height of the finger pier, the plans include the specifics. He thanked everyone for attending.

ADJOURNMENT:

The voluntary pre-bid meeting adjourned at 2:41 p.m.

Town Clerk Vivian Mendez