



## **Evaluation Committee Meeting Minutes**

Town of Lake Park, Florida

Bid No. 107-2016

Kelsey & Lake Shore Parks Restroom

Construction & Renovation

Tuesday, December 27, 2016, 2:00 p.m.

Town Hall Commission Chamber, 535 Park Avenue

The Evaluation Committee Meeting was conducted on Tuesday, December 27, 2016 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 called the meeting to order at 2:06 p.m. The Evaluation Committee members introduced themselves. Project Manager Pittman explained that six (6) bids were received; with the lowest bidder being One Call Property Services, Inc. at \$474,454.00.

He stated that all the required paperwork, including the bid bond was submitted. However, the references were a bit shy of what the Town expected. He stated that the base bid price was significantly lower than the next low bidder, which was Ahrens Company at \$529,154.00 (see bid tabulation sheet as Exhibit "1"). He expressed a concern with the 10% price difference between the lowest and highest bidders. He explained that an email listing all his concerns was sent to Brent Martin, Vice President of Construction for One Call Property Services, Inc. (see Exhibit "2"). He reference specific information that was included in the bid document (see Exhibit "4"). He explained that no request for substitution were received by the December 12, 2016 deadline. He stated that the work was scheduled to begin the week of February 17, 2017. He expressed several concerns with the low bid and the mobilization cost (see item 2A of Exhibit "1").

Public Works Director Hunt expressed concern with the unit prices. He explained that the Town has been working diligently with Palm Beach County to obtain the Community Development Block Grant. He explained that the Town would pay the contractor directly and then seeks reimbursement from Palm Beach County. He stated that he contacted three (3) references listed in the bid submittal (see Exhibit "3"). He expressed concern regarding references for Spanish tile roof and that none of the references provided had Davis-Bacon requirements or CDBG funding experience.

Town Manager D'Agostino thanked staff for their diligence on this project. He referenced the email between Richard Pittman and Brent Martin (see Exhibit "2"). He wants the references of those projects listed by One Call Property Services, Inc. that required Davis-Bacon Act reporting before moving forward with a recommendation to the Town Commission for award of the project. The references provided did not adequately meet the Town's needs.

Mr. Brent Martin, Vice-President of Construction for One Call Property Services, Inc. introduced himself. He stated that the company has a location at 991 Stinson Way in West Palm Beach with the corporate office at 7804 SW Ellipse Way in Stuart. Mr. Martin responded to the questions asked by the Committee. He stated that the bid submitted was within 5% of the previously bid project. He explained that many of the tasks are self-performed, which keeps the cost down. He explained that their mobility fees were in line with previous bid submittals and takes into account their overhead cost. He explained that they are currently working with the City of Lake Worth on a funding project. He stated that most federally funded projects paperwork was similar, which they have done on other projects with no problems.

Public Works Director Hunt asked if they were familiar with the on-site interview process conducted by Palm Beach County. Mr. Martin stated “yes” and has prepared their employees. Public Works Director Hunt asked if the City of Lake Worth was the only CDBG project that they have worked on, which has not been closed out yet. Mr. Martin stated “yes”. Public Works Director Hunt asked for the contact name at Palm Beach County in which they are working with for this project. Mr. Martin stated her name was Linda, but did not recall her last name.

Mr. Martin responded to the Committee question regarding working on a Davis-Bacon Act project. He described several projects in Port St. Lucie, Broward County, and the Town of Jupiter.

Public Works Director Hunt asked if they have any “out of the ground” projects that Mr. Martin could speak to. Mr. Martin stated that he would pull up his records and provide the list of projects. Public Works Director Hunt asked which roofing manufacture are they certified to get their “no limit dollar” warranty, would subcontractor be used for the back fill, which coiling door manufacture would be used, who would do the decorative metals, are they an authorized applicator of Dex-o-Tex. Mr. Martin stated that responds would be provided to the Committee. Public Works Director Hunt asked that they provide additional references for shell projects, CDBG, and Davis-Bacon Act.

Town Manager D’Agostino asked who would oversee the day-to-day operations of the project. Mr. Martin stated that he and RJ Massey would oversee the day-to-day operations. He gave a brief history of their careers and explained that One Call has been in business since 2011. Town Manager D’Agostino asked if Mr. Martin had any worries working with Seacoast Utilities. Mr. Martin stated that there were no worries as long as the submittals are completed in a timely manner. Mr. Martin explained a recent project they completed in the City of Riviera Beach.

Project Manager Pittman asked how many employees does One Call have staffed. Mr. Martin stated between 30 and 40 employees. Project Manager Pittman asked how many of those employees were superintendence’s. Mr. Martin stated around eight or nine. Project Manager Pittman expressed concern with One Call completing quality work on time. He stated that the underground dewatering work would need specialist and no subcontractors for that work were listed. He suggested that they consider hiring a subcontractor that knows

Seacoast Utilities very well and advising the Town of that subcontractor. He felt that they would be challenged with the scope of work with the amount of employees certified to complete certain tasks to provide quality work. He stated that the deadline to submit substitutions for materials had passed. Therefore, the drawings should reflect all the products and materials that were specified. If any changes were made it would delay the project.

Public Works Director Hunt recapped what was requested from Mr. Martin. He stated the following:

- References for project “out of the ground”.
- References for site shell and roofing.
- References for Community Development Block Grant (CDBG) and Davis-Bacon Act projects.
- References for the funding source (County, municipalities, etc.).
- References for the roofing material manufactures, to verify a 20-year “no dollar limit” warranty.
- Project Manager Pittman explained that Dex-o-tex does have a warranty if applied by their factory-trained applicators. Proof that they had factory-trained applicators was requested.
- Town Manager D’Agostino requested that any worked performed that requires manufactures specifications be performed within the manufactures specifications requirements or that a specified contractor proficient in that manufactures warranty requirement perform the work. Project Manager Pittman explained what the request entailed.
- Name of the underground mechanical contractor that would be doing the sanitary sewer connection.
- Contact information for the Town of Jupiter, City of Riviera Beach, and the Indian River School District.

**Motion: Town Manager D’Agostino moved to award the contract to One Call Property Services, Inc. for \$474,454.00 including alternate three (3) for an additional \$1,200.00 and to determine, at a later date, what additional alternates the Town would like to include from alternate 1A-2C, provided that this motion would only be carried forth with a satisfactory response by the offeror with respect to all the concerns that were expressed and requiring additional information, which should be provided in the next few days, and that Mr. Martin be on-site managing the project.**

Motion failed due to a lack of a second.

**Motion: Project Manager Pittman moved to go with the Town Managers basic motion with the option of the contractor to withdraw his bid upon approval of the Town Commission would receive his bid bond back if he so chooses between now and 2:00 p.m. on January 3, 2017.**

Motion failed due to a lack of a second.

**Motion: Public Works Director Hunt moved to ask that Mr. Martin provide the requested information by Friday, December 30, 2016 and that the Committee reconvene this meeting on January 3, 2017 to further discuss the information provided before a decision was rendered.**

Town Manager D'Agostino expressed concern with the motion because another meeting was being called and there was not a lot of time to give the contractor a definite timeline. He suggested that a motion include a construction timeline including mobilization. He stated that information provided indicated that One Call was qualified and did not want a follow-up meeting to determine qualification. Public Works Director Hunt suggested a follow-up meeting so that the requested information would be discussed in a public session. He stated that the construction timeframe has been outlined in the contract documents.

**Public Works Director Hunt restated the motion that One Call Property Services, Inc. provides the requested information by Friday, December 30, 2016 and that the Committee reconvene on Wednesday, January 4, 2017 at 2:00 p.m. to disseminate the information and acknowledge the alternates for the project based upon the low bid submitted price. Town Manager D'Agostino seconded the motion.**

Vote on Motion:

Committee Member	Aye	Nay	Other
Committee Member John D'Agostino	X		
Committee Member Dave Hunt	X		
Committee Member Richard Pittman	X		

Motioned passed 3-0

**ADJOURNMENT:**

The meeting adjourned at 3:22 p.m.

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Town Clerk Vivian Mendez



Exhibit #1

<b>BID TABULATION</b> <b>KELSEY AND LAKE SHORE PARKS RESTROOM CONSTRUCTION &amp; RENOVATION</b> <b>TOWN OF LAKE PARK BID NO. 107-2016</b>										SHEET 1 OF 4	
				<b>ONE CALL PROPERTY SERVICES, INC.</b>		<b>AHRENS COMPANIES</b>		<b>HARTNETT BUILDING GROUP, LLC</b>			
<b>ITEM NO.</b>	<b>ITEM DESCRIPTION</b>	<b>UNIT</b>	<b>QTY.</b>	<b>UNIT PRICE</b>	<b>TOTAL PRICE</b>	<b>UNIT PRICE</b>	<b>TOTAL PRICE</b>	<b>UNIT PRICE</b>	<b>TOTAL PRICE</b>		
1	INDEMNIFICATION	Job	1		\$ 100.00		\$ 11.00		\$ 5,000.00		
2	GENERAL CONDITIONS				\$ 2,820.00		\$ 60,131.00				
2A	Mobilization	Job	1		\$ 69,145.00		\$ 9,523.00		\$ 28,800.00		
2B	Contingency for permits (Town Building & PBC Fire, PBC Health Dept.)	Job	1		\$ 9,500.00		\$ 9,500.00		\$ 9,500.00		
2C	Payment Bond & a Performance Bond	Job	1		\$ 13,750.00		\$ 8,276.00		\$ 10,000.00		
2D	Shop Drawing Processing	Job	1		\$ 500.00		Incl.		\$ 2,500.00		
2E	Project Close-Out incl. Record Drawings, Manuals, & Warranties	Job	1		\$ 500.00		\$ 3,942.00		\$ 2,500.00		
3	Temporary Silt Fencing Around Kelsey Site	Job	1		\$ 2,700.00		\$ 1,707.00		\$ 3,500.00		
4	Temporary access corridor, cap sprinkler heads & restore grass & concrete	Job	1		\$ 2,700.00		\$ 2,931.00		\$ 3,500.00		
5	Select soil import for building pad, walkways, and transition fill incl. grading, compaction, soil testing & report per spec. on plan sheet S1.1 & Exhibit "B"	C.Y.	260	\$ 18.00	\$ 4,680.00	\$ 36.88	\$ 9,589.00	\$ 35.00	\$ 9,100.00		
6	Remove encountered abandoned utility pipe	L.F.	100	\$ 10.00	\$ 1,000.00	\$ 4.99	\$ 499.00	\$ 10.00	\$ 1,000.00		
7	Cap abandoned utility pipes	EA.	10	\$ 60.00	\$ 600.00	\$ 38.80	\$ 388.00	\$ 25.00	\$ 250.00		
8A	New restroom/storage building in Kelsey Park	L.S.	1		\$ 184,944.00		\$ 201,609.00		\$ 205,000.00		
8B	Water service line & connection to existing for new restroom building	L.F.	50	\$ 45.00	\$ 2,250.00	\$ 13.86	\$ 693.00	\$ 25.00	\$ 1,250.00		
8C	Backflow prevention device	L.S.	1		\$ 1,000.00		\$ 1,430.00		\$ 1,500.00		
8D	Electrical service new from existing panel at N.W. corner of park to new building	L.F.	250	\$ 15.00	\$ 3,750.00	\$ 18.27	\$ 4,568.00	\$ 25.00	\$ 6,250.00		
8E	Sanitary sewer connection per Seacoast Utility Authority requirements	L.F.	20	\$ 150.00	\$ 3,000.00	\$ 294.35	\$ 5,887.00	\$ 150.00	\$ 3,000.00		
8F	Construct concrete walkways and ramped walkways	S.Y.	219	\$ 55.00	\$ 12,045.00	\$ 61.73	\$ 13,518.00	\$ 100.00	\$ 21,900.00		
8G	Construct reinforced concrete steps	L.S.	1		\$ 1,200.00		\$ 2,051.00		\$ 15,500.00		
8H	Hand rail at ramped walkway and steps	L.F.	170	\$ 70.00	\$ 11,900.00	\$ 90.90	\$ 15,453.00	\$ 90.00	\$ 15,300.00		
9	Site drainage (basin, swale, sod)	L.S.	1		\$ 4,500.00		\$ 2,921.00		\$ 4,500.00		
10	Build irrigation system in areas receiving fill dirt and in dry detention area . Incl. labor, equipment, materials. Install Town supplied sprinkler heads.										
10A	Sch. 40 pipe, fittings, flex pipe 1" or less	L.F.	250	\$ 14.00	\$ 3,500.00	\$ 13.08	\$ 3,270.00	\$ 15.00	\$ 3,750.00		
10B	Sch. 40 pipe, fittings, flex pipe 1-1/4" throug 2"	L.F.	150	\$ 17.00	\$ 2,550.00	\$ 14.30	\$ 2,145.00	\$ 15.00	\$ 2,250.00		

**BID TABULATION (CONTINUED)**

**KELSEY AND LAKE SHORE PARKS RESTROOM CONSTRUCTION & RENOVATION**

**TOWN OF LAKE PARK BID NO. 107-2016**

SHEET 2 OF 4

				ONE CALL PROPERTY SERVICES, INC.		AHRENS COMPANIES		HARTNETT BUILDING GROUP, LLC	
ITEM NO.	ITEM DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
11	Sod (Floritam associated with building site)	L.S.	1		\$ 4,500.00		\$ 7,915.00		\$ 7,500.00
12A	Renovations to Lake Shore Park Restroom	L.S.	1		\$ 75,000.00		\$ 96,927.00		\$ 80,000.00
12B	Reroof Lake Shore Park Restroom ("S" tile) incl. dormer removal, reframe & sheath	L.S.	1		\$ 7,695.00		\$ 10,204.00		\$ 25,000.00
12C	Replace rotted roof sheathing	S.F.	96	\$ 5.00	\$ 480.00			\$ 15.00	\$ 1,440.00
12D	Replace damaged fascia	L.F.	20	\$ 10.00	\$ 200.00		\$ 1,144.00	\$ 25.00	\$ 500.00
12E	Replace damaged soffit incl. vents	L.F.	20	\$ 45.00	\$ 900.00			\$ 25.00	\$ 500.00
13A	Re-roof Community Meeting Building ("S" tile) incl. dormer removal, reframe & sheath	L.S.	1		\$ 17,515.00		\$ 22,338.00		\$ 34,000.00
13B	Total bid items 12C, 12D, & 12E	/unit	1		\$ 1,580.00		\$ 1,144.00		\$ 2,440.00
14	(5) Portable toilets for public use (2 men, 2 women, 1 ADA Handicap)	Month	5	\$ 590.00	\$ 2,950.00	\$ 888.00	\$ 4,440.00		\$ 2,250.00
15	Town's Construction Contingency for omissions, upgrades, unit priced quantity increases, unforeseen conditions.		1		\$ 25,000.00		\$ 25,000.00		\$ 25,000.00
<b>BASE BID: TOTAL ITEMS 1 THROUGH 15</b>					<b>\$474,454.00</b>	<b>corrected total</b> <b>\$ 529,154.00</b>		<b>\$ 534,480.00</b>	
ALTERNATE I: Kelsey and Lake Shore Parks (per plans sheets SP-1, SP-2, SP-3:									
1A.	Purchase & Delivery of 6' Park Benches to Town Public Works Department	EA.	15	\$ 2,154.10	\$ 32,311.50	\$ 1,791.00	\$ 26,865.00	\$ 2,350.00	\$ 35,250.00
1B	Purchase & Delivery of Trash Receptacles to Town Public Works Department	EA.	6	\$ 1,735.40	\$ 10,412.40	\$ 1,623.00	\$ 9,739.00	\$ 1,691.00	\$ 10,146.00
ALTERNATE II: Kelsey and Lake Shore Parks (per plans sheets SP-1, SP-2, SP-3:									
2A.	Purchase & Install of new 6' Park Benches incl. remove & disposal of existing	EA.	15	\$ 2,154.10	\$ 32,311.50	\$ 2,088.00	\$ 31,320.00	\$ 2,350.00	\$ 35,250.00
2B	Purchase & Install of new Trash Receptacles incl. remove & disposal of existing.	EA.	6	\$ 1,735.40	\$ 10,412.40	\$ 1,858.00	\$ 11,148.00	\$ 1,691.00	\$ 10,146.00
2C	Construct new Concrete Slabs for Park Benches incl. remove & disposal of ex.	EA.	3	\$ 250.00	\$ 750.00	\$ 416.00	\$ 1,248.00	\$ 1,200.00	\$ 3,600.00
ALTERNATE III: - Plug Abandoned Sanitary Sewer Lateral in Kelsey Park per Seacoast utility requirements, incl. labor, equipment, materials, and dewatering.									
		L.S.	1		\$ 1,200.00		\$ 4,393.00		\$ 4,500.00

BID OPENING DECEMBER 21, 2016

BID RESULTS TABULATED BY: Richard Pittman, Project Manager

**BID TABULATION**  
**KELSEY AND LAKE SHORE PARKS RESTROOM CONSTRUCTION & RENOVATION**  
**TOWN OF LAKE PARK BID NO. 107-2016**

SHEET 3 OF 4

				ALL-SITE CONSTRUCTION, INC.		WEST CONSTRUCTION INC.		ANATOM CONSTRUCTION CO.	
ITEM NO.	ITEM DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	INDEMNIFICATION	Job	1		\$ 1,075.00		\$ 10.00		\$ 24,000.00
2	GENERAL CONDITIONS				\$ 5,912.50				
2A	Mobilization	Job	1		\$ 10,750.00		\$ 63,304.00		\$ 60,200.00
2B	Contingency for permits (Town Building & PBC Fire, PBC Health Dept.)	Job	1		\$ 9,500.00		\$ 9,500.00		\$ 9,500.00
2C	Payment Bond & a Performance Bond	Job	1		\$ 10,750.00		\$ 6,000.00		\$ 11,230.00
2D	Shop Drawing Processing	Job	1		\$ 537.50		\$ 1,600.00		\$ 9,000.00
2E	Project Close-Out incl. Record Drawings, Manuals, & Warranties	Job	1		\$ 537.50		\$ 5,068.00		\$ 1,000.00
3	Temporary Silt Fencing Around Kelsey Site	Job	1		\$ 806.25		\$ 10,864.00		\$ 3,000.00
4	Temporary access corridor, cap sprinkler heads & restore grass & concrete	Job	1		\$ 1,075.00		\$ 4,570.00		\$ 1,500.00
5	Select soil import for building pad, walkways, and transition fill incl. grading, compaction, soil testing & report per spec. on plan sheet S1.1 & Exhibit "B"	C.Y.	260	\$ 10.33	\$ 2,686.00	\$ 62.00	\$ 16,120.00	\$ 50.00	\$ 13,000.00
6	Remove encountered abandoned utility pipe	L.F.	100	\$ 10.75	\$ 1,075.00	\$ 8.50	\$ 850.00	\$ 15.00	\$ 1,500.00
7	Cap abandoned utility pipes	EA.	10	\$ 3.23	\$ 25.80	\$ 80.00	\$ 800.00	\$ 80.00	\$ 800.00
8A	New restroom/storage building in Kelsey Park	L.S.	1		\$ 252,304.00		\$ 230,494.00		\$ 237,051.00
8B	Water service line & connection to existing for new restroom building	L.F.	50	\$ 53.75	\$ 2,687.50	\$ 14.00	\$ 700.00	\$ 100.00	\$ 5,000.00
8C	Backflow prevention device	L.S.	1		\$ 1,182.50		\$ 850.00		\$ 3,000.00
8D	Electrical service new from existing panel at N.W. corner of park to new building	L.F.	250	\$ 31.18	\$ 7,793.75	\$ 34.00	\$ 8,500.00	\$ 27.00	\$ 6,750.00
8E	Sanitary sewer connection per Seacoast Utility Authority requirements	L.F.	20	\$ 161.25	\$ 3,225.00	\$ 37.00	\$ 740.00	\$ 200.00	\$ 4,000.00
8F	Construct concrete walkways and ramped walkways	S.Y.	219	\$ 32.25	\$ 7,062.75	\$ 70.00	\$ 15,330.00	\$ 72.00	\$ 15,768.00
8G	Construct reinforced concrete steps	L.S.	1	\$ 75.25	\$ 7,525.00		\$ 8,000.00		\$ 2,000.00
8H	Hand rail at ramped walkway and steps	L.F.	170		\$ 12,792.50	\$ 70.00	\$ 11,900.00	\$ 82.00	\$ 13,940.00
9	Site drainage (basin, swale, sod)	L.S.	1		\$ 5,375.00		\$ 4,400.00		\$ 5,000.00
10	Build irrigation system in areas receiving fill dirt and in dry detention area . Incl. labor, equipment, materials. Install Town supplied sprinkler heads.								
10A	Sch. 40 pipe, fittings, flex pipe 1" or less	L.F.	250	\$ 16.13	\$ 4,031.25	\$ 12.00	\$ 3,000.00	\$ 15.00	\$ 3,750.00
10B	Sch. 40 pipe, fittings, flex pipe 1-1/4" through 2"	L.F.	150	\$ 19.35	\$ 2,902.50	\$ 13.00	\$ 1,950.00	\$ 20.00	\$ 3,000.00

**BID TABULATION (CONTINUED)**

**KELSEY AND LAKE SHORE PARKS RESTROOM CONSTRUCTION & RENOVATION**

**TOWN OF LAKE PARK BID NO. 107-2016**

SHEET 4 OF 4

				ALL-SITE CONSTRUCTION, INC.		WEST CONSTRUCTION INC.		ANATOM CONSTRUCTION CO.	
ITEM NO.	ITEM DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
11	Sod (Floritam associated with building site)	L.S.	1		\$ 3,762.50		\$ 9,250.00		\$ 8,000.00
12A	Renovations to Lake Shore Park Restroom	L.S.	1		\$ 154,481.00		\$ 118,151.00		\$ 88,494.00
12B	Reroof Lake Shore Park Restroom ("S" tile) incl. dormer removal, reframe & sheath	L.S.	1		\$ 9,137.50		\$ 11,500.00		\$ 7,000.00
12C	Replace rotted roof sheathing	S.F.	96	\$ 5.38	\$ 516.48	\$ 3.50	\$ 336.00	\$ 10.00	\$ 960.00
12D	Replace damaged fascia	L.F.	20	\$ 5.38	\$ 107.50	\$ 6.70	\$ 134.00	\$ 50.00	\$ 1,000.00
12E	Replace damaged soffit incl. vents	L.F.	20	\$ 37.63	\$ 752.60	\$ 11.00	\$ 220.00	\$ 100.00	\$ 2,000.00
13A	Re-roof Community Meeting Building ("S" tile) incl. dormer removal, reframe & sheath	L.S.	1		\$ 20,962.50		\$ 20,048.00		\$ 19,500.00
13B	Total bid items 12C, 12D, & 12E	/unit	1		\$ 1,376.58		\$ 690.00		\$ 3,960.00
14	(5) Portable toilets for public use (2 men, 2 women, 1 ADA Handicap)	Month	5	\$ 161.25	\$ 806.25	\$ 340.00	\$ 1,700.00	\$ 600.00	\$ 3,000.00
15	Town's Construction Contingency for omissions, upgrades, unit priced quantity increases, unforeseen conditions.		1		\$ 25,000.00		\$ 25,000.00		\$ 25,000.00
<b>BASE BID: TOTAL ITEMS 1 THROUGH 15</b>				corrected total		corrected total		corrected total	
				<b>\$568,515.21</b>		<b>\$ 591,579.00</b>		<b>\$ 592,903.00</b>	
ALTERNATE I: Kelsey and Lake Shore Parks (per plans sheets SP-1, SP-2, SP-3:									
1A.	Purchase & Delivery of 6' Park Benches to Town Public Works Department	EA.	15	\$ 1,609.81	\$ 24,147.14	\$ 2,700.00	\$ 40,500.00	\$ 1,537.00	\$ 23,055.00
1B	Purchase & Delivery of Trash Receptacles to Town Public Works Department	EA.	6	\$ 1,500.80	\$ 9,004.80	\$ 2,120.00	\$ 12,720.00	\$ 1,440.00	\$ 8,640.00
ALTERNATE II: Kelsey and Lake Shore Parks (per plans sheets SP-1, SP-2, SP-3:									
2A.	Purchase & Install of new 6' Park Benches incl. remove & disposal of existing	EA.	15	\$ 1,686.72	\$ 25,300.80	\$ 2,700.00	\$ 40,500.00	\$ 1,706.00	\$ 25,590.00
2B	Purchase & Install of new Trash Receptacles incl. remove & disposal of existing.	EA.	6	\$ 1,578.08	\$ 9,468.48	\$ 2,120.00	\$ 12,720.00	\$ 1,609.00	\$ 9,654.00
2C	Construct new Concrete Slabs for Park Benches incl. remove & disposal of ex.	EA.	3	\$ 1,025.92	\$ 3,077.76	\$ 300.00	\$ 900.00	\$ 1,116.00	\$ 3,348.00
ALTERNATE III: - Plug Abandoned Sanitary Sewer Lateral in Kelsey Park per Seacoast utility requirements, incl. labor, equipment, materials, and dewatering.									
		L.S.	1		\$ 8,400.00		\$ 3,800.00		\$ 5,000.00

BID OPENING DECEMBER 21, 2016

BID RESULTS TABULATED BY: Richard Pittman, Project Manager



**From:** Brent Martin <Brent@onecallprop.com>  
**Sent:** Thursday, December 22, 2016 5:22 PM  
**To:** Richard Pittman  
**Cc:** Robert Ambrosius; Veronica Arteaga; John D'Agostino; Blake Rane; David Hunt; Lynette Scraper (LScraper@pbcgov.org)  
**Subject:** RE: Apparent Low Bid Town of Lake Park Bid No. 107-2016

Mr. Pittman,

Thank you for the email and notification. We are familiar with the project details and look forward to the opportunity of working together. Please see our response to the items below. We will attend the meeting on 12/27/16.

In reviewing your submittal I have the following concerns:

- Your base bid is too low. Was your estimator aware that the basics of this project had been previously bid?
  - Yes. I estimated the project and reviewed the previous bids. Our base bid is lower, because we will self-performs the majority of the project. Please responses below for additional information.
- Your line item 5 for select soil is a concern.
  - The qty listed is approximately 15 loads. One Call confirms the unit price.
- The sanitary sewer connection is a major concern. Who is your contractor for this? Are they experienced with Seacoast Utility Authority? I believe that your line item 8E is low and your ALTERNATE III line item is too low.
  - We have several utility companies that we work with. We are familiar with SUA. I was the project manager for North Palm Beach Elementary School (now The Conservatory School @ North Palm Beach).
- Your submittal indicates that your firm is licensed to perform plumbing and roofing. What are your intentions to accomplish this trade work?
  - Our Plumbing License # is CFC1429700, Roofing License # is CCC1327836. This work will be completed by One Call.
- Why did you not list more subcontractors (i.e. site work, shell construction, coiling door, decorative metal, concrete forming/placing)?
  - One Call will self-perform the shell, concrete, metals and numerous other scopes. One Call has multiple term contracts with municipalities and school districts. Including: flooring, concrete, demolition, painting, and carpentry.
- The Advertisement for this project (also included in the project manual) states **“The prime contractor will be expected to utilize personnel in their direct employ to supplement sub-contracted trade work and have supervisory personnel in their direct employ on the site at all times work is being performed.”** How will you fulfill this expectation?
  - Please refer to responses above. One Call is self-performing the majority of the project.
- Please be aware that attention to Federal Requirements is time consuming and that deficient paperwork from sub-contractors can be a major source of delay in payments. Have you had this experience?
  - We have completed several projects with Davis Bacon requirements and grant funding. One Call focuses on public and municipal projects. Are staff is familiar with the paperwork and required documentation.

An Evaluation Committee formed to evaluate the bids received for this project will meet in a publicly announced meeting on Tuesday, December 27<sup>th</sup> at 2:00 P.M. The meeting will be held in the Town Commission Chambers at the Lake Park Town Hall, 535 Park Avenue. A representative from your firm is invited to attend to personally respond to these and possibly other concerns. If attendance is not possible, your response by email will be read into the record.

- One Call will attend this meeting to provide additional information as required.

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](mailto:Brent@onecallprop.com)  
Web Site: [www.OneCallProp.com](http://www.OneCallProp.com)

**Confidentiality:**

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**From:** Richard Pittman [mailto:[rpittman@lakeparkflorida.gov](mailto:rpittman@lakeparkflorida.gov)]  
**Sent:** Thursday, December 22, 2016 3:52 PM  
**To:** Brent Martin  
**Cc:** Robert Ambrosius; Veronica Arteaga; John D'Agostino; Blake Rane; David Hunt; Lynette Scrapper (LScrapper@pbcgov.org)  
**Subject:** Apparent Low Bid Town of Lake Park Bid No. 107-2016

Hello Mr. Martin:

I am sending you a DRAFT of the bid tabulation associated with the bids the Town received for Town Bid No. 107-2016. The bid tabulation is DRAFT because there are a few discrepancies in the addition of line items of some of the other contractor's submittals. **The addition of the line items in your submittal appear to be Ok.**

In reviewing your submittal I have the following concerns:

- Your base bid is too low. Was your estimator aware that the basics of this project had been previously bid?
- Your line item 5 for select soil is a concern.
- The sanitary sewer connection is a major concern. Who is your contractor for this? Are they experienced with Seacoast Utility Authority? I believe that your line item 8E is low and your ALTERNATE III line item is too low.
- Your submittal indicates that your firm is licensed to perform plumbing and roofing. What are your intentions to accomplish this trade work?
- Why did you not list more subcontractors (i.e. site work, shell construction, coiling door, decorative metal, concrete forming/placing)?

- The Advertisement for this project (also included in the project manual) states **“The prime contractor will be expected to utilize personnel in their direct employ to supplement sub-contracted trade work and have supervisory personnel in their direct employ on the site at all times work is being performed.”** How will you fulfill this expectation?
- Please be aware that attention to Federal Requirements is time consuming and that deficient paperwork from sub-contractors can be a major source of delay in payments. Have you had this experience?

**An Evaluation Committee formed to evaluate the bids received for this project will meet in a publicly announced meeting on Tuesday, December 27<sup>th</sup> at 2:00 P.M. The meeting will be held in the Town Commission Chambers at the Lake Park Town Hall, 535 Park Avenue. A representative from your firm is invited to attend to personally respond to these and possibly other concerns. If attendance is not possible, your response by email will be read into the record.**

Thank you for your interest in this Town of Lake Park project.

Sincerely,  
Richard Pittman  
Project Manager



Town of  
LAKE PARK



Exhibit #3

Department of  
PUBLIC WORKS

REFERENCE CHECK

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

OFFERER: ONE CALL PROPERTY SERV. INC

DATE: 12/22/16

REFERENCE # 1

Company / Agency Name: MARTIN CO. SCHOOL DIST

Contact Person / Title: DAVID SPEAR, CONST. MGR.

Phone No. 772.223.3105

Project Description: 5,000 SQ FT KITCHEN RENOVATION

Bathroom Description: N/A

Extent of Plumbing: KITCHEN FIXTURES

Description of Structural Work: N/A

Description of Site Work: N/A

Were Federal funds requiring Davis-Bacon reporting used for project? NO (FOOD SERVICE FUNDS)

Were there many change orders on the project? YES, BUT REASONABLE GIVEN THE

NATURE OF A RENOVATION PROJECT: UNFORESEEN CONDITIONS AROSE

Did the contractor have its own staff on project or were they Contract Managers? NO STAFF; CONST MGR'S.

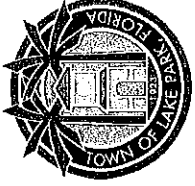
Additional comments: BRENT MARTIN NEEDS TO RUN THE JOB. B.M. LEFT

ONE CALL P.S. AT BEGINNING OF JOB. PROJECT WAS NOT MOVING

AHEAD. B.M. CAME BACK TO WORK FOR ONE CALL. PROJECT GOT

COMPLETED. SCHOOL DISTRICT PHILOSOPHY IS TO HIRE SMALLER, LOCAL  
COMPANIES & TO HELP GROW THEM WITH THEIR DISTRICT PROJECTS.

Town of  
LAKE PARK



Department of  
PUBLIC WORKS

REFERENCE CHECK

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

MADE INQUIRY:  
DATE: 12/23/16  
-12/26/16 9:35am  
VOICE MAIL

OFFERER: ONE CALL PROPERTY SERV, INC

REFERENCE # 2

Company / Agency Name: TEAM BLUE CAR WASH

Contact Person / Title: JEFF HAAS/CEO

Phone No. 914.238.9687

Project Description: CAR WASH

Bathroom Description: \_\_\_\_\_

Extent of Plumbing: \_\_\_\_\_

Description of Structural Work: \_\_\_\_\_

Description of Site Work: \_\_\_\_\_

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

Were there many change orders on the project? NONE OF CONSEQUENCE; CHANGE

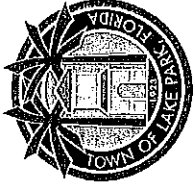
ORDER WAS LEGITIMATE - REASONABLE QUOTE TO PERFORM

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

Additional comments: DID GREAT WORK; SELF-PERFORMED MOST OF WORK;  
WORKED WELL WITH SUBS - NO FINGER POINTING; WORKING  
w/BRENT; WILL USE AGAIN



Town of  
LAKE PARK



Department of  
PUBLIC WORKS

REFERENCE CHECK

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

OFFERER: ONE CALL PROPERTY SERV. INC.

DATE: 12/22/16

REFERENCE # 3

Company / Agency Name: CITY OF ROYAL PALM BEACH

Contact Person / Title: LOU RECCHIO

Phone No. 561.753.1220

Project Description: INTERIOR RENOVATION OF CULTURAL CENTER. NO NEW

STRUCTURES. RESIDENTIAL STYLE KITCHEN- NO INDUSTRIAL/COMMERCIAL

COOKING EQUIPMENT, CABINETS, LIGHT FIXTURES, TILE, HANDRAILS

Bathroom Description: NEW FIXTURES TO EXISTING DRAINS & WATER SUPPLY

Extent of Plumbing: NEW FIXTURES TO EXISTING DRAINS & WATER SUPPLY

Description of Structural Work: PLACED FIRE DOORS INTO KITCHEN AREA (NO EXTERIOR  
DOORS)

Description of Site Work: N/A

Were Federal funds requiring Davis-Bacon reporting used for project? NO

Were there many change orders on the project? VERY FEW, IF ANY; IF THERE WERE,

THEY WERE REASONABLE REQUESTS

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

Additional comments: DID A GOOD JOB. RESPONDED TO PUNCH LIST. DIFFICULT

WORKING CONDITIONS: HAD TO WORK AROUND THE ACTIVE FACILITY

SCHEDULE - STILL MADE COMPLETION DATE.

Exhibit "4"

quotations on all items are not required, Bidders shall insert the words 'No Bid' where appropriate.

- C. A complete list of all subcontractors to be used for this project shall be submitted with the proposal. These subcontractors shall not be changed after the opening of bids without the written approval of the Town of Lake Park. The Town reserves the right to reject any subcontractor and require replacement with an approved subcontractor.

**4. REJECTION OF BIDS**

The Town reserves the right to reject any and all bids. Bids will be considered irregular and may be rejected if they show omissions, alterations of form, additions not called for, conditional or unauthorized alternate bids, or irregularities of any kind. Additionally, if the Invitation for Bid calls for unit prices, the bid may be rejected if the unit prices reflected on the Bid Form are in excess of or below the reasonable cost analysis values, or if lump sum, bids may be rejected which are significantly greater or lesser than the engineering estimate for the project. The owner reserves the right to waive any informality in bids, at its discretion. The owner reserves the sole right to determine if the bidder can sufficiently and efficiently perform all of the required services in a timely and satisfactory manner as will be required by the specifications herein.

**5. AWARD OF CONTRACT**

- A. If the Town chooses to award a contract, it will be to the lowest responsive and responsible Bidder. The TOWN OF LAKE PARK reserves the right to take into consideration the financial responsibility of the Bidder, proven skill, experience, adequacy of personnel and equipment and facilities, previous satisfactory performance, current and projected workload and other factors which may have a direct effect on the completion of the project. Contractor must have five years' experience in building construction. See List of References requesting a listing of a minimum of three building construction/renovation projects of similar design, scope and magnitude.
- B. In case of error in the extension of prices, if unit prices are called for in the bid, the unit bid price shall govern.
- C. If a recommendation of award is made, and the recommended company is unable to provide the required bonds, or any other contract document, or if the recommended company fails in the determination of the Town, to work in good faith toward expeditiously meeting the Town's pre-construction requirements, then the Town reserves the right to cancel the recommendation, and recommend the next-lowest responsible & responsive Bidder or the work may be re-solicited at the Town's option.

**6. GUARANTEE**

Bidder guarantees that it will use only technically qualified individuals in the performance of this contract, and will perform the services in a workmanlike manner. Further, Bidder

certifies that it is legally able of offer, technically qualified to perform, and properly licensed to provide the required services to a Florida municipality. Bidder certifies that it's insurance carrier, as reflected on any certificates of insurance submitted with its bid, or subsequent to recommendation of award, is legally able to provide such insurance in the State of Florida, and that the insurance covers the work requested and performed. Labor and materials shall be warranted for a period of one year from the date of substantial completion.

**7. RETURN OF BID SECURITY**

Upon request, bid bonds will be returned to those Bidders which were not awarded a contract as the result of this opportunity. Bid surety's provided by virtue of a certified check or cashier's check shall be available for pickup by all Bidders, with the exception of the recommended Bidder and second lowest bidder, within five (5) business days after the posted Recommendation of Award. If the recommended Bidder's surety is provided in the form of a certified check or cashier's check, it will be available for return upon the delivery of acceptable performance and payment bonds at which time all bid security will be returned.

**8. EXECUTION OF CONTRACT**

The Contract Agreement Form shall be signed by the Contractor and satisfactory bonds and certificate of insurance furnished within fourteen (14) days after receipt of Notice of Recommendation of Award. In case of failure on the part of the Contractor to comply as required, the bid security (or Bid Bond) accompanying the bid, will be forfeited to the Town. Award may then be made to the next lowest responsible and responsive Bidder, or the work may be re-solicited, at the Town's option.

**9. SUBLETTING OR ASSIGNING CONTRACT**

All awards will be made with the understanding that the work will be performed by the Contractor to whom the award is made, with the assistance of workers under its immediate superintendence, and the contract shall not be sublet to another contractor except with the prior written consent of the TOWN OF LAKE PARK. In no event will the Contractor be released from responsibility.

Contractor shall have personnel, in their direct employee, on the site at all times work is being performed. Provide the telephone number(s) and the named, contact personnel who can be reached during all normal working hours for emergencies and resolving problems.

**10. POWER OF ATTORNEY**

Attorney-in-fact who signs Bid Bonds or Contract Bonds must file with such bond a certified copy of their Power of Attorney to sign such bonds (see paragraph 2).

**11. ADDENDA – CHANGES WHILE BIDDING**

**It is the responsibility of all Bidders to ascertain whether addenda have been issued pertinent to this Invitation for Bid by contacting the Town of Lake Park TOWN**