

C2 G REQUEST FOR APPROVAL TO AWARD A CONTRACT PURSUANT TO INVITATION TO BID (ITB) 2024-263-LB FOR MBCC COOLING TOWER ROOF REPLACEMENT. (FACILITIES AND FLEET MANAGEMENT)



COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Rickelle Williams, Interim City Manager

DATE: June 26, 2024

TITLE: REQUEST FOR APPROVAL TO AWARD A CONTRACT PURSUANT TO INVITATION TO BID (ITB) 2024-263-LB FOR MBCC COOLING TOWER ROOF REPLACEMENT. (FACILITIES AND FLEET MANAGEMENT)

RECOMMENDATION

It is recommended that the Mayor and City Commission approve the award of a contract pursuant to Invitation to Bid (ITB) No. 2024-263-LB for Miami Beach Convention Center ("MBCC") cooling tower roof replacement to Salomon Construction and Roofing Corp., the lowest, responsive, responsible Bidder, and authorize the City Manager and City Clerk to execute a contract.

This solicitation is currently under the cone of silence.

BACKGROUND/HISTORY

The purpose of this project is to replace the existing cooling tower roof at the MBCC located at 1901 Convention Center Drive, pursuant to and in accordance with the specifications contained within the ITB. The approximate roof area is 8,641 square feet and contains five (5) cooling towers and two (2) stairways.

The City of Miami Beach ("City") previously released an Invitation to Bid (ITB) 2024-002-LB for MBCC cooling tower roof replacement on November 27, 2023. The bids received significantly exceeded the estimated budget. As a result, pursuant to Section 2-367(b) of the Miami Beach City code, the City Manager rejected the bids received on March 14, 2024, and directed staff to issue a new solicitation.

ANALYSIS

On April 3, 2024, the ITB was issued. A non-mandatory site visit and pre-bid conference to provide information to proposers was held on April 17, 2024. Two (2) addenda were issued, and 51 prospective bidders accessed the solicitation. ITB responses were due and received on May 10, 2024. See Attachment A for a tabulation of bids received. The City received five (5) bids from the following firms:

- A & J Roofing Corp.
- Advanced Roofing, Inc.
- Atlas Apex Roofing, LLC
- Bowhead Construction, LLC
- Salomon Construction and Roofing Corp.

Salomon Construction and Roofing Corp. ("Salomon Construction") submitted the lowest bid at a grand total cost of \$410,025.00, which is below the stated budget of \$450,000.00. An owner's

contingency of 10 percent will be added to cover unexpected costs that may arise during the course of a project.

The ITB stated that the lowest responsive and responsible Bidder meeting all ITB terms, conditions, and specifications would be recommended for award. The Procurement and Facilities and Fleet Management departments found the lowest bid submitted by Salomon Construction meets the requirements of the ITB, including:

1. Licensing Requirements. Bidder shall be State of Florida Certified Roof Contractor in the State of Florida, Department of Business and Professional Regulations OR Miami Dade Roofing contractor to be considered for award.
 - o Salomon Construction is certified with the State of Florida as a Roofing Contractor. The State license number is CCC1325891, with a current expiration date of August 31, 2024.
2. Previous Experience of Bidder (Firm). Bidder shall submit at least three (3) similar projects in scope within the past five (5) years, two (2) of which must be completed, the third of which may be ongoing. Similar projects shall be interpreted to mean the installation of a Thermoplastic Polyolefin roof system at a size of 10,000 SF or greater.
 - o Salomon Construction provided three (3) project references documenting compliance with the minimum requirement.
3. Bidder must be certified by GAF to install EverGuard TPO 80 mil Membrane Fleece-back roof system or approved equal.
 - o Salomon Construction submitted proof of the required experience for its capabilities from GAF.

Accordingly, Salomon Construction has been deemed the lowest responsive and responsible Bidder, meeting all ITB terms, conditions, and specifications.

Salomon Construction is a full-service Federal, State, Local Government, Commercial, Industrial Roofing & Waterproofing Contractor serving the State of Florida for over 20 years. Salomon Construction is triple licensed and fully insured statewide with a high bonding capacity. It is proud to hold an A+ rating from the Better Business Bureau. Salomon Construction has provided references with local private entities and Miami-Dade County, and all have responded positively to the City's inquiries.

SURVEY DATA

According to the 2022 Community Satisfaction Survey conducted by ETC Institute, 84% of businesses believe that the Miami Beach Convention Center contributes positively to the overall value of doing business in Miami Beach. In order to maintain this high standing among the business community, it is imperative that the City continue to perform regular maintenance on this critical City facility.

FISCAL IMPACT STATEMENT

The bid submitted by Salomon Construction and Roofing Corp., the lowest responsive and responsible Bidder, was for the grand total amount of \$410,025.00. The contract total with the City's owner contingency is \$451,027.50.

| | |
|--|----------------------------|
| Salomon Construction and Roofing Corp's Grand | \$410,025.00 |
| Total | |
| Plus 10% City's Owner Contingency | \$41,002.50 |
| <u>Total</u> | <u>\$451,027.50</u> |

Does this Ordinance require a Business Impact Estimate?
(FOR ORDINANCES ONLY)

The Business Impact Estimate (BIE) was published on . See BIE at:
<https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

FINANCIAL INFORMATION

| | |
|---|---------------------|
| 443-1720-069357-00-418-000-00-00-00-23523 | \$410,025.00 |
| 443-1720-069357-00-418-000-00-00-00-23523 | \$41,002.50 |
| <u>Total</u> | \$451,027.50 |

CONCLUSION

It is recommended that the Mayor and City Commission of the City of Miami Beach, Florida, approve the award of a contract, pursuant to ITB No. 2024-263-LB for Miami Beach Convention Center (MBCC) cooling tower roof replacement to Salomon Construction and Roofing Corp., the lowest responsive and responsible Bidder, and authorize the City Manager and City Clerk to execute a contract.

LOBBYIST DISCLOSURE

In accordance with Resolution No. 2023-32857, adopted by the City Commission on December 13, 2023, the following information has been provided by the Administration:

1. Was the Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? **No.**
2. If so, specify name of lobbyist(s) and principal(s): **Not applicable.**

Applicable Area

South Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?

Is this item related to a G.O. Bond Project?

No

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? No

If so, specify the name of lobbyist(s) and principal(s):

Department

Procurement

Sponsor(s)

Co-sponsor(s)

Attachment A

ITB 2024-263-LB - Rebid MBCC Cooling Tower Replacement
Tabulation

| | AJ Roofing Corp | Advanced Roofing Inc | Atlas Roofing | Bowhead Roofing | ¹ Salomon Construction Roofing |
|---|-----------------|----------------------|---------------|-----------------|---|
| TOTAL BASE BID AMOUNT | \$ 417,302.12 | \$ 707,436.00 | \$ 522,000.00 | \$ 473,500.00 | \$ 405,000.00 |
| Indemnification of City | \$ 25.00 | \$ 25.00 | \$ 25.00 | \$ 25.00 | \$ 25.00 |
| Permit Allowance | \$ 5,000.00 | \$ 5,000.00 | \$ 5,000.00 | \$ 5,000.00 | \$ 5,000.00 |
| GRAND TOTAL (TOTAL BASE BID AMOUNT+ INDEMNIFICATION OF CITY + PERMIT ALLOWANCE) | \$ 422,327.12 | \$ 712,461.00 | \$ 527,025.00 | \$ 478,525.00 | \$ 410,025.00 |

¹Recommended for Award

×

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Reminder Alert

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Expense

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Funding Source

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GL Account

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GL Budget

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View Changes

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Grant

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Obligation Date

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Limit Transactions

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Major Project

Project Inquiry - OBPIgIY - City of Miami Beach

Project Inquiry - OBPIgIY - City of Miami Beach

Project

Project

23523

☐ Project ledger use only

Project Type

R.&R

RENEWAL & REPLACEMENT

Title

CONV.CTR. COOLING TOWER ROOF RPLCMT

Short title

Major project

State ID #

Federal CFDA

Drawdown freq

Description

MBCC Cooling tower roof replacement. The (20) year old cooling tower roof is failing and is in poor condition. Replacement was to occur after the cooling towers were replaced during construction and all work in that area completed . The concern with the current

Justification

Department

1720

FACILITIES & FLEET

Status

Active

Workflow Status

Percent Complete

0

Estimate to Complete

0.00

Create capital asset

☐

Project fiscal range

OCT

to

SEP

Projected date range

10/01/2022

to

09/30/2024

Actual date range

to

Extension date

Obligation date

Last date to encumber

Modified

10/12/2023

By

OBPIBroR

Change Set

Current

Number of days

Original

364

Revised

730

Work Orders

Contracts

Contract Details

Capital Assets

General Notes

Comments

Internal Contacts

Milestones

Locations

Task Groups

Cash Balances

Expense

Funding Source

User Defined

GL Funding

Revenue Allocation

AP Retainage

Setup Info

◀

Project Year 2024

Project Year 2023

Project Year 2022

Project Year 2021

▶

| | | | | |
|------------------|------------|------------|------|------|
| Original Budget | .00 | .00 | .00 | .00 |
| Transfer - In | 250,000.00 | 250,000.00 | .00 | .00 |
| Transfer - Out | .00 | .00 | .00 | .00 |
| Revised Budget | 500,000.00 | 250,000.00 | .00 | .00 |
| Actual (Memo) | .00 | .00 | .00 | .00 |
| Encumbrances | .00 | .00 | .00 | .00 |
| SOY Encumbrances | .00 | .00 | .00 | .00 |
| Requisitions | .00 | .00 | .00 | .00 |
| Inception to SOY | .00 | .00 | .00 | .00 |
| Available | 500,000.00 | 250,000.00 | .00 | .00 |
| Percent used | 0.00 | 0.00 | 0.00 | 0.00 |



CITY OF MIAMI BEACH
FY 2024 - 2028 Capital Budget and 5-Year Capital Improvement Plan

I. General

CONV.CTR. COOLING TOWER ROOF RPLCMT RENEWAL & REPLACEMENT

Project Number: 23523
Department: FACILITIES & FLEET
Location: SOUTH BEACH
Description: MBCC Cooling tower roof replacement The (20) year old cooling tower roof is failing and is in poor condition. Replacement was to occur after the cooling towers were replaced during construction and all work in that area completed . The concern with the current condition is water penetration into the concrete deck that over time could compromise the venue's structure integrity. Located directly underneath, is the chiller plant which has numerous electrical components, gear and equipment
Projected date range: 10/01/2022 to 09/30/2024

II. Cost Summary

| Cost Summary | Previous Years | FY 2024 | FY 2025 | FY 2026 | FY 2027 | FY 2028 | Total |
|--------------|----------------|---------|---------|---------|---------|---------|---------|
| CONSTRUCTION | 250,000 | 250,000 | - | - | - | - | 500,000 |
| Total: | 250,000 | 250,000 | - | - | - | - | 500,000 |

III. Fund Summary

| Fund Summary | Previous Years | FY 2024 | FY 2025 | FY 2026 | FY 2027 | FY 2028 | Total |
|----------------------------------|----------------|---------|---------|---------|---------|---------|---------|
| 443 CONV CTR RENEWAL AND REPLACE | 250,000 | 250,000 | - | - | - | - | 500,000 |
| Total: | 250,000 | 250,000 | - | - | - | - | 500,000 |