

EXECUTIVE SUMMARY

Recommendation to award a work order using Contract Number 14-6307 to PBS Contractors for the Barefoot Beach concession renovation and make a finding that this expenditure promotes tourism.

OBJECTIVE: To renovate the Barefoot Beach concession that is in need of repair.

CONSIDERATION: Currently, the Parks and Recreation Division have a contracted concessionaire who provides services at Barefoot Beach Preserve. The concessionaire provides food and beverages at this location for visitors of Barefoot. On April 22, 2013, the TDC voted 7-0 to approve a project related to converting the existing Ranger Office at the pavilion in the main parking area to a concession stand (Item 7C). This was developed to provide a shaded space for visitors to enjoy breakfast and lunch provided by the concessionaire.

The project consists of converting the existing Ranger Office into a concession that includes carpentry, electrical, plumbing with a 3-basin commercial sink, a sliding window countertop at the pass-through, and flooring. A mini office trailer will be temporarily located next to the ranger parking space to accommodate the Ranger during the renovation.

The project has been delayed due to other commitments and priorities of the Division. The concessionaire has continued to provide for services at beachside, but the addition of the concession area will provide additional services for the public to enjoy.

FISCAL IMPACT: Funding in the amount of \$39,962.00 from Tourist Development revenues is available and appropriated for this Project No. 80242 within the Parks and Recreation Beach Park Facilities Capital Fund 183 (TDC Beach Parking Facilities).

GROWTH MANAGEMENT IMPACT: There is no impact to the Growth Management Plan from this action.

LEGAL CONSIDERATIONS: This item will be reviewed for legal sufficiency.

RECOMMENDATION: That the Tourist Development Council recommends award of the proposed work order using Contract Number 14-6307 to PBS Contractors for the Barefoot Beach concession renovations, Project No. 80242, in the amount of \$39,962.00, and makes a finding that the project expenditure promotes tourism.

Prepared by: Margaret A. Bishop, P.E., Senior Project Manager, Facilities Management Department

Attachment: Scope of Services



CBC 059093

**4395 Corporate Square
Naples, FL 34104-4754
(239)643-6527 • (239)643-4293
PBScontractors.com**

October 14, 2015

Mr. Robert Fuentes
Collier County Facilities
3335 Tamiami Trail East
Naples, Florida 34112
rfuentes@colliergov.net

RE: Barefoot Beach Concessions/Snack Vending Room

Robert:

Thank you for inviting PBS Contractors LLC to present you with this proposal for the proposed renovations to the concessions space at the barefoot beach parks and Rec building. The following scope of work is based on our site walkthrough and your 9/25/15 email RFP detailing the scope with the single page floor plan. The following scope of work details the project as we understand it.

Concessions:

- Relocate all existing furniture, cabinets, desks and wall decorations from the existing office space to the new temp trailer for the Ranger
- Remove and dispose of all existing interior floor and base boards. Prep Floor for new VCT tile and Vinyl base
- New wall opening with new siding repairs and trim as needed to match existing
- New corian countertop at pass-thru and as shown on the drawings. No base cabinetry is figured we assume that brackets and countertop supports only. This is approximately 40sf of countertop
- New Stainless Steel 3-basin commercial sink with intragal legs and backsplash is figured. We have also figured a single TS Brass swivel faucet to reach each basin
- New sink drain to be cored to crawl space below with connection to existing sanitary lines. Core drill to be filled and fire stopped as required.
- Furnish and install new 20 Gallon Rheem water heater (EGSP20). This unit comes with a 3-year tank and 1 year parts warranty. Unit rated for exterior use and will be mounted in the crawl space on the existing aluminum rack. All supply lines to be insulated copper or PVC. See upgrade option for Marine Grade water heater with 5 year warranty
- Inside the concessions we will install new, white FRP wainscot from 48" down to existing floor at two walls (pas-thru and sink walls) inside the concession space. FRP walls will have integrated cove base per code
- Existing fixture (exposed fluorescent bulb) fixture will be replaced with new fixture with protective lens
- Furnish and install new VCT tile and Vinyl base per CC vertical Standards
- All interior concession walls and ceilings to receive new paint job. Color to be selected by the county.
- Remove existing swing and screen door and replace with new fiberglass frame and door. Dutch door will be fabricated with small shelf and stainless steel hardware. Coastal rated

hardware consisting of Hager or Schlage keyed lockset. Primus cores if needed by others.
Note: Dutch door does not have a NOA and alternate mean of impact protection may be required in permitting

- All new and repaired siding to be painted to match existing
- Furnish and install new manual coiling door at new pass-thru opening. It is assumed that this opening will be approximately 48" tall by 84" wide. This unit will be mounted to the existing wall framing on the inside of the concession and will be lockable.
- We have included relocation of wall electrical and outlets as needed to meet code. This includes two (2) additional countertop convenience outlets

Ranger Trailer:

- Provide a 8x10 ground mounted modular Mini office trailer to be located in the gravel area next to the ranger parking space on the east side of the building. Trailer furnished by Mobile Mini
- Trailer to be equipped with a small wall mounted A/C unit and sufficient fluorescent lighting. No walls or desks included in this trailer
- Supply the necessary power, disconnects and buried lines to this new trailer from the existing 100 amp service located on the SE corner of the building
- It is assumed that this trailer will only be needed for 4 months. Should the county need the temp trailer for additional time; The cost per moth is \$287 per month including tax

Cost: \$39,962.00

Option:

1. 20 gallon Hubbell commercial EWH in crawl space. This is a marine rated unit equipped with a stainless steel jacket and designed specifically for exterior marine environments that comes with a 5 year warranty. Add \$4,500
2. Should the county need the temp ranger trailer for additional time; the cost per moth is \$287 per month including tax.

Clarifications and Exclusions:

- From NTP to final completion we will need 120 days to complete this work
- We assumed sufficient power is available at the building panel. No additional service is included
- A project allowance of \$2,000 has been included in the above for cost associated with permitting.
- It is assumed that a copy of the existing BSSW drawings will be sufficient for permitting. We have not included any other design drawings.
- No new concession venting or A/C has been considered in this proposal. It is assumed that all existing to remain
- We have considered that all the above work will be performed under proper credentialing and between normal business working hours or 8am – 5pm Monday – Friday.

Robert, we trust this information will be useful to you in selecting PBS Contractors as your contractor. If you have any questions, please don't hesitate to call me on my cell phone at (239-280-7110).

Sincerely,



Michael Brunoli
Project Manager