

EXECUTIVE SUMMARY

Recommendation to award a work order under Contract Number 16-6618 to Compass Construction, Inc. for the renovation of the Barefoot Beach Concession facility in the amount of \$49,295.00 and make a finding that this expenditure promotes tourism.

OBJECTIVE: To renovate the Barefoot Beach Concession facility to support the vendor services at the beach park.

CONSIDERATION: Currently, the Parks and Recreation Division has a contracted concessionaire that provides services at the Barefoot Beach Park. The concessionaire provides food and beverages at this location for visitors at Barefoot. On April 22, 2013, the TDC approved a grant application related to converting the existing Storage Area & Ranger Office at the pavilion in the main parking area to a concession stand (Item 7C) in the amount of \$50,000. The area to be renovated was originally designed as a concession facility in 1992 but was later converted to a storage and ranger office.

The concessionaire, Cabana Dan, has agreed to provide upgrades to the restored concession area upon completion. He has already made improvements beachside and is committed to make improvements that will benefit the concessionaire per his agreement. Returning the original concession to its intended use is the County's responsibility.

Currently \$2,900 has been spent on updating the original design with BSSW Architects and \$15,897.00 for updating the site permit by Q. Grady Minor. In addition \$500.00 has been spent on the Site Development Plan – Insubstantial (SDPI) Application. This is included in the project approved budget.

The project consists of restoring the concession area to its original purpose, including the reinstallation of plumbing fixtures, the installation of a roll up shutter, and installing a low profile grease interceptor. It also includes the relocation of the park ranger, storage cabinets and other furniture from their current location in the concession space to a temporary office module for a period of up to 12 months until a new multipurpose addition to the pavilion can be permitted and constructed.

The concession renovations were previously approved by TDC at the October 26, 2015 meeting for the award of \$39,962.00 to PBS Contractors. The project was unable to move forward due to outstanding issues between the Clerk of Courts and the Contractor. The request for rebid was delayed until the revised contract with the General Contractors was secured. The project was rebid on September 20, 2016. The bid tab for the rebid of the concession is shown below.

Contractor	Total Bid	Total Bid + Allowance (\$5,000)
Varian Construction, Co.	\$79,301.00	\$84,301.00
Surety Construction, Co.	No Bid	
EBL Construction, Co.	\$54,845.29	\$59,845.29
Chris-Tel Construction, Co.	\$48,645.00	\$53,645.00
Bradanna, Inc.	\$86,842.00	\$91,842.00
Compass Construction, Inc.	\$44,295.00	\$49,295.00

FISCAL IMPACT: Funding in the amount of \$49,295.00 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 is approved as to form and legality and requires majority vote for approval. – CMG

RECOMMENDATION: That the Tourist Development Council recommends award of the proposed work order using Contract Number 16-6618 to Compass Construction, Inc. for the Barefoot Beach concession renovations, Project No. 80242, in the amount of \$49,295.00, and makes a finding that the project expenditure promotes tourism.

Prepared by: Felicia Kirby, Associate Project Manager, Facilities Management Department

Attachment: Work Order, Bid Tab

Bid Tab Barefoot Beach Concession Renovations

Barefoot Beach Concession Bid Tab 10/03/2016

	Varian Constructio	Surety Co	EBL Constructic	Chris- Tel Const	Bradanna	Compass	
Base Bid	\$65,502.00	No Bid	\$44,947.29	\$48,645.00	\$86,842.00	\$	38,900.00
Trailer one year rental	\$10,389.00		\$8,902.00	Inc.	Inc.	\$	4,645.00
Relocation of cabinets and other items to trailer	<u>\$3,410.00</u>		\$996.00	Inc.	Inc.	\$	750.00
Total Bid	<u>\$79,301.00</u>		<u>\$54,845.29</u>	<u>\$48,645.00</u>	<u>\$86,842.00</u>		<u>\$44,295.00</u>
Cost of trailer per month	\$425.00		\$439.29	\$710.00	\$409.00	\$	350.00
Comments on quotes			Does NOT include FPL fees		no exceptions		
Total Bid + \$5,000 Allowance	<u>\$84,301.00</u>		<u>\$59,845.29</u>	<u>\$53,645.00</u>	<u>\$91,842.00</u>		<u>\$49,295.00</u>

WORK ORDER/PURCHASE ORDER

Contract 16-6618 "Annual Contract for General Contractors"

Contract Expiration Date: June 28, 2017

This Work Order is for General Contractor services for work known as:

Project Name: Barefoot Beach Concession Stand Renovations

Project No: 80242

The work is specified in the proposal dated October 3, 2016 which is attached hereto and made a part of this Work Order. In accordance with Terms and Conditions of the Agreement referenced above, this Work Order/Purchase Order is assigned to: **Compass Construction, Inc.**

Scope of Work: As detailed in the attached proposal and the following:

Provide labor and material for the renovations of the Barefoot Beach concession stand per drawings from BSSW Architects and attached proposal dated October 3, 2016 from Compass Construction, Inc., which is attached to this Work Order.

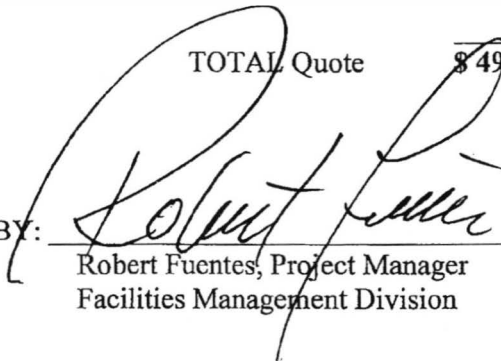
Schedule of Work: Complete work within 90 days from the date of the Notice to Proceed which is accompanying this Work Order. The Contractor agrees that any Work Order that extends beyond the expiration date of Agreement # 16-6618 will survive and remain subject to the terms and conditions of that Agreement until the completion or termination of this Work Order.

Compensation: In accordance with the Agreement referenced above, the County will compensate the Firm in accordance with following method(s): Quoted Lump Sum (QLS) Lump Sum Plus Reimbursable Costs (LS+RC) Time & Material (T&M) (established hourly rate – Schedule A) Cost Plus Fixed Fee (CPFF), as provided in the attached proposal.

Total Quote	\$44,295.00 Lump Sum
Allowance for unforeseen conditions	\$ 5,000.00 Lump Sum

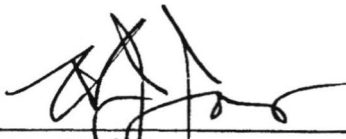
TOTAL Quote \$ 49,295.00 Lump Sum

PREPARED BY:


Robert Fuentes, Project Manager
Facilities Management Division

Date

10/7/16

REVIEW BY: 

Hank Jones, PE
Principal Project Manager
Facilities Management Division

10-16-16

Date

APPROVED BY: 

Barry Williams, Director
Parks & Recreation Division

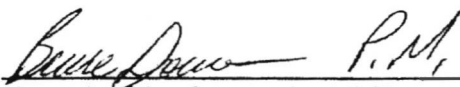
10/18/16

Date

By the signature below, the Firm (including employees, officers and/or agents) certifies, and hereby discloses, that, to the best of their knowledge and belief, all relevant facts concerning past, present, or currently planned interest or activity (financial, contractual, organizational, or otherwise) which relates to the proposed work; and bear on whether the Firm has a potential conflict have been fully disclosed.

Additionally, the Firm agrees to notify the Procurement Director, in writing within 48 hours of learning of any actual or potential conflict of interest that arises during the Work Order and/or project duration.

ACCEPTED BY: Compass Construction, Inc.



Name & Title of Authorized Officer

10/6/16

Date



October 3, 2016

Collier County Government
Facilities Management Division
Naples, FL
Attn: Hank Jones

Re: Project #80242 Proposal
Renovation Barefoot Beach Concession Stand

Dear Mr. Jones:

Thank you for allowing us the opportunity to provide a revised proposal on the above referenced project. The revised proposed bid form is attached along with this letter.

Our proposal is based upon e-mail dated 9/30/16 which included 3 attachments consisting of Bid sheet, RFQ and 4 sheets of plans and electric verification e-mail dated 9/29/16.

The following items are not included in our proposal:

Permit Fees

Architectural Services

Bond

Any overtime or after normal working hours construction.

Should you have any questions, or require additional information, please do not hesitate to contact me.

Sincerely,

COMPASS CONSTRUCTION, INC.

Bruce Downs
Estimator

Barefoot Beach Concession Renovations

Renovation of Existing Concession are per BSSW drawings	\$ 38,900.00
Cost of trailer rental for one year	\$ 4,645.00
Relocation of existing cabinets and other furniture from space to trailer	\$ 750.00
Total	\$ 44,295.00
Cost Of Trailer Month to Month	\$ 350.00