

City of Coral Gables City Commission Meeting
Agenda Item H-3
October 13, 2015
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Jim Cason
Commissioner Pat Keon via Telephone
Commissioner Vince Lago
Vice Mayor Frank Quesada
Commissioner Jeannett Slesnick

City Staff

City Manager, Cathy Swanson-Rivenbark
City Attorney, Craig E. Leen
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Chief Procurement Officer, Michael Pounds

Public Speaker(s)

Agenda Item H-3 [Start: 12:20:10 p.m.]

A Resolution accepting the recommendation of the Chief Procurement Officer to award the Adult Activity Center contract to Stone Concept Miami, Inc. pursuant to Invitation For Bids (IFB) 2015.08.21, and Section 2-828 of the Procurement Code entitled "Contract Award."

Mayor Cason: Alright, let's move to H-3. City Manager.

City Manager Swanson-Rivenbark: We are very excited about bringing H-3 forward. That's the almost last step to opening the adult activity center that's so important to the Commission and the public. We are going to have Mike Pounds present the item, but it has our full recommendation. So we hope you'll favorably consider it.

Mr. Pounds: Mike Pounds, Chief Procurement Officer. I'll be speaking as to the Procurement process and Natty Soto, our architectural consultant will talk about the project in general. The project consists of the interior built-out of a new adult activity center to house the City's adult 50-plus service division. The project concludes but is not limited to electrical, mechanical, plumbing, fire protection, fire alarm, wheelchair lift, floor and ceiling finishes, interior doors, windows, operable partitions, carpentry, countertops, railings and cabinetry. This will house our – we will have multi-purpose spaces for various programs for residents and offices for City employees. The center will be located in the Shell retail area, which is 9,682 square feet on the ground floor of the Palace parking garage and number two Andalusia Avenue. August 21st the Procurement Division of Finance formally advertised and issued and distributed the Adult Activity Center bid. On September 2015, a non-mandatory conference was held and we had 18 bidders attend out of 22 bidders who had picked up the package. We also had two site visits at the location for contractors and subcontractors. On September 22, 2015, eleven bids were received from response to the Adult Activity Center bid. The lowest responsive responsible bidders for this project was submitted by Stone Concept Miami, Inc. with a total bid of \$1,310,736.49. The Public Works Department and the consultants concur with the Chief Procurement Officer's recommendation to award the Adult Activity Center contract to Stone Concept Miami, Inc. Stone Concept Miami, Inc. is a company that is quite experienced in doing build-outs. They've done 23 projects for Miami-Dade County, they have an overall rating of out of four points, they have an overall rating of 3.4 for their projects with the County. With that I'll turn the discussion over to Natty.

Ms. Natty Soto: Good afternoon, Natty Soto with Ferguson Glasgow Schuster Soto Architects. First, I want to thank the Commission for allowing us to work on this project and many projects over the years. We are celebrating our 60th anniversary in the City of Coral Gables this year and we are very proud to add this beautiful project to one of the ones that we've served you with. The facility is going to provide a flexible meeting space and activity space for senior program. There is a large multi-purpose room that can be divided in half. It has a serving kitchen attached to it that can be used for all kinds of activities. There is also art and activity classroom type of classrooms, there's meeting rooms, there's the staff to run the space, their offices, and its fully

accessible for the physically challenged. There are ways of moving around the space and obviously there is a loading zone and its located directly across from the Palace, so its going to be a very active place and we are very excited. We've chosen materials that will be durable and will be flexible to different uses that's going to be accommodated in the space and that can accommodate different decorations that they'll have for their activities and parties during the year. So, if you have any questions please.

Mayor Cason: I think the only question I had was between the two finalists the litigation history, but one was way out of whack with this one, is that correct? This one said one complaint out of twenty-three and other had multiple.

City Attorney Leen: Yes Mr. Mayor. First, I apologize, this was not in your packet, it will be in the future. Second, Stone Concept Miami had one lawsuit, which was voluntarily dismissed pursuant to settlement. Foster Construction, we found a number of them, some of them included default judgments. It was provided...

Mayor Cason: What is 3.4 mean out of 4?- is that good?- average?

Mr. Pounds: That's good.

Ms. Soto: Its over satisfactory.

Mayor Cason: So we shouldn't have a problem with compliance or with paying subcontractors, this is....

Mr. Pounds: The experience with Miami-Dade County has been very good and we confirmed that verbally with one of the project managers who had worked with this firm and she spoke very highly of them.

Mayor Cason: OK. What's the construction time that we would expect from...?

Unknown Speaker: Its five months Mr. Mayor.

Mayor Cason: Five months.

Unknown Speaker: We met with the contractor, we've gone over the full set of plans, the schedule, and the fact that we want this project completed in March.

Mayor Cason: That's great. I think this is one of our first Neighborhood Renaissance projects and its finally, but I think that we've also got, before we vote on this, thank Jacob Shaham for having agreed to doing a lot of things sort of risky for him as a businessman to build-out the exterior of this and sort of say, "its coming, its coming, don't worry," otherwise this would have been a lot slower than it has been.

Vice Mayor Quesada: So you are saying by March it should be done?

Unknown Speaker: Yes sir.

Vice Mayor Quesada: OK – great.

Mayor Cason: I think this is a great project. We've got something like 28 percent of our residents seniors and I think this is going to be a great way, not only take some pressure off the Youth Center, but to make a facility, a wonderful facility available and I think the Palace had offered quite a few things as well to our programming. So, I want to thank formally the Palace for what they've done and I'm glad we are at this point.

Vice Mayor Quesada: Let's make sure we have a big ribbon cutting with Jacob there in March.

City Manager Swanson-Rivenbark: Just as clarification, As listed in your item H-3, these are two actions that we are going to be asking you. One, selecting the Stone Concept, but also it did go higher than what we had originally budgeted about \$118,000, so we are asking for a budged transfer as a part of this action too. This is not coming from your general fund reserves, this is coming from a project account and we believe that that would be the appropriate way to complete the full expenditure.

Mayor Cason: Do we need two separate votes or can we vote on it?

City Attorney Leen: You can vote on them together.

Mayor Cason: Do I have a resolution, a motion on the resolution?

Vice Mayor Quesada: So moved.

Mayor Cason: Vice Mayor makes the motion.

Commissioner Slesnick: Second.

Mayor Cason: Commissioner Slesnick seconds. City Clerk.

Vice Mayor Quesada: Yes

Commissioner Slesnick: Yes

Mayor Cason: Yes

Vice Mayor Quesada: What about Commissioner Keon?

City Clerk Foeman: I'm sorry. Commissioner Keon.

Commissioner Keon: Yes.

Mayor Cason: OK. Thank you.

[End: 12:28:04 p.m.]

[Note: Commissioner Lago was out of the room when the vote was taken, so Mayor Cason asked for his vote at a later time].

Mayor Cason: Let me offer, Commissioner Lago, the chance to vote on H-3, which he was out.

Commissioner Lago: Yes.

Mayor Cason: City Clerk.

Commissioner Lago: Thank you Mayor, I appreciate that.

Mayor Cason: Let the record indicate that he has voted in favor of H-3.