



**City of Coral Gables  
CITY COMMISSION MEETING  
JUNE 26, 2008**

**ITEM TITLE:**

**Resolution** accepting the recommendation of the City Manager approving the decision pursuant to the provisions of the Procurement Code Section 2-772 "Special Procurement/Bid Waiver" to select Keystone Restoration, Inc., for the restoration of the historic Country Club Prado entrance, in an amount not to exceed \$859,901.00.

**CITY MANAGER'S RECOMMENDATION:**

That a Resolution accepting the approval of this item pursuant to the Public Hearing scheduled for June 26, 2008, to award the restoration of the historic Country Club Prado entrance to Keystone Restoration, Inc., in an amount not to exceed \$859,901.00, be approved by the City Commission.

**BRIEF HISTORY:**

Initially the restoration of the De Soto Fountain Project was advertised for bids three times and the City did not receive any responses. A Request for Qualifications issued in April 2006 intended to select among qualified entities, a restoration contractor experienced in historic monuments.

To that effect, a nine-member Competitive Selection Committee which comprised of City of Coral Gables staff, Board of Architects representative, a Historical Preservation Board member, and two architects from the City's architectural consulting firms was formed to evaluate the submittal and the presentation of the respondents. The Evaluation Committee members graded the respondents upon their experience with historic restoration and limestone and cementitious stone stabilization/restoration, understanding of the project's requirements, ratio of fountain restoration work to other work, and experience and ability to work with a municipal government entity.

Keystone Restoration, Inc. was selected since it ranked first based on the points received.

During the restoration of the De Soto Fountain, Keystone Restoration, Inc. demonstrated experience in restoration and had already established a methodology of handling restoration projects, based on scientific research. Only skilled restorers were engaged and provided personal attention to all details.

The restoration of the De Soto Fountain supported the favorable recommendations to the project requirements, and prompt identification and solution of problems.

The above supports the continued belief that Keystone Restoration, Inc. is uniquely qualified and capable of performing the restoration of the County Club Prado Entrance. The proposed contract is unsolicited and the total proposed cost of the restoration of the Country Club Prado Entrance is reasonable and less than the amount allocated in the Capital Projects Fund.

It is clearly neither feasible nor appropriate to repeat the Request for Qualifications process nor the bidding process in such a short period of time. The need for restoration is urgent, and a competitive solicitation would frustrate the timely commencement of the project, which would be contrary to the

**AGENDA ITEM NO. \_\_\_\_\_**

public interest.

Based on the above, it is in the best interest of the City of Coral Gables to award the contract for the restoration of the Country Club Prado entrance to Keystone Restoration, Inc, who was competitively selected before for a similar project and to waive the requirements for competitive proposals due to the unusual and unique situation in the specialized type of work to be provided for the historic Country Club Prado entrance feature.

**ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
06-09-06	Competitive Selection Committee	Ranked Keystone Restoration, Inc. first, based on the points received.

**FINANCIAL INFORMATION: (If Applicable)**

<b>No.</b>	<b>Amount</b>	<b>Source of Funds</b>
1.	\$859,901.00	Capital Improvement Projects
<b>Total:</b>	<b>\$859,901.00</b>	

**APPROVED BY:****LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>
07-11-96	Resolution No. 2006-139	The City Commission authorized the City Manager to negotiate and execute a Professional Services Contract with Keystone Restoration, Inc.

**APPROVED BY:**

<b>Department Director</b>	<b>City Attorney (If Applicable)</b>	<b>City Manager</b>

**ATTACHMENT(S):**

1. Cover form w/draft Resolution
2. Copy of Advertisement
3. Resolution No. 2006-139
4. Keystone Restoration letter w/list of some historic projects completed