

**City of Coral Gables City Commission Meeting  
Agenda Item H-2  
June 16, 2015  
City Commission Chambers  
405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Jim Cason  
Commissioner Pat Keon  
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 Works Director, Glenn Kephart**

**Public Speaker(s)**

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Agenda Item H-2 [12:31:27 p.m.]

A Resolution accepting the recommendation of the Chief Procurement Officer to award the Fire Station No. 3 Renovation Project to GEC Associates in the amount of \$1,130,503, pursuant to Section 2-828 of the Procurement Code entitled “Contract Award” and Request for Proposals (RFP) 2015.04.08; further authorizing the City Manager to negotiate an amendment to the contract for the installation of new doors for an amount not to exceed GEC’s deductive alternate amount of \$269,370; and authorizing an amendment to the Fiscal Year 2014-2015 Annual Budget to recognize as revenue a transfer from Capital Improvement fund balance and to appropriate such funds to put forward the cost of the project.

Mayor Cason: H-2.

City Manager Swanson-Rivenbark: H-2 – We are going to ask Mike Pounds to come forward, but this is really a result of the good work of the City Commission, because we brought forward several months ago Fire Station No. 3 Renovation Improvements and you told us we are not going far enough in renovating that building to the level that our firefighters deserve. So you asked us to go back out and revise the process and bring forward a better proposal and this is the result of that good challenge.

Mr. Pounds: Fire Station No. 3 project consist of the demolition and disposal of identified areas within the Station, installation of structural steel, framing, and decking, wood tresses, thermal installation, roofing and roof repairs, replacement of doors and windows, cutting and patching of finishes, and interior and exterior painting, HVAC equipment, and various other repairs. On May 7<sup>th</sup>, we received seven responsive proposals; those were from GEC Associates, CAC Contractors, ABC Construction, Critical Path Services, Florida Construction Engineering, L.I. Contractors, and Legal Construction Company. We had an evaluation committee that consisted of Public Works Director, Glenn Kephart, Fire Chief Marc Stolzenberg, Fire Union Representative Michael Chickilloo, and our Project Manager Alex Gonzalez. The evaluation committee narrowed down the group of seven to four on a short list and conducted interviews and also allowed them to have a presentation. They have selected in rank order GEC would be the first firm that they have selected, Critical Path would be second and Allied and CAC are number three and number four on that list. GEC was selected on the strength of their proposal to the City and their previous experience with various fire station projects. They've worked on five projects, their company alone and then two additional projects that their staff had worked on with other firms. The project cost is \$1,130, that's....

City Manager Swanson-Rivenbark: One million – one million.

Mr. Pounds: Excuse me, excuse me. I'm sorry – the total project cost without the deduct alternate is \$1,130,503. If you add the deduct alternate which is \$269,370 for garage doors, the maximum project cost is \$1,399,873. I mentioned the deduct alternate that is something that we are going to have to do some research on. Public Works Department will research that and we are asking for you to provide the authority for the City Manager to negotiate the inclusion of those doors at a later part of the project, but the project cost would be no more than \$1,399,873.

Mayor Cason: Were all the elements that Commissioner Lago was concerned about back in January addressed in terms of what the scope of work?

City Manager Swanson-Rivenbark: As Glenn comes up. One of the issues that Commissioner Lago had expressed concern was the litigation history and so the City Attorney can comment on that because the staff researched that.

City Attorney Leen: Yes and I have a report for you. It was said earlier, is my understanding, although it may not have been sent to the Commission. I'm sorry I didn't get to you in advance; I just have it because I figured you might ask about it. And what we found is with this particular applicant is that there was no litigation. So, I have the report if you want to see it, but I'm not asking you – you don't have to review it for this.

Mayor Cason: Glenn.

Mr. Kephart: Thank you Mayor, Commissioners. Yes, we believe that all the items that we discussed when this project was brought forward had been addressed and are included in the project. Those items as you remember originally we brought forth a project that was predominantly fixing an infrastructure that had needs. The water infiltration, the roof, the HVAC and the electrical systems, and some new apparatus doors. We weren't doing a lot when it comes to the overall aesthetics and improving the way that the building was going to look, and following that meeting we had numerous views with the Fire Chief and he is here and can address too, and also the fire union and the people who live there, talking about what you really need in this place, and looking at it from an eye of going to do a million dollar project and I assume that the Commission may want to have a ground opening when it's done, isn't going to be something that we are really proud of, and we believe now that it will be. It includes new ceilings where it didn't include new ceilings before, it includes interior painting that wasn't included before, it includes cabinet tree and mill work, not a complete new kitchen, but a renovation of the things that need to be. Minor things like shelving that were dilapidated and it needed to be replaced. We really looked through the building and said, what isn't right?- what doesn't look right?- and what do we need to fix it? We believe that those things are incorporated in the project now and when we have a finished project we can do a walk through and feel proud of the building and a nice place for the firefighters to live.

Mayor Cason: Was it hard choice between number one and two?- or was it pretty much number one because of the experience and the five stations...

Mr. Kephart: I think number one and number two, in our opinion, if I can speak for the selection committee, they did separate themselves from three and four somewhat, and those excellent contractors who have done highly complex work of this nature, one of the things there were a couple things that really separated, I think, one from two, is the amount of fire station work that they've done; number two had done very limited; number one has done a lot of its work and its different working in a place where the firefighters are living and it's a public safety component, and we felt like that really separated them from number two.

Mayor Cason: About a seven point difference between one and two, so it was not one of these squeakers.

Mr. Kephart: It wasn't. It wasn't predominantly because of the fire station experience the number one had over number two.

Mayor Cason: OK. And Chief, you're happy?- your people are happy?

Chief Stolzenberg: Yes, the Fire Department, the firefighters and myself are very happy with the way the process went. The contractor seems to have a good scope as far as the course of action and we are excited about incorporating these into our building.

Vice Mayor Quesada: I move to approve the selection.

Commissioner Lago: Just have a few quick questions. In reference to this submission process, how does it compare to the previous one? Were there more individuals or entities willing to submit?

Mr. Pounds: My recollection is there may have been more bidders in the last process. This was a bit more complex with it being an RFP, but I think we had a pretty represented group that expressed interest and then ultimately we got seven good firms.

Commissioner Lago: And in reference to contingency, what is the amount that we have in the budget? We have a contingency amount right now?- usually 5-10 percent.

Mr. Kephart: Yes, it's approximately 10 percent. I believe it's \$130,000....but it's approximately.

Mayor Cason: And back on litigation, the number two had two lawsuits.

Commissioner Lago: My last comment. I just want to commend staff in reference to really raising the bar in regards to the procurement process, because as I've been looking over the package and when you see several things that weren't included in the previous package. For example, financials, the very in depth financials, your...response which is a very good indicator in reference to financial strength, insurance, the litigation report has really been taken into account this time, and the scores are pretty on point. You have an individual who has more experience than the other entities that have applied in reference to this type of specific instruction, which is what we are looking at. We are looking for the most qualified individual to

deliver a product that will be around for the next 30-35 years. So, I commend staff for really putting forth an incredible effort and hopefully this project will be successful.

Mayor Cason: So I assume you will second?

Commissioner Lago: I will second it.

Mayor Cason: City Clerk

Commissioner Slesnick: Yes

Commissioner Keon: Yes

Commissioner Lago: Yes

Vice Mayor Quesada: Yes

Mayor Cason: Yes

(Vote: 5-0)

Commissioner Keon: Mayor Cason can I ask of the Manager, part of the problem with the issues with regard to the Fire Stations were the maintenance and that there was no regularly scheduled maintenance on those Fire Stations. When we toured them and you saw the kitchens and some of the conditions there, although the firemen themselves generally clean the bathrooms and seem to keep it in order. It really was the buildings were just so poorly and so badly maintained by the City. Is there – are we doing something with regard to the maintenance of our public buildings?

City Manager Swanson-Rivenbark: Absolutely – and the Assistant City Manager, Director of Public Safety toured the facilities with Public Works and with the Fire Department and there is an ongoing maintenance schedule being developed. In addition, when you look at your 2016 Budget, we are actually addressing that on an ongoing basis, not only by staffing, but also by investing in the infrastructure replacement and ongoing maintenance.

Commissioner Keon: OK – good, because they really were, they were terrible.

City Manager Swanson-Rivenbark: And we recognize that and there is a new action plan in place to address it.

Commissioner Keon: Thank you.

[End: 12:42:20 p.m.]