

8/20 SE

*DOWN*



[back to agenda composer](#)

[help](#)

**Item Author : View Agenda Item**

**Agenda**

August 27, 2013 - Regular Meeting

**Category**

B. CONSENT AGENDA

**Sub-Category**

Financial Management

**Approval Path**

FM (Purchasing-Dennis)

**Subject**

IFB #13-1195CD, Manatee County Historic Courthouse 2nd Floor Remodel and Outside Air Project

**Briefings**

None

**Contact and/or Presenter Information**

Contact: Chris Daley, Purchasing Division, Ext. 3048.

Presenter: Tom Yarger, Construction Services Division Manager, Ext 3003.

**Action Requested**

Authorization to award IFB #13-1195CD, Manatee County Historic Courthouse 2nd Floor Remodel and Outside Air Project, to the lowest, responsive, and responsible bidder, Power Contracting, LLC of Palmetto, FL for a total bid of \$2,388,766.00 (Bid "A", 260 calendar days) and authorize the County Administrator, or designee, to execute the Agreement and accept and date the Performance and Payment Bonds.

Adoption of Resolution R-13-139 providing an interfund loan to finance the project; and adoption of Budget Resolution B-13-065/2 appropriating the proceeds from the interfund loan.

**Enabling/Regulating Authority**

Manatee County Code of Laws.

**Background Discussion**

The Work consists of remodeling the second floor of the Manatee County Historic Courthouse to convert the old courtrooms into office space for use by the Clerk of the Circuit Court's staff. The remodeling services include, but are not limited to: asbestos abatement, structural repairs, selective demolition, framing and drywall, new flooring, new ceiling tiles, fire protection systems, plumbing, electrical systems and switchgear, and new HVAC systems with fresh air intake to meet building codes. There is no work being performed in the Historic Courtroom portion of the

building with the exception of the installation of a new fire sprinkler system required by the Fire Marshall to allow for storage of the court pews in this room. Formal, competitive sealed bid procedures were followed resulting in a total of four (4) bidders submitting a sealed bid for consideration.

<u>Manatee County</u>	<u>Bid A (260 days)</u>
Power Contracting, LLC	\$2,388,766.00
Zirkelbach Construction, Inc.	\$2,446,626.00

<u>Sarasota County</u>	
Jon F. Swift, Inc.	\$2,932,954.00

<u>Hillsborough County</u>	
Air Mechanical & Service Corp.	\$3,114,505.55

On August 13, 2013, a memorandum was received from Property Management Department recommending award to Power Contracting, LLC of Palmetto, FL 34221 for a total bid of \$2,388,766.00 with a 260 calendar day completion time (Bid "A").

In addition to the funding source indicated below, a Budget Amendment (B-13-065/2) appropriating \$2,500,000.00 to the project will be presented to the Board of County Commissioners on August 27, 2013. This appropriation represents a transfer from the General Funds Reserves to the Building Capital Improvement Project (310) to reflect an interfund loan per Resolution R-13-139 that is also being presented to the Board of County Commissioners on August 27, 2013.

The interfund loan will eventually be replaced with financing from an outside source, and the financing will be paid off over a period of approximately ten years using rent payments from the State of Florida. The State will be paying rent because the renovated space will be occupied by state funded employees who work for the Clerk pursuant to an agreement to provide Child Support Enforcement.

#### **County Attorney Review**

Not Reviewed (No apparent legal issues)

#### **Explanation of Other**

#### **Reviewing Attorney**

N/A

#### **Instructions to Board Records**

Original to Board Records

Copy to:

Power Contracting, LLC, 1335 10th Street East, Ste. E, Palmetto, FL 34221 ([mscherette@powercontractingllc.com](mailto:mscherette@powercontractingllc.com)).

Kathi Gentile([kathi.gentile@mymanatee.org](mailto:kathi.gentile@mymanatee.org)) and Angela Honts ([angela.honts@mymanatee.org](mailto:angela.honts@mymanatee.org)), Property Management Department; Chris Daley ([chris.daley@mymanatee.org](mailto:chris.daley@mymanatee.org)), Purchasing Division

#### **Cost and Funds Source Account Number and Name**

The funding source for this Agreement is General Funds Reserves -3106006210-534000/6006210-0004- BLDG: CrHseRemodel 2nd Flr 2011

#### **Amount and Frequency of Recurring Costs**

N/A

#### **Attachments: (list)**



[13-1195CD Departmental Recommendation.pdf](#)



[13-1195CD Tabulation.pdf](#)



[Power Contracting Contract.pdf](#)

[Close](#) [Edit](#) [Delete](#)

Chris Daley - ()  
Role : Item Author

[log out](#)

Version: **1.2.1.3 - 1.2.7.5**

© 2002-2013, Idea Integration Corp.  
All Rights Reserved

**TABULATION**  
**IFB #13-1195CD- MANATEE COUNTY HISTORIC COURTHOUSE 2ND FLOOR REMODEL AND OUTSIDE AIR PROJECT**

Power Contracting, LLC 1335 10th Street East Palmetto, FL , 34221	Zirkelbach Construction, Inc. 1415 10th Street West Palmetto, FL 34221	Jon F. Swift, Inc. 2221 8th Street Sarasota, FL 34237	Air Mechanical & Service Corp. 4311 West Ida Street Tampa, FL 33614
---	--	---	---

ITEM NO.	DESCRIPTION	EST. QTY.	U/M	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	MOBILIZATION	1	LS	\$163,717.00	\$163,717.00	\$193,003.00	\$193,003.00	\$192,690.00	\$192,690.00	\$165,291.71	\$165,291.71
2	STRUCTURAL REPAIRS	1	LS	\$1,337.00	\$1,337.00	\$21,993.00	\$21,993.00	\$43,000.00	\$43,000.00	\$92,888.00	\$92,888.00
3	ASBESTOS ABATEMENT	1	LS	\$32,070.00	\$32,070.00	\$56,300.00	\$56,300.00	\$60,800.00	\$60,800.00	\$55,100.00	\$55,100.00
4	SELECTIVE DEMOLITION	1	LS	\$61,740.00	\$61,740.00	\$53,470.00	\$53,470.00	\$71,170.00	\$71,170.00	\$69,600.00	\$69,600.00
5	CONCRETE	1	LS	\$8,509.00	\$8,509.00	\$7,500.00	\$7,500.00	\$32,500.00	\$32,500.00	\$19,140.00	\$19,140.00
6	FRAMING & DRYWALL	1	LS	\$99,417.00	\$99,417.00	\$215,502.00	\$215,502.00	\$129,850.00	\$129,850.00	\$171,789.62	\$171,789.62
7	DOORS AND DOOR FRAMES	1	LS	\$52,531.00	\$52,531.00	\$81,190.00	\$81,190.00	\$49,290.00	\$49,290.00	\$146,160.00	\$146,160.00
8	DOOR HARDWARE	1	LS	\$44,748.00	\$44,748.00	\$23,354.00	\$23,354.00	\$49,570.00	\$49,570.00	Included in #7	Included in #7
9	ROOFING TIE IN / REPAIR	1	LS	\$6,949.00	\$6,949.00	\$6,572.00	\$6,572.00	\$23,000.00	\$23,000.00	\$22,993.52	\$22,993.52
10	ACOUSTIC CEILINGS AND GRID	1	LS	\$89,796.00	\$89,796.00	\$78,110.00	\$78,110.00	\$97,950.00	\$97,950.00	\$89,900.00	\$89,900.00
11	FLOORING	1	LS	\$98,883.00	\$98,883.00	\$93,353.00	\$93,353.00	\$101,180.00	\$101,180.00	\$122,284.46	\$122,284.46
12	CASEWORK	1	LS	\$115,452.00	\$115,452.00	\$98,850.00	\$98,850.00	\$116,650.00	\$116,650.00	\$171,680.00	\$171,680.00
13	PAINTING	1	LS	\$22,449.00	\$22,449.00	\$21,500.00	\$21,500.00	\$69,900.00	\$69,900.00	\$41,191.60	\$41,191.60
14	SIGNAGE	1	LS	\$1,137.00	\$1,137.00	\$2,500.00	\$2,500.00	\$8,500.00	\$8,500.00	\$2,320.00	\$2,320.00
15	BATHROOM PARTITIONS AND ACCESSORIES	1	LS	\$9,193.00	\$9,193.00	\$16,910.00	\$16,910.00	\$18,410.00	\$18,410.00	\$31,252.72	\$31,252.72

**TABULATION**

**IFB #13-1195CD- MANATEE COUNTY HISTORIC COURTHOUSE 2ND FLOOR REMODEL AND OUTSIDE AIR PROJECT**

ITEM NO.	DESCRIPTION	EST. QTY.	U/M	Power Contracting, LLC		Zirkelbach Construction, Inc.		Jon F. Swift, Inc.		Air Mechanical & Service Corp.	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
				1335 10th Street East Palmetto, FL , 34221		1415 10th Street West Palmetto, FL 34221		2221 8th Street Sarasota, FL 34237		4311 West Ida Street Tampa, FL 33614	
16	MISCELLANEOUS ITEMS	1	LS	\$64,064.00	\$64,064.00	\$143,003.00	\$143,003.00	\$179,000.00	\$179,000.00	\$450,867.68	\$450,867.68
17	FIRE PROTECTION SYSTEMS	1	LS	\$39,553.00	\$39,553.00	\$26,945.00	\$26,945.00	\$74,000.00	\$74,000.00	\$53,354.20	\$53,354.20
18	HVAC DEMOLITION	1	LS	\$5,604.00	\$5,604.00	\$10,000.00	\$10,000.00	\$5,000.00	\$5,000.00	\$22,234.88	\$22,234.88
19	NEW HVAC SYSTEMS AND COMPONENTS	1	LS	\$499,639.00	\$499,639.00	\$425,000.00	\$425,000.00	\$555,600.00	\$555,600.00	\$475,892.88	\$475,892.88
20	HVAC CONTROLS	1	LS	\$186,900.00	\$186,900.00	\$169,700.00	\$169,700.00	\$165,100.00	\$165,100.00	\$173,884.00	\$173,884.00
21	IT ROOM DX SYSTEM	1	LS	\$5,126.00	\$5,126.00	\$50,000.00	\$50,000.00	\$5,400.00	\$5,400.00	\$3,562.36	\$3,562.36
22	HVAC TEST AND BALANCE	1	LS	\$20,292.00	\$20,292.00	\$25,000.00	\$25,000.00	\$17,820.00	\$17,820.00	\$15,370.00	\$15,370.00
23	PLUMBING	1	LS	\$50,536.00	\$50,536.00	\$25,000.00	\$25,000.00	\$47,000.00	\$47,000.00	\$43,143.18	\$43,143.18
24	PLUMBING FIXTURES	1	LS	\$8,900.00	\$8,900.00	\$21,988.00	\$21,988.00	\$39,900.00	\$39,900.00	\$13,326.10	\$13,326.10
25	ELECTRICAL SWITCHGEAR, PANELS, CIRCUIT BREAKERS, TRANSFORMERS	1	LS	\$62,700.00	\$62,700.00	\$76,720.00	\$76,720.00	\$29,630.00	\$29,630.00	\$62,077.40	\$62,077.40
26	LIGHTING	1	LS	\$51,300.00	\$51,300.00	\$19,265.00	\$19,265.00	\$26,821.00	\$26,821.00	\$67,396.00	\$67,396.00
27	ELECTRICAL CONDUIT FOR FIRE PROTECTION, LIFE SAFETY, SECURITY AND DATA	1	LS	\$65,550.00	\$65,550.00	\$25,767.00	\$25,767.00	\$90,219.00	\$90,219.00	\$92,655.00	\$92,655.00
28	ELECTRICAL SYSTEMS AND COMPONENTS	1	LS	\$173,234.00	\$173,234.00	\$143,007.00	\$143,007.00	\$311,846.00	\$311,846.00	\$108,244.24	\$108,244.24
29	SECURITY SYSTEMS- QUALIFIED SYSTEMS CONTRACTING				\$50,000.00		\$50,000.00		\$50,000.00		\$50,000.00

**TABULATION**  
**IFB #13-1195CD- MANATEE COUNTY HISTORIC COURTHOUSE 2ND FLOOR REMODEL AND OUTSIDE AIR PROJECT**

				Power Contracting, LLC 1335 10th Street East Palmetto, FL , 34221	Zirkelbach Construction, Inc. 1415 10th Street West Palmetto, FL 34221	Jon F. Swift, Inc. 2221 8th Street Sarasota, FL 34237	Air Mechanical & Service Corp. 4311 West Ida Street Tampa, FL 33614				
ITEM NO.	DESCRIPTION	EST. QTY.	U/M	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
30	FIRE ALARM SYSTEMS	1	LS	\$47,440.00	\$47,440.00	\$15,124.00	\$15,124.00	\$21,158.00	\$21,158.00	\$30,914.00	\$30,914.00
31	DISCRETIONARY WORK (USED ONLY WITH COUNTY APPROVAL)				\$250,000.00		\$250,000.00		\$250,000.00		\$250,000.00
<b>TOTAL PRICE FOR BID "A" - Based on Completion Time of 260 Calendar Days</b>					<b>\$2,388,766.00</b>		<b>\$2,446,626.00</b>		<b>\$2,932,954.00</b>		<b>\$3,114,513.55</b>
	Acknowledge Addendum #1				Yes		Yes		Yes		Yes
	Acknowledge Addendum #2				Yes		Yes		Yes		Yes
	Acknowledge Addendum #3				Yes		Yes		Yes		Yes
	Acknowledge Addendum #4				Yes		Yes		Yes		Yes
	Acknowledge Addendum #5				Yes		Yes		Yes		Yes
	Acknowledge Addendum #6				Yes		Yes		Yes		Yes
	Bid Bond				Yes		Yes		Yes		Yes

Keyed  
and  
Checked  
By



7/30/2013

Chris Daley-CPPB, Contract Specialist

Date