

# MANATEE COUNTY GOVERNMENT SOURCE SELECTION

<b>SUBJECT</b> Roof Replacement @ MSO Central Jail	<b>DATE POSTED</b> April 7, 2010 Date Posted on mymanatee.org <u>4/9/10</u> By: <u>13</u>
<b>PURCHASING REPRESENTATIVE</b> Deborah Carey-Reed, 941/749-3074	<b>DATE CONTRACT SHALL BE AWARDED</b> April 14, 2010
<b>DEPARTMENT</b> Property Management Department	<b>CONSEQUENCES IF DEFERRED</b> N/A
<b>SOURCE RECOMMENDATION</b> Invitation for Bid #10-0018DC	<b>AUTHORIZED BY</b> R.C. "Rob" Cuthbert, CPM <b>DATE</b> April 7, 2010 <span style="float: right;">4/7/10</span>

### ACTION DESIRED

Authorization to award Invitation for Bid #10-0018DC Roof Replacement @ Manatee Sheriff Office Central Jail, to the lowest responsive, responsible bidder meeting specifications, Mullet's Aluminum Products, Inc., Sarasota, Florida, in the amount of \$392,496 for the Base Bid (metal roof); and for subsequent execution of contract and simultaneous dating of performance/payment bonds and acceptance of insurance certification.

### ENABLING/REGULATING AUTHORITY

Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy.)

Manatee County Code of Laws Chapter 2-26, Manatee County Purchasing Ordinance Section 2-26-40, and the Standards and Procedures approved by the County Administrator.

### BACKGROUND/DISCUSSION

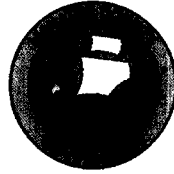
- This work is generally described as the replacement of approximately 43,000 square feet of metal roofs on 46 connected pods at the Manatee County Sheriff Central Jail. Karins Engineering Group, Inc, a professional consultant to the County, has assisted the County in this solicitation and will assist in the administration the resulting contract.
- 12/21/09 to 02/03/10 appropriate bid procedures were followed. Bids were solicited via Demand Star to 620 prospective bidders and suppliers. Thirty-eight (38) firms, including 12 local firms, requested the Bid Document and ten bidders responded of with no bids being received from a Manatee County firm. Estimated start of construction is 05/03/10 with completion within 120 days for an estimated completion date of 08/31/2010.
- This IFB included options for replacement of the membrane portions (approximately 164,000 square feet) of the roof which staff evaluated to be beyond the funding limits estimated. The membrane roof will be rebid with revised specifications in expectation of more competition and competitive pricing being within construction estimates.
- The funding source for this project is Building Capital Projects.

### SUMMARY RESULTS: THREE LOWEST BASE BIDS FOR METAL ROOF

Mullets Aluminum, Sarasota FL	\$392,496
General Works, Tampa FL	\$435,500
Weiss & Woolrich, Deerfield FL	\$463,600

<b>ATTACHMENTS: (List in order as attached)</b> 1) Department Recommendation 2) Tabulation of Bids (including Options) 3) Proposed Contract	<b>INSTRUCTIONS:</b>  N/A
<b>COST</b> \$392,496	<b>SOURCE (ACCT# &amp; NAME)</b> 3106005204
<b>COMMENTS</b> N/A	<b>AMT./FREQ. OF RECURRING COSTS (ATTACH FISCAL IMPACT STATEMENT)</b> N/A

# MEMORANDUM



MANATEE COUNTY

2010 MAR 31 AM 10:55

Phone: 941-749-3005

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[www.mymanatee.org](http://www.mymanatee.org)

Property Management Department  
Construction Services Division  
1112 Manatee Avenue West, Ste 868  
Bradenton, FL 34205

MANATEE COUNTY  
FLORIDA

PURCHASING

To: Melissa Assha, Contracts and Buyer Manager  
Purchasing Division

From: Tom Yarger, Construction Services Division Manager *ty 9/25/2010*  
Property Management Department

Date: March 24, 2010

Subject: MSO Central Jail Roof Replacement

The bids for the above referenced project have been reviewed by staff. The bid tabulation form is attached for your review. It is recommended that the contract for MSO Central Jail Metal Roof Replacement (Base bid only, 180 day project duration) be awarded to the lowest responsive, responsible bidder, Mullets Aluminum Products Inc, in the amount of \$392,496.00 in accordance with the terms and conditions of the bid package per for the following:

Options 1 Metal Roof Replacement Only, 180 day project duration.

The funding source for the contract is 310-6005204.

Please contact Howard Leyo and /or John Rowland, if you have any questions regarding the attached documents.

Thank you for your continued assistance.

cc: Captain Robert Williams, MSO  
Charlie Bishop, Director, Property Management  
Howard Leyo, Project Manager  
John Rowland, Construction Coordinator

Project File: 49605

**Manatee County Jail - 120 days**  
**Bid Spreadsheet**  
 Prepared by  
**Karins Engineering Group, Inc.**

A.	Fixed Price Work	Kearner Bros. Construction				Roof USA, Inc.				Architectural Sheet Metals, Inc.				Wells & Woolfich Southern Enterprises, Inc				Southern Roofing Company				
		Estimate	Unit Price	Unit	Total	Estimate	Unit Price	Unit	Total	Estimate	Unit Price	Unit	Total	Estimate	Unit Price	Unit	Total	Estimate	Unit Price	Unit	Total	
1	General Conditions			LS	\$5,900.00			LS	\$5,000.00			LS	\$20,000.00			LS	\$0.00					
2	Mobilization			LS	\$9,075.00			LS	\$10,000.00			LS	\$10,000.00			LS	\$25,122.00					
3	Standing Seam Metal Roof (including flashing, fastening, sealants)	43,000	\$7.21	SF	\$310,000.00	43,000	\$8.43	SF	\$362,490.00	43,000	\$6.90	SF	\$296,700.00	43,000	\$7.96	SF	\$342,980.00					
4	Structural Steel Roof Deck (including fastening, sealants)	4,000	\$3.00	SF	\$12,000.00	4,000	\$3.60	SF	\$14,400.00	4,000	\$4.00	SF	\$16,000.00	4,000	\$2.95	SF	\$11,800.00					
5	Rain Gutters and Downspouts (including Fastening, sealants)	2,200	\$18.27	LF	\$40,194.00	2,200	\$13.20	LF	\$29,040.00	2,200	\$9.50	LF	\$20,900.00	2,200	\$16.20	LF	\$35,640.00					
6	Discretionary Work			LS	\$100,000.00			LS	\$100,000.00			LS	\$100,000.00			LS	\$100,000.00					
<b>TOTAL FIXED PRICE WORK</b>					<b>\$477,989.00</b>				<b>\$529,930.00</b>				<b>\$483,940.00</b>				<b>\$639,620.00</b>					

B.	Option 1	Sokolovskiy, LLC				No Bid																
		Estimate	Unit Price	Unit	Total	Estimate	Unit Price	Unit	Total													
1	General Conditions			LS	\$6,300.00			LS	\$6,300.00			LS	\$20,000.00			LS	\$0.00					
2	Mobilization			LS	\$10,000.00			LS	\$10,000.00			LS	\$10,000.00			LS	\$25,122.00					
3	Elastomeric Roof Coating	184,000	\$2.57	SF	\$472,880.00	184,000	\$3.01	SF	\$553,840.00	184,000	\$3.01	SF	\$553,840.00	184,000	\$5.49	SF	\$1,010,856.00					
4	Discretionary Work			LS	\$20,000.00			LS	\$20,000.00			LS	\$20,000.00			LS	\$20,000.00					
<b>TOTAL UNIT PRICE WORK</b>					<b>\$498,380.00</b>				<b>\$829,140.00</b>				<b>\$829,140.00</b>				<b>\$1,055,956.00</b>					
<b>TOTAL PROJECT COST</b>					<b>\$976,369.00</b>				<b>\$1,359,070.00</b>				<b>\$1,313,080.00</b>				<b>\$1,695,576.00</b>					

C.	Option 2	No Bid				No Bid																
		Estimate	Unit Price	Unit	Total	Estimate	Unit Price	Unit	Total													
1	General Conditions			LS	\$15,000.00			LS	\$15,000.00			LS	\$20,000.00			LS	\$0.00					
2	Mobilization			LS	\$15,000.00			LS	\$15,000.00			LS	\$10,000.00			LS	\$25,122.00					
3	Thermoplastic Roofing System (including flashing, fastening, sealants)	184,000	\$2.92	SF	\$537,280.00	184,000	\$5.17	SF	\$951,680.00	184,000	\$3.88	SF	\$708,720.00	184,000	\$3.88	SF	\$708,720.00					
4	Structural Steel Roof Deck under insulation (incl. fastening, sealants)	6,500	\$3.00	SF	\$19,500.00	6,500	\$4.00	SF	\$26,000.00	6,500	\$4.00	SF	\$26,000.00	6,500	\$4.00	SF	\$26,000.00					
5	3" to 4" Replace Compromised Insulation	10,000	\$2.50	LF	\$25,000.00	10,000	\$2.00	LF	\$20,000.00	10,000	\$2.00	LF	\$20,000.00	10,000	\$3.60	LF	\$36,000.00					
6	Discretionary Work			LS	\$65,000.00			LS	\$65,000.00			LS	\$65,000.00			LS	\$65,000.00					
<b>TOTAL ALTERNATE UNIT PRICE WORK</b>					<b>\$1,094,940.00</b>				<b>\$1,717,676.00</b>				<b>\$1,417,676.00</b>				<b>\$1,417,676.00</b>					
<b>TOTAL PROJECT COST</b>					<b>\$1,889,940.00</b>				<b>\$2,816,746.00</b>				<b>\$2,730,756.00</b>				<b>\$2,113,652.00</b>					

C.	Option 2 - Alternate 1	No Bid				No Bid																
		Estimate	Unit Price	Unit	Total	Estimate	Unit Price	Unit	Total													
1	General Conditions			LS	\$15,000.00			LS	\$15,000.00			LS	\$20,000.00			LS	\$0.00					
2	Mobilization			LS	\$15,000.00			LS	\$15,000.00			LS	\$10,000.00			LS	\$25,122.00					
3	Thermoplastic Roofing System (including flashing, fastening, sealants)	184,000	\$3.15	SF	\$580,400.00	184,000	\$4.90	SF	\$911,600.00	184,000	\$4.90	SF	\$911,600.00	184,000	\$3.66	SF	\$675,360.00					
4	Structural Steel Roof Deck under insulation (incl. fastening, sealants)	6,500	\$3.00	SF	\$19,500.00	6,500	\$4.00	SF	\$26,000.00	6,500	\$4.00	SF	\$26,000.00	6,500	\$4.00	SF	\$26,000.00					
5	3" to 4" Replace Compromised Insulation	10,000	\$2.50	LF	\$25,000.00	10,000	\$2.00	LF	\$20,000.00	10,000	\$2.00	LF	\$20,000.00	10,000	\$3.60	LF	\$36,000.00					
6	Discretionary Work			LS	\$65,000.00			LS	\$65,000.00			LS	\$65,000.00			LS	\$65,000.00					
<b>TOTAL ALTERNATE UNIT PRICE WORK</b>					<b>\$1,094,940.00</b>				<b>\$1,717,676.00</b>				<b>\$1,417,676.00</b>				<b>\$1,417,676.00</b>					
<b>TOTAL PROJECT COST</b>					<b>\$1,889,940.00</b>				<b>\$2,816,746.00</b>				<b>\$2,730,756.00</b>				<b>\$2,113,652.00</b>					

**Manatee County Jail - 120 days**  
 Bid Spreadsheet  
 Prepared by  
 Karins Engineering Group, Inc.

General Works of Tampa, LLC (GATF)				Gulf States Industries, Inc. (GSI)				Muller Aluminum Products, Inc. (MUL)				Anderson & She Roofing, Inc. (ASR)			
Estimate	Unit Price	Unit	Total	Estimate	Unit Price	Unit	Total	Estimate	Unit Price	Unit	Total	Estimate	Unit Price	Unit	Total
		LS	\$26,000.00			LS	\$4,000.00			LS	\$23,086.00			LS	\$43,000.00
		LS	\$15,000.00			LS	\$11,500.00			LS	\$6,680.00			LS	\$23,000.00
43,000	\$6.80	SF	\$240,800.00	43,000	\$9.02	SF	\$387,860.00	43,000	\$5.47	SF	\$235,210.00	43,000	\$7.00	SF	\$301,000.00
4,000	\$6.00	SF	\$24,000.00	4,000	\$3.70	SF	\$14,800.00	4,000	\$2.76	SF	\$11,000.00	4,000	\$6.50	SF	\$26,000.00
2,200	\$13.50	LF	\$29,700.00	2,200	\$14.81	LF	\$32,582.00	2,200	\$8.00	LF	\$17,600.00	2,200	\$22.00	LF	\$48,400.00
		LS	\$100,000.00			LS	\$100,000.00			LS	\$100,000.00			LS	\$100,000.00
			\$438,500.00				\$687,742.00				\$352,486.00				\$682,675.00

Estimate	Unit Price	Unit	Total	Estimate	Unit Price	Unit	Total	Estimate	Unit Price	Unit	Total	Estimate	Unit Price	Unit	Total
		LS	\$29,870.00			LS	\$6,000.00			LS	\$75,000.00			LS	\$5,250.00
		LS	\$36,000.00			LS	\$14,000.00			LS	\$35,000.00			LS	\$7,410.00
164,000	\$2.40	SF	\$393,600.00	164,000	\$3.17	SF	\$519,880.00	164,000	\$4.25	SF	\$695,000.00	164,000	\$4.65	SF	\$760,765.00
		LS	\$20,000.00			LS	\$20,000.00			LS	\$20,000.00			LS	\$20,000.00
			\$479,200.00				\$589,880.00				\$530,000.00				\$832,735.00
			\$914,700.00				\$1,110,822.00				\$1,354,200.00				\$1,815,410.00

Estimate	Unit Price	Unit	Total	Estimate	Unit Price	Unit	Total	Estimate	Unit Price	Unit	Total	Estimate	Unit Price	Unit	Total
		LS	\$30,000.00			LS	\$4,800.00			LS	\$7,600.00			LS	\$1,600.00
		LS	\$36,000.00			LS	\$14,000.00			LS	\$38,250.00			LS	\$3,250.00
164,000	\$5.20	SF	\$852,800.00	164,000	\$5.23	SF	\$857,720.00	164,000	\$4.65	SF	\$760,765.00	164,000	\$4.65	SF	\$760,765.00
6,500	\$5.75	SF	\$37,375.00	6,500	\$4.57	SF	\$29,705.00	6,500	\$4.78	SF	\$31,070.00	6,500	\$4.78	SF	\$31,070.00
10,000	\$3.40	LF	\$34,000.00	10,000	\$4.05	LF	\$40,500.00	10,000	\$2.15	LF	\$21,500.00	10,000	\$2.15	LF	\$21,500.00
		LS	\$65,000.00			LS	\$65,000.00			LS	\$65,000.00			LS	\$65,000.00
			\$1,065,175.00				\$1,011,725.00				\$1,466,595.00				\$1,815,920.00
			\$1,466,595.00				\$1,582,487.00				\$1,932,190.00				\$2,348,910.00

Estimate	Unit Price	Unit	Total	Estimate	Unit Price	Unit	Total	Estimate	Unit Price	Unit	Total	Estimate	Unit Price	Unit	Total
		LS	\$30,000.00			LS	\$4,800.00			LS	\$7,600.00			LS	\$1,600.00
		LS	\$36,000.00			LS	\$14,000.00			LS	\$38,250.00			LS	\$3,250.00
164,000	\$4.80	SF	\$787,200.00	164,000	\$4.99	SF	\$818,360.00	164,000	\$3.95	SF	\$647,800.00	164,000	\$3.95	SF	\$647,800.00
6,500	\$5.75	SF	\$37,375.00	6,500	\$4.57	SF	\$29,705.00	6,500	\$4.78	SF	\$31,070.00	6,500	\$4.78	SF	\$31,070.00
10,000	\$3.40	LF	\$34,000.00	10,000	\$4.05	LF	\$40,500.00	10,000	\$2.15	LF	\$21,500.00	10,000	\$2.15	LF	\$21,500.00
		LS	\$65,000.00			LS	\$65,000.00			LS	\$65,000.00			LS	\$65,000.00
			\$468,275.00				\$472,365.00				\$682,675.00				\$784,120.00
			\$1,425,975.00				\$1,522,107.00				\$1,865,595.00				\$2,234,910.00