

**MANATEE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**FILE COPY**

(16)

<b>SUBJECT</b>	Construction Services for Manatee County Historical Courthouse Facade Renovation/Roof/Window Replacement (RFP#10-3284BG)	<b>TYPE AGENDA ITEM</b>	Consent <i>C. McCusick</i>
<b>DATE REQUESTED</b>	March 15, 2011	<b>DATE SUBMITTED/REVISED</b>	February 14, 2011
<b>BRIEFINGS? Who?</b>	N/A	<b>CONSEQUENCES IF DEFERRED</b>	N/A
<b>DEPARTMENT/DIVISION</b>	Financial Management/Purchasing	<b>AUTHORIZED BY TITLE</b>	Jim Seuffert, Director
<b>CONTACT PERSON TELEPHONE/EXTENSION</b>	Blair C. Getz, Purchasing x 3053 Rob Cuthbert, Purchasing x 3014	<b>PRESENTER/TITLE TELEPHONE/EXTENSION</b>	Charlie Bishop, Director, Property Management Dept., x 7489
<b>ADMINISTRATIVE APPROVAL</b>			

**ACTION DESIRED**  
INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED

Authorize the County Administrator or his designee to execute the contract and related documents (Bonds and Power of Attorney) for Construction Services for Manatee County Historical Courthouse Facade Renovation and Roof/Window Replacement with Zirkelbach Construction, Inc., of Palmetto FL, in the amount of \$2,196,463.00 and two hundred thirty-four (234) days to complete the work.

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

Manatee County Purchase Code Section 2-26-45, Contracts and Administration.

**BACKGROUND/DISCUSSION**

- The Manatee County Historic Courthouse is an existing 4 story building clad in masonry and constructed with concrete, originally built in 1913. The building has had 2 major additions with the most recent occurring in 1965. The building's existing masonry exterior facade consists of face brick and a decorative projecting terracotta and concrete cornice, topped with a masonry parapet, which is also capped with concrete sections.
- Funding Source: Building Capital Projects
- Continued on page 2

**COUNTY ATTORNEY REVIEW**

<b>Check appropriate box</b>	
<input type="checkbox"/>	<b>REVIEWED</b> Written Comments: <input type="checkbox"/> Attached <input type="checkbox"/> Available from Attorney (Attorney's initials: _____)
<input type="checkbox"/>	<b>NOT REVIEWED (No apparent legal issues.)</b>
<input checked="" type="checkbox"/>	<b>NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)</b>
<input type="checkbox"/>	<b>OTHER County Attorney review, if necessary, will be requested after negotiations have concluded</b>

<b>ATTACHMENTS: (List in order as attached)</b>		<b>INSTRUCTIONS TO BOARD RECORDS:</b>	
Department Memorandum dated: January 24, 2011 Two (2) Original Agreements Two (2) Original Performance and Payment Bonds with Power of Attorney to sign and date bonds		Original to Board Records and Zirkelbach Construction, Inc., 1415 10 <sup>th</sup> Street West, Suite E, Palmetto, Florida 34221. Signature page to Blair Getz/Purchasing and Traci Moore Property Management Department	
<b>COST:</b>	\$2,196,463.00	<b>SOURCE (ACCT # &amp; NAME):</b>	3106006205, 3106006207, 3106006208
<b>COMMENTS:</b>	N/A	<b>AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)</b>	N/A

# 1    *llh*    *mc*

- Due to improper wall detailing, poor grouting details, improper anchorage materials and lack of proper maintenance, the exterior facade has been infiltrated with water causing deterioration. The existing parapet will need to be removed in order to remove the cornice and correct the water intrusion. New lightweight concrete cornice units will be fabricated to replicate the original profiles and color, while reducing the overall weight on the structure, with the parapets rebuilt with thru-wall flashings. The exterior face brick will be tuck-pointed where it is determined necessary to further reduce water intrusion. New wall flashings will be used at window heads to redirect water to the exterior and eliminate further water intrusion.

The existing roof was designed with a typical built-up tar and gravel roof system. Over the years, roof leaks developed which prompted the addition of extra layers of built-up tar and gravel layers, in an attempt to stop the water intrusion. Currently, there are approximately three to five layers of tar and gravel roof in some areas which are now holding water and adding unwanted weight to the structure. The remedy is to remove all the layers of the existing roof and replace the original system with a new membrane roof system intended to also have energy savings.

The original double hung windows were replaced with new single pane aluminum awning windows throughout the entire structure during the 1965 building addition. The existing aluminum windows are now leaking and the existing glazing has deteriorated causing the glass to slip down in the frames. New double hung aluminum window units have been designed to replicate the original 1913 exterior appearance and shall contain low E reflective impact glass to both reduce heat infiltration and satisfying County building hardening requirements.

- September 27, 2010, The subject Request For Proposal #10-3284BG was advertised and notice of its availability was made via Manatee County Website, DemandStar Bid Notification Delivery System and Manatee County Chamber of Commerce.
- December 13, 2010 The Selection Committee concluded that it was in the best interest of the County to enter into negotiations with the top ranked firm Zirkelbach Construction, Inc. of, Palmetto FL.
- January 6, 2011, Upon County Administrator approval, negotiations commenced with **Zirkelbach Construction, Inc.** This firm demonstrated exceptional qualifications and an excellent understanding of the means and methods to deliver the required facility successfully and in a time frame acceptable to the County. Zirkelbach Construction, Inc. in the final negotiation meeting confirmed their commitment to the local subcontractor base by stating their assurance that 100% of this project will become reality through the utilization of that base. County Staff concluded during negotiations that it would be extremely cost effective, and with the recommendation from Jerry N. Zoller Architect/Planner, that Zirkelbach Construction, Inc provide a cost for the replacement of all cornice material on the north elevation of the structure, the replacement on this elevation was not part of the original Request For Proposal as was the south, east and west elevations. The north elevation cornice replacement was completed in 1989 with a material that contains a foam substrate which over the years has sustained damage from airborne debris and workers performing maintenance on the exterior of the building. This element of work is now included as part of the project.
- The final negotiation meeting took place on January 21, 2010 with a "Not to Exceed" contract price of \$2,196,463.00 agreed by both parties, to be fair and reasonable to the Property Management Department.

- This project will be managed by the Property Management Department, Construction Management Division.

# MEMORANDUM



Property Management  
Construction Services  
1112 Manatee Ave. W., Ste. 868  
Bradenton, FL 34205

MANATEE COUNTY  
FLORIDA

Phone: 941.749.3005  
Fax: 941.749.3018  
[www.mymanatee.org](http://www.mymanatee.org)

**To:** Melissa Assha, Contracts and Buyer Manager, Purchasing Division  
**From:** Charlie Bishop, Director *Handwritten: [Signature] for CHB*  
**Date:** February 22, 2010  
**Subject:** RFB – Request for Historic Courthouse Roof/Window/Façade Renovations

The proposals for the above referenced project have been reviewed and negotiated by staff. It is recommended that the contract for the project be awarded to the number one ranked firm; Zirkelbach Construction Company, in the amount of \$2,196,463.00. The work will be completed within 234 calendar days, and in accordance with the terms and conditions of the Request for Proposal package. The funding sources for this contract are 310-6006208, 310-6006207, and 310-6006205.

Please contact Frank J. Monhart III, AIA, ASID, Project Manager, if you have questions regarding the attached documents.

Thank you for your continued assistance.

CB/lw

Cc: Chips Shore, Clerk of Circuit Court  
Tom Yarger, Construction Services Division Manager *Handwritten: [Signature]*  
Frank J. Monhart III, AIA, ASID, Project Manager  
Project File: 60656/60652/49615