

Memorandum

DATE: January 3, 2012  
TO: City Council  
THROUGH: City Manager Judie Zimomra  
FROM: Public Works Director Gates Castle *GC*  
RE: Bowman's Beach Family Restroom

RECOMMENDATION: Award Bowman's Beach family restroom construction contract to Compass Construction, Inc. in the amount of \$220,409.00 and authorize the City Manager to execute the contract.

The existing Bowman's Beach Park restroom building was constructed in 1996 with handicapped accessible separate men's and women's rooms. In order to increase the restroom capacity while promoting the family-friendly focus of this major park facility, a family style restroom is proposed to supplement the existing restroom. Tourist Development Council funding has been secured for the new restroom and Woodruffe Architects were selected to design the facility. The design features include:

- A 29' X 17' pile supported grade beam/slab foundation building with painted concrete block walls and a standing seam metal roof.
- Two family style unisex restrooms and one storage/equipment room.
- Restrooms are ADA-compliant and include baby changing stations, lighting and electric hand dryers
- Electrical system consists of a battery storage bank to be charged by solar or LCEC grid power depending upon weather conditions. Excess power to back feed to LCEC grid.

In response to an Advertisement for Bids which appeared in the November 14, 2011 edition of the News-Press, five contractors submitted bids to perform the work. The bids were opened and read aloud on December 15, 2011 in the presence of Nicole Wesley of Chris-tel, Jeff Maddox from Maddox Construction, Laura Dieter of Compass Construction, Mark Valin from Wright Construction, Diane Hammond of Stultz, Inc. and Scott Krawczuk and Gates Castle from the City. As per the attached bid tabulation, the low base bid was submitted by Compass Construction, Inc. in the amount of \$220,409.00.

Staff recommends that Council award the Bowman's Beach Park family restroom construction contract to Compass Construction, Inc. in the amount of \$220,409.00 and authorize the City Manager to execute the contract (copy attached). The Tourist Development Council grant will fund the entire cost of the project.

C: City Attorney Ken Cuyler  
Finance Director Sylvia Edwards

**THE CITY OF SANIBEL - BOWMAN'S BEACH PARK FAMILY RESTROOM CONSTRUCTION**

Bid Opening 12-15-11 at 2:30 p.m., Project Duration is 90 Days

A. BASE BID		Compass Construction, Inc.		Stultz, Inc.		Wright Construction Group, Inc.	
Item No.	Quantity	Unit	Description	Unit Price \$	Extended Price \$	Unit Price \$	Extended Price \$
1	1	LS	Bowman's Beach Family Restroom Construction (Including Water, Sewer, and Conventional/Solar Electrical Services)	\$220,409.00	\$220,409.00	\$242,821.00	\$242,821.00
<b>Total:</b>				\$220,409.00	\$220,409.00	\$242,821.00	\$242,821.00
				Unit Price \$	Extended Price \$	Unit Price \$	Extended Price \$
				\$220,409.00	\$220,409.00	\$242,821.00	\$242,821.00

B. BID ADD ALTERNATES		Compass Construction, Inc.		Stultz, Inc.		Wright Construction Group, Inc.	
Item No.	Quantity	Unit	Description	Unit Price \$	Extended Price \$	Unit Price \$	Extended Price \$
1	1	LS	Shower slabs, walls and plumbing as specified in Section 01030 and shown on drawings	\$10,190.00	\$10,190.00	\$9,924.00	\$9,924.00
<b>Total:</b>				\$10,190.00	\$10,190.00	\$9,924.00	\$9,924.00
				Unit Price \$	Extended Price \$	Unit Price \$	Extended Price \$
				\$10,190.00	\$10,190.00	\$9,924.00	\$9,924.00

**BASE BID PLUS ALTERNATE**

<b>A1 + B1</b>	<b>Total:</b>	\$230,599.00	<b>Total:</b>	\$252,745.00	<b>Total:</b>	\$260,690.00
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**THE CITY OF SANIBEL - BOWMAN'S BEACH PARK FAMILY RESTROOM CONSTRUCTION**

Bid Opening 12-15-11 at 2:30 p.m., Project Duration is 90 Days

<b>A. BASE BID</b>			<i>Chris-Tel Construction</i>		<i>Maddox Construction Company</i>		
Item No.	Quantity	Unit	Description	Unit Price \$	Extended Price \$	Unit Price \$	Extended Price \$
1	1	LS	Bowman's Beach Family Restroom Construction (Including Water, Sewer, and Conventional/Solar Electrical Services)	\$251,801.00	\$251,801.00	\$284,337.00	\$284,337.00
<b>Total:</b>				\$251,801.00	\$251,801.00	<b>Total:</b>	\$284,337.00

<b>B. BID ADD ALTERNATES</b>							
Item No.	Quantity	Unit	Description	Unit Price \$	Extended Price \$	Unit Price \$	Extended Price \$
1	1	LS	Shower slabs, walls and plumbing as specified in Section 01030 and shown on drawings	\$10,294.00	\$10,294.00	\$14,770.00	\$14,770.00

**BASE BID PLUS ALTERNATE**

**A1 + B1**

<b>Total:</b>	\$262,095.00	<b>Total:</b>	\$299,107.00
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## CONTRACT

THIS CONTRACT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2012 by and between THE CITY OF SANIBEL, FLORIDA, hereinafter called "OWNER", and Compass Construction, Inc. doing business as a corporation, hereinafter called "CONTRACTOR".

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned:

1. The CONTRACTOR will commence and complete the construction which includes: **Bowman's Beach Park Family Restroom Construction.**
2. The CONTRACTOR will furnish all of the material, supplies, tools, equipment, labor and other services necessary for the completion of the project described herein.
3. The CONTRACTOR will commence the work required by the CONTRACT DOCUMENTS within 10 calendar days after date of the NOTICE TO PROCEED and will complete the same within NINETY (90) calendar days unless the period for completion is extended otherwise by the CONTRACT DOCUMENTS.
4. The CONTRACTOR agrees to perform all of the WORK described in the CONTRACT DOCUMENTS for the sum of \$220,409.00, said amount being the total lump sum price as listed on the Contractor's proposal form as submitted for this project.
5. The term "CONTRACT DOCUMENTS" means and includes the following:
  - A. Advertisement for Bids
  - B. Information for Bidders
  - C. Proposal
  - D. Agreement
  - E. General Conditions
  - F. Performance and Payment Bond
  - G. Notice of Award
  - H. Notice to Proceed
  - I. Change Order
  - J. Plans prepared by Woodroffe Corporation Architects
  - K. Specifications prepared by City of Sanibel and Woodroffe Corporation Architects

L. ADDENDA:

None.

- 6. The OWNER will pay to the CONTRACTOR in the manner and at such times as set forth in the General Conditions such amounts as required by the CONTRACT DOCUMENTS.
- 7. No deviation from the Contract Documents will be allowed, honored or compensated unless accompanied by a fully executed change order.
- 8. This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in counterparts each of which shall be deemed an original on the date first above written.

(SEAL)

OWNER City of Sanibel

ATTEST \_\_\_\_\_

By \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Title \_\_\_\_\_

(SEAL)

CONTRACTOR Compass Construction, Inc.

ATTEST \_\_\_\_\_

By \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Title \_\_\_\_\_

Approved as to form

\_\_\_\_\_  
City Attorney