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**CITY OF TAVARES
SPECIAL CITY COUNCIL MEETING
AWARD OF BID FOR WOOTON PARK SEAPLANE MARINA PROJECT
JULY 22, 2009
TAVARES CITY HALL COUNCIL CHAMBERS**

COUNCILMEMBERS PRESENT

Robert Wolfe, Vice Mayor
Robert Grenier, Councilmember
Lori Pfister, Councilmember
Norb Thomas, Councilmember

ABSENT

Nancy Clutts, Mayor

STAFF PRESENT

John Drury, City Administrator
Attorney. Robert Williams
Nancy Barnett, City Clerk
Lori Houghton, Director of Finance
Lori Tucker, Director of Human Resources
Jacques Skutt, Director of Community Development
Bill Neron, Director of Economic Development/Grants
Cecilia Smith, Economic Development Coordinator
Chief Richard Keith, Fire Department
Chief Stoney Lubins, Police Department
Brad Hayes, Director of Utilities
Tamera Rogers, Director of Community Services

Vice Mayor Wolfe called the Council Meeting to order at 4:00 p.m. He thanked the audience for attending the awarding of the bid for the Wooton Park Multi Modal Project. He invited Mr. Neron to make his presentation.

Mr. Neron asked Attorney Williams to make comments about the process being followed.

Attorney Williams stated that the bids have been received and following the bid procedure, the purchasing agent and other staff and city attorney have reviewed the bids and will be making a recommendation on the bidder and alternatives. He said Council's vote will confirm the bid. He said any bid award made today is not final for 10 days under the city's bid protest policy. He said if there is a bid protest, if there is any question about the bid or the process that was involved, there is a written policy called "The City of Tavares Bid Review and Protest" procedure which outlines the 10 day period for questions or protests about the bid to be raised. He said there is a procedure for those questions to be raised and responded to in short order. He said if that does not happen at the end of day 10, assuming the contractor that is selected can provide the payment bonds, the contract will then be executed.

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2 Mr. Neron stated that this project began with an authorization from Council on April 7,
3 2007 approximately 27 months ago. For the last 27 months city staff and council have
4 been working on this project from conceptual plan to design and engineering.
5

6 Mr. Neron said the project is the cornerstone of the downtown renewal project and
7 economic development in the city. He said this project will make Wooton Park a
8 destination for seaplanes, event venues, and a host of other activities, bringing people
9 to the downtown area He said 14 new businesses have opened in the downtown in
10 anticipation of this project being completed.
11

12 Mr. Neron said Council had approved the final design plans on May 6, 2009 and
13 authorized staff to solicit bids for the project utilizing a single general contractor to be
14 responsible for the project. The invitation to bid was issued on May 31st with a closing
15 date of July 9th. Bids were received from 14 general contractors. This portion of the
16 project consists of several components: electrical, water and structural improvements,
17 second boat ramp, 88 slip marina with specialized facilities for fueling aviation,
18 seaplanes and boats; rail platform, ship store, and marina fueling system. He noted that
19 correspondence had been provided to Council from BESH Engineering which lists the
20 14 bids received for the project ranging in a low base bid of \$4,096,833 to a high of
21 \$682,680,995. In addition three alternates were bid: additional lighting at the trailhead
22 area and two types of different planking for the boat docks. After discussion with the
23 BESH design team, staff is recommending the low bid award and the award of alternate
24 2 in addition to the base bid items described above. He said Bid Alternate 2 in the
25 amount of \$170,000 to the low bidder Boren, Craig, Barber and Engel construction is
26 proposed to utilize Azek planking. He said Azek is a plastic composite planking that is
27 made with recyclable products and is very environmentally friendly. The Azek planking
28 has a useful life of 8 to 10 years before it will need replacement and can be cleaned
29 with a pressure washer. Due to the extended useful life, the environmental friendliness
30 and the ease of maintenance, staff is recommending that Council consider the award of
31 Alternate 2.
32

33 Mr. Neron said the current cost of the entire Wooton Park project which includes the
34 events, pavilion, etc. to be finished in phase 3, is \$8,561,000. The project is funded
35 through \$7,400,000 of loan proceeds which the Council authorized about year ago with
36 a debt service supported by utilities tax revenues and grants comprised of \$1.2 million.
37 To date \$4,161,500 has been committed, spent, or encumbered for planning, permitting
38 and design. The Tav Lee Trail head building is complete, the Splash Park is a few
39 weeks away from completion, \$1.4 million has been reserved for the pavilion and there
40 is a contingency account of \$327,500. The estimated budget for the construction portion
41 is \$4,400,000. The cost of the recommended low bid with Alternate 2 is \$4,266,833
42 leaving a balance of \$130,000 which can then be put back in the Reserve Account. He
43 noted that he had provided Council several options:
44

- 45 1) Award the bid as recommended

- 1 2) Approve the bid to the lowest bidder without any of the alternatives
- 2 3) Approve the award to the lowest bidder with a combination of alternatives
- 3 (depending on that could change the low bidder)
- 4 4) To not approve the bid award
- 5

6 Mr. Neron said that staff recommendation is to move to approve the award to the low
7 bidder, Boren, Craig, Barber and Engel Construction in the amount of \$4,096,833 for
8 the base bid with alternate two for a total bid award of \$4,266,883 which is within the
9 amount budgeted for this portion of the project and authorize the City Administrator to
10 initiate the Notice to Proceed for the project within the constraints of the 10 day
11 limitation outlined by the City Attorney. The fiscal impact will be the expenditure of
12 \$4,266,883. The City Attorney has reviewed this recommendation and found it sufficient
13 for legal purposes.

14
15 Vice Mayor Wolfe asked if Council has questions. Councilmember Thomas asked the
16 location of the corporate office of the low bidder. Mr. Neron answered it is in Naples,
17 Florida. Councilmember Thomas asked how many Lake County contractors had
18 submitted bids. Mr. Neron said there were two or three Lake County subcontractors and
19 of the amount of the bid, about \$1.4 million will go to local contractors.

20
21 Mr. Ern said he was available to answer questions.

22
23 Vice Mayor Wolfe asked if anyone in the audience wished to speak.

24
25 T.J. Fish, 1110 Juniper, stated Council had made the choices to begin this project and
26 that a lot of people have decided to invest in the downtown because of this and as a
27 resident and property owner he supported the project whole heartedly.

28
29 **MOTION**

30
31 **Lori Pfister moved to approve Option #1 [Approve the award to lowest bidder**
32 **Borne, Craig, Barber, and Engel Construction in the amount of \$4,096,833 along**
33 **with Alternate 2 for a total bid award of \$4,266,833.00 which is within the amount**
34 **budgeted for this portion of the project], seconded by Norb Thomas. The motion**
35 **carried unanimously 4-0.**

36
37 **Adjournment**

38
39 There was no further business and the meeting was adjourned at 4:14 p.m.

40
41 Respectfully submitted,

42
43 _____
44 Nancy A. Barnett, C.M.C.
45 City Clerk