



August 29, 2016

To: Mayor Teresa Jacobs
and the Board of County Commissioners

From: Carrie Woodell, Manager, Procurement Division

Contact: Marc Cannata, Manager, Orange County Convention Center
Capital Planning and Building Systems Division
407-685-5953

Subject: Award of Invitation for Bids Y16-789-MM, Orange County Convention
Center West Building Restrooms Renovation

ACTION REQUESTED:

Approval to award Invitation for Bids Y16-789-MM, Orange County Convention Center West Building Restrooms Renovation, to the low responsive and responsible bidder, J. Kokolakis Contracting, Inc., for the total contract award amount of \$14,982,000, including Additive #1 for restrooms 43 and 44 and Additive #2 for restrooms 69.1 and 70.1 which are new restrooms converted from repurposed food court space in order to comply with Florida Statutes pertaining to the ratio between men's and women's restrooms.

PROCUREMENT:

The project includes, but is not limited to, renovation of multiple gang restrooms throughout Phases I, 3, and 4 of the West Building at the Orange County Convention Center. Renovations include the demolition of floors, walls, and ceilings and installation of new ceramic tile floors, wall tiles and ceilings, including lighting, sprinklers, speakers, new plumbing fixtures, HVAC distribution, and new ceiling hung toilet partitions. The project also includes installation of new owner purchased HVAC units. The project is located in District 6.

FUNDING:

Funding is available in account number 4430 035 0966 6210.

APPROVALS:

The Capital Planning and Building Systems Division and Business Development Division concur with this recommendation.

REMARKS:

Two bids were received from the prequalified contractors. The County used a two-step bid process for this solicitation. Step one prequalified three bidders. One of the prequalified bidders declined to submit a bid, stating they were too busy to dedicate management staff for a three-year duration. The lowest bid, submitted by J. Kokolakis Contracting, Inc., is 10.35% higher than the estimate, but considered reasonable based on technical analysis and current market considerations, such as the demand for resources increasing construction costs. The demand can be attributed to Orlando's booming construction market, ranking second in the nation for growth of construction jobs among major metropolitan areas, needed to man ongoing public sector projects like the \$2.3 billion I-4 Ultimate project, the \$1.8 billion Orlando International Airport Terminal C project and the \$155 million Orlando City Stadium. Other cost driving factors are the long project duration, night shift differential, multiple non-working days and the challenges of working in an active environment. Therefore, award is recommended to the lowest, responsive, responsible bidder J. Kokolakis Contracting, Inc.

Bids Received:

Bid Amount:

J. Kokolakis Contracting, Inc.	
Base Bid:	\$14,188,000
Additive #1:	\$365,000
Additive #2:	\$429,000
Total:	\$14,982,000
Turner Construction Company	
Base Bid:	\$14,947,639
Additive #1:	\$369,000
Additive #2:	\$643,000
Total:	\$15,959,639



BUSINESS DEVELOPMENT DIVISION

August 29, 2016

TO: Marsha Mussori, Senior Contract Administrator
Procurement Division

FROM: Dexter Watts, Senior Contract Administrator *DW*
Business Development Division

SUBJECT: Business Development Division Bid Evaluation

PROJECT: Y16-789-MM / Orange County Convention Center West Building Restrooms Renovation – Base Plus Additive 1 and Additive 2

The Business Development Division evaluated the two bids submitted for this project and found that the apparent low bidder J. Kokolakis Contracting, Inc. did not achieve good faith effort documentation and reported 24.03% MWBE participation in their bid. Please note the following certified MWBE participation:

Mbe-hm	S R Plumbing Corp.	\$3,600,000
Total MWBE Participation		\$3,600,000.00 (24.03%)

The second low bid submitted by Turner Construction Company met the MWBE participation goal and reported 26.31% MWBE participation in their bid.

None of the bids were within the MWBE sliding scale range to be awarded this contract over the low bidder.

Our evaluation of these bids was based on the participation listed on the subcontractor/supplier page. If the low bidder is not chosen, please let us know so that we may obtain Letters of Intent to confirm the participation.

Attached is a spreadsheet reconciling the bidders' compliance with the IFB's M/WBE requirements, including the percentage breakdown for all bidders and a comparison of the relative bids versus participation percentages.

c: Sheena Ferguson, Manager, Business Development Division

BID COMPARISON + ADDITIVE 1 and 2

IFB-Y16-789-MM / Orange County Convention Center West Building Restrooms Renovation

Rank	Bidder	Bid Amount	M/WBE \$'s in Bid	% M/WBE (Goal 25%)	GFE	\$ Over Low Bid	% Difference From Low Bid (3%)	\$ Over 2nd Low Bid	% Difference From 2nd Low Bid	EEO % M / W
Low Bid	J. Kokolakis Contracting, Inc.	\$14,982,000	\$3,600,000	24.03%	no					10/20
2nd Low	Turner Construction Company	\$15,959,639	\$4,198,807	26.31%	na	\$977,639	6.53%			28/23