SUBJECT: **FLORIDA THEATER RESTORATION PROJECT-TERRA COTTA REPAIRS**

BID# CF-0086-16 OPEN DATE: **2016-04-06**

GENERAL GOVERNMENT AWARDS COMMITTEE

KIND AND BASIS OF CONTRACT:
CONSTRUCTION FIXED

AGENCY: **PUBLIC WORKS**

BASIS OF AWARD: **TOTAL LUMP SUM BASE BID TO THE LOWEST RESPONSIVE, RESPONSIBLE BIDDER**

NUMBER OF BIDS INVITED **11** NUMBER RECEIVED **3** OTHER **0**

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:

Subject bid was approved on 04/16/16 to enter into post-bid/pre-award negotiations with McDaniel Contractors, Inc.(contract #8692-02); Award for negotiations approved on 07/14/16 in the amount of $334,900.00, (city's portion $184,800.00) .

Recommend approval of Change Order #1 to McDaniel Contractors, Inc., in the amount of $134,495.00, for a revised total award amount not-to-exceed $319,395.00.

This award to be funded by account: PWCP32CPB519-06505-PW0677-01 to be executed by contract change order through Office of General Counsel.

Attachments: Recommendation Memo, Change Order, Previous Awards

BUYER: _____ RESPECTFULLY SUBMITTED: _____
MARILYN LAIDLER
GREGORY PEASE, CHIEF
PROCUREMENT DIVISION

CONCURRENCE BY: **Tom Fallin, P.E., Chief, Engineering and Construction Management Division**

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF GGAC COMMITTEE ON RECOMMENDATIONS ABOVE
MEMBERS APPROVING _____ MEMBERS DISAPPROVING _____ DATE: _____

_____ _____ OTHER: _____

_____ _____

_____ _____

ACTION OF AWARDING AUTHORITY DATE: _____

APPROVED _____ DISAPPROVED _____

OTHER _____

SIGNATURE OF AUTHENTICATION _____

FORM GB-108, Revised 12/2007

DEPARTMENT OF PUBLIC WORKS

Jacksonville
Where Florida Begins.

December 19, 2016

TO: Gregory W. Pease
Chief of Procurement

THRU: John P. Pappas, P.E.
Director

FROM: Tom Fallin, P. E.,
Chief, Engineering and Construction Management Division

Thomas G. McKnight
Capital Improvement Construction Manager

SUBJECT: Florida Theater Restoration Project- Terra Cotta
BID# CF-0086-16
Contract 8878-02

The subject contract was awarded under BID# CF-0086-16 in the amount of $334,900.00 to McDaniel Contractors, Inc., contract 8696.02, with the City's portion of the award in the amount of $184,800 and the balance to Florida Theater Performing Arts Center, Inc., in the amount of $150,000 in separate agreements. Change order #1 is detailed on the attached spreadsheet in the amount of $134,495.00 will be added to the city's portion.

Accordingly, this is to recommend approval for change order 1 to contract 8696-02 to McDaniel Contractors, Inc., in the amount of $134,495.00. The maximum indebtedness to the city will be $319,395.00.

Funding for the change order to be encumbered by contract is as follows:

ACCOUNT NO.	Fund	ENCUMBERED AMOUNT
See attached		$134,495.00
TOTALS:		$134,495.00

TF/lw

Attachments

ATTACHMENT "A"
ACCOUNT NUMBERS
FLORIDA THEATER

ACCOUNT NO.	PRCP1D9FT-08201-PR0624-02	JEJE75BDED-08201	JEJE75ADHP-08301---JEE0078-01	PWCP32CPB519-06505-PW0677-01
CT NO.	CTPW16000039-01	CTPR16000039-02	CTPR16000039-03	NEW
original contract	$59,900.00	$75,000.00	$50,000.00	$0.00
change order #1	$0.00	$0.00	$0.00	$134,495.00
Account Totals	$59,900.00	$75,000.00	$50,000.00	$134,495.00

ATTACHMENT "A"
ACCOUNT NUMBERS
FLORIDA THEATER

ACCOUNT NO.	COJ Contract Totals	Florida Theater Historical Grant	TOTAL CONTRACT AWARD
CT NO.		Not Encumbered-FL Theater $	
original contract	$184,900.00	$150,000.00	$334,900.00
change order #1	$134,495.00	$0.00	$134,495.00
Account Totals	$319,395.00	$150,000.00	$469,395.00

McDaniel Contractors Inc.
Florida Threatre Terracotta Repairs and Restoration
Contract # 8696-02

CHANGE ORDER NO. 1

NBR	MASTER ITEM DESCRIPTION	QUANTITY	UOM	UNIT COST	NET ADDITION	NET DELETION
	Unforseen Conditions					
1	Additional Building Repairs and Restoration	1	LS	$134,495.00	$134,495.00	

JUSTIFICATION: An assessment, performed as part of the contractor's scope, was to identify areas in need of repair or restoration, which was then reviewed by the design professional (Architect). As a result, several areas were identified where the brick had cracked, mortar joints separated, along with the need for additional granite work on the exterior of the 1st floor. The additional work is needed to stabilize the structure and to protect and warrant the areas already repaired by the contractor.

TOTAL Change Order	$134,495.00	
SUBTOTAL CHANGE ORDER NO. 1	$134,495.00	
NET TOTAL CHANGE ORDER NO. 1		$134,495.00

West, Lori

From: Hatton, Steven
Sent: Wednesday, November 23, 2016 1:01 PM
To: West, Lori
Subject: FL Theatre CO#1
Attachments: CO#1 Justification.xls; RFI 3.docx; Florida theater granit base restoration proposal.docx; proposal for west brick corner.docx

Lori,

We will be doing all items on "RFI #3" for a total of $74,745.00
We will be doing Items 1 to 6 on "FL Theatre granite base" with option #1 for a total of $14,475.00
We will be doing option 2 on "proposal for west brick" for a total of $45,275.00

Grand Total of $134,495.00

Steven W. Hatton, City Of Jacksonville
Construction Project Manager, COJ Public Works
Office: (904)255-8746
Cell: (904)300-8291
Email: SHatton@coj.net

McDANIEL CONTRACTORS INC.
7707 Merrill Road #15167
Jacksonville FL 32239
Phone: (904) 743-5494

PROP #3
DATE: 10/28/16

PROPOSAL

NAME: COJ
ADDRESS:

JOB NAME: Florid Theater
JOB ADDRESS:

ATTN: Steve Hatton

BID#:n/a

PHONE:

Fax:

WE HEREBY SUBMIT ESTIMATES FOR:

Option 1:

☐ Remove and replace damaged brick at north-west corner. This includes 3 brick wide all the way from the 3rd Floor to the 7th floor. All joints will be tuck pointed to match existing and all brick will be cleaned and sealed. The area of repairs are at corner only appx.12" on each side of corner.

☐ Replace cracked brick near corner of 4th floor window on Forsyth elevation where brick have cracked in a stair-stepped fashion

☐ Replace cracked brick at both corners of 7th floor window on Forsyth elevation where brick have cracked in a stair-stepped fashion. Lintel integrity has not yet been determined so repairs are not included in this price.

Total Cost: $57,872.00

Option 2:

☐ Remove and replace 4' of horizontal mortar joints at corner every 16" = 180LF tuck-pointing needed. Install Helibar 6mm helix anchors 24" on each corner for a total length of 48" every 16" vertically and tuck point joint afterwards

☐Install helix asymmetrical 8mm/8" stainless steel pins thru the face of brick thru to adjacent brick every 16" vertically or thru to the concrete beam where needed if solid backing is located.

☐ Tuck-point cracked vertical joint up wall in between buildings. This joint will remain irregular in regards to aesthetics, however it will be sealed.

☐ Replace cracked brick near corner of 4th floor window on Forsyth elevation where brick have cracked in a stair-stepped fashion

☐ Replace cracked brick at both corners of 7th floor window on Forsyth elevation where brick have cracked in a stair-stepped fashion. Lintel integrity has not yet been determined so repairs are not included in this price.

Total Cost: $45,275.00

Note: Repairs begin at the top of the adjacent building roof line up to the roof parapet cap of the theater. There is electrical conduit and security wire which prevents repairs further.

Exclusions: for both option 1 & 2

1. No structural repairs, no work beyond the brick veneer repairs/replace.
2. No work below the roof line of the adjacent building on the north- west side corner.
3. This cost for repairs will not solve the structural issue that may have caused the stress fracture and failures on the north and west side of the building corner. We do not guarantee this proposed work will eliminate or stop these issue from continuing or happen again at a later date.

REQUEST FOR INFORMATION (RFI)

PROJECT: FLORIDA THEATER REPAIRS

DATE: 9/16/16

RFI # 3CONTRACTOR: McDaniel Contractors

CONTRACT/P.O. #: PW 2014-0072 facade

RFI OR NOi DESCRIPTION:

SPEC REF: _____ 0WG REF:

Partial Evaluation of Terra Cotta /Brick @ 7th floor: (see attached photos)

We wanted to bring to your attention some significant damage to areas at the 7th floor balconettes, terra cotta banding and brick veneer on the Forsyth and Newnan St. elevations, that due to the severity of the areas we feel needs to be addressed at this time rather than waiting until we have completed the project and submitted the complete evaluation report. So, if possible we can make these repairs while on site, thus saving a considerable sum of money Without the additional cost of the additional time, labor, staging, materials, permits etc.

7TH Floor terra-cotta: as per our scope of work we are to rake out and re-point the terra cotta on the 7th floor, no cost was included to cover any repairs that may be discovered in our evaluation other than to the identified repair under the center balconette 8/A-904. That being said, the condition of the terra-cotta in the damaged areas will not permit us to provide a new mortar joint that will impede water penetration in these areas, thus undermining all the new work that has been completed, adjacent to or below these damaged areas. These areas will continue to allow water to penetrate the envelope creating the same problems (Spalding, crazing, cracks in the terra cotta and brick veneer) that we are now attempting to repair.

7th floor brick above the center balconette and the northeast offset corners of the structure:
The brick veneer and mortar joints show sever stress cracks and separations that are allowing moisture to penetrate the envelope and will continue to do so if not repaired. The north east corners of the brick that exhibits the most damage could be done at a later date, but is still necessary to provide a sound facing. We feel the cracked bricks above the center balconette are of higher importance due to the terra cotta that is directly below these damaged areas that will continue to deteriorate due to the water penetration allowed by these cracks.

6th Floor window lintels: North side
Upon further inspection we have found that the 6th floor brick steel lintels have substantial rust /most likely due to water penetration from the terra cotta banding directly above. This is resulting in blown out mortar and cracked brick that needs to be addressed as well.

I understand that there may not be additional funding available, but I certainly recommend that if possible COJ along with the Florida Theater address these issues as soon as possible.

I have taken the liberty to include our cost to make these repairs while we are still on site. We cannot proceed with these additional

1. Repairs to 7th floor terra-cotta balconettes(4), banding and arches as per:
   Section 04 2100 Architectural Terra Cotta
   Total cost: $ 39,850.00

   # Note: Some repairs on the Newnan street side may not be assessable due to the obstruction of the trees. We will reach as many as possible with a 125' man lift. This will still involve the Newnan street closure of at least the two southbound lanes during the day. Not sure if that will be possible or how much this will add to the cost.

2. Brick veneer /masonry joint repairs:
   A. Center brick above balconette: Tuck-point terra-cotta high parapet cap where mortar is missing. Replace all cracked brick at center and tuck-point as needed.
      Total Cost: $7,650.00. Provided we share the rental of the lift with the additional work that is being done on item #1.
      If this scope of work is not done in conjunction with Item #1 add $ 10,000.00 for rental fee of man lift.

   B. 6TH Fl. Brick@ lintels: Repair all blown –out bricks above the lintels at 6th floor on Forsyth Street and tuck-point as required.
      Total Cost: $ 11,100.00

   C. Northeast vertical joints: remove and replace all cracked brick at Newnan Street and Forsyth corner from 2nd -6th floor tuck-point as needed. Remove mortar at two failed vertical joints and install expansion joint system using Dow Corning 790 silicone.
      Total Cost: $16,145.00

   *Note: We have not determined if matching brick is available, but we are obliged to purchase a minimum of (1) cube regardless of quantity required , (which is considerably less), but the additional brick would provide COJ brick when require in future repairs.

SUBMITIED BY: Katherine McDaniel

Contractor's Representative

REQUEST REPLY BY: _____

REPLY:

BY: _____ DATE:

Owner's Representative

This reply does not necessarily constitute an increase in contract value or time. Any Change in contract value or time will require supplemental information submitted by the contractor for review and approval.

McDANIEL CONTRACTORS INC.
7707 Merrill Road #15167
Jacksonville FL 32239
Phone: (904) 743-5494 Fax: (904) 744-5062

PROP
DATE: 10/6/16

PROPOSAL

NAME: COJ
ADDRESS:

JOB NAME: Florid Theater
JOB ADDRESS:

ATTN: Steve Hatton

BID#:

PHONE:

Fax:

WE HEREBY SUBMIT ESTIMATES FOR:

1. Cleaning of the granite base and steps on Newnan Street and Forsyth Street of the Florida Theater as per approved mock up. (Not including the green marble under the marquee.)
2. Raking out the deteriorated existing joints on the granite base. (Not including the expansion joint where granite meets the sidewalk.)
3. Calking existing joints on granite with urethane colored sealant
4. Application of a sealer on the granite base.
5. Re-sealing of the old bronze window frame surrounds on Forsyth Street.
6. Installation of bronze colored cap flashing over existing bronze window header trim on storefront windows on Forsyth Street.

Total cost: $ 12,675.00

Options:

1. Rake our sidewalk joint (up to 1/2" deep ¼" wide) at base of granite and install self-leveling urethane sealant at Forsyth and Newnan Streets.
   Total cost: $1,800.00
2. Clean green marble and seal (no removal of joints included)
   Total Cost: $4,650.00

SUBJECT: **FLORIDA THEATER RESTORATION PROJECT-TERRA COTTA REPAIRS**

BID# CF-0086-16 OPEN DATE: **2016-04-06**

GENERAL GOVERNMENT AWARDS COMMITTEE

KIND AND BASIS OF CONTRACT:
CONSTRUCTION FIXED

AGENCY: **PUBLIC WORKS**

BASIS OF AWARD: **TOTAL LUMP SUM BASE BID TO THE LOWEST RESPONSIVE, RESPONSIBLE BIDDER**

NUMBER OF BIDS INVITED **11** NUMBER RECEIVED **3** OTHER **0**

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:

Subject bid was approved on 04/16/16 to enter into post-bid/pre-award negotiations with McDaniel Contractors, Inc.

Recommend approval to award to McDaniel Contractors, Inc., in the total lump sum base bid amount of $310,800.00; total lump sum bid additive alternate no. 1 in the amount of $13,000.00; and total lump sum additive alternate no.2 in the amount of $11,100.00, as a result of negotitations, additional funding was found therefore awarding the full amount of project. Total award amount not-to-exceed $334,900.00.

This award to be funded by account(s): PRCP1D9FT-08201-PR0624-02- $59,900.00; JEJE75ADHP-08301- $50,000.00; JEJE75BDED-08201- $75,000.00, and Florida Theater (separate agreement)- $150,000.00 to be executed by formal contract through Office of General Counsel.

Attachments: Recommendation Memo, Bid Tabulation Sheet, Basis of Award, Scope of Work, Previous Award

BUYER: Marilyn Laidler
MARILYN LAIDLER

RESPECTFULLY SUBMITTED:
GREGORY PEASE, CHIEF
PROCUREMENT DIVISION

CONCURRENCE BY: **Tom Fallin, P.E., Chief, Engineering and Construction Management Division**

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)

ACTION OF GGAC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING 3 MEMBERS DISAPPROVING Ø DATE: 7-14-16

Jesse R. Eichner

OTHER:

James R. McCarty

ACTION OF AWARDING AUTHORITY DATE: 7/14/16

APPROVED ✓ DISAPPROVED

Sam E. Mousa
Chief Administrative Officer
For: Mayor Lenny Curry
Under Authority of:
Executive Order No. 2015-05

OTHER

SIGNATURE OF AUTHENTICATION

FORM GB-108, Revised 12/2007

SUBJECT: **FLORIDA THEATER RESTORATION PROJECT-TERRA COTTA REPAIRS**

BID# CF-0086-16 OPEN DATE: **2016-04-06**

GENERAL GOVERNMENT AWARDS COMMITTEE

KIND AND BASIS OF CONTRACT:
CONSTRUCTION FIXED

AGENCY: **PUBLIC WORKS**

BASIS OF AWARD: **TOTAL LUMP SUM BASE BID TO THE LOWEST RESPONSIVE, RESPONSIBLE BIDDER**

NUMBER OF BIDS INVITED **11** NUMBER RECEIVED **3** OTHER **0**

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:

Pursuant to Chapter 126, Part 2, 126.201(D) (4), recommend approval to enter into post-bid/pre-award negotiations with the apparent lowest responsive, responsible bidder McDaniel Contractors, Inc..

Attachments: Recommendation Memo, Bid Tabulation Sheet, Scope of Work

BUYER: Marilyn Laidler
MARILYN LAIDLER

RESPECTFULLY SUBMITTED: Gregory Pease
GREGORY PEASE, CHIEF
PROCUREMENT DIVISION

CONCURRENCE BY: **Tom Fallin, P.E., Chief, Engineering and Construction Management Division**

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF GGAC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING 3 MEMBERS DISAPPROVING 0 DATE: 4-14-16

Teresa R. Eisner

OTHER:

Jane R. McCoy

ACTION OF AWARDING AUTHORITY DATE: 4/16/16

APPROVED ✓ DISAPPROVED

OTHER

SIGNATURE OF AUTHENTICATION

Sam E. Mousa
Chief Administrative Officer
For: Mayor Lenny Curry
Under Authority of:
Executive Order No. 2015-05

FORM GB-108, Revised 12/2007

FISCAL MO/YEAR : 03 2017 CURRENCY CODE :
INDEX CODE : PWCP32CPB519 PW PUBLIC BLDGS CAPITAL PROJECTS (F5190)
SUBOBJECT : 06505 OTHER CONSTRUCTION COSTS
PROJECT : PW0677 FACILITIES CAPITAL MAINTENANCE-GOV'T
PROJECT DETAIL : 01 FACILITIES CAPITAL MAINTENANCE-GOV'T
GRANT :
GRANT DETAIL :
USER CODE :

S	DEC 2016	ANNUAL BALANCE	ALL YEARS BALANCE
ESTIMATED REVENUES	.00	.00	.00
REVENUES	.00	.00	.00
UNREALIZED REVENUES	.00	.00	.00
BUDGET	.00	370,731.00	1,248,219.48
EXPENDITURES	.00	.00	875,777.59
ENCUMBRANCES	.00	.00	1,474.30
PRE-ENCUMBRANCES	.00	.00	.00
REMAINING BALANCE	.00	370,731.00	370,967.59

F1-HELP F2-SELECT F4-PRIOR F5-NEXT
F9-LINK F10-PRIOR-MO F11-NEXT-MO
G005 - PRIOR RECORD DISPLAYED

CF-0086-16	McDaniel Contractors, Inc.	
4/16/2016	$184,800.00	Award
Pending	$134,495.00	Change Order #1

$319,295.00 Total Award