



CITY COMMISSION STAFF REPORT

DEPARTMENT: Utilities

DATE: July 21, 2026

SUBJECT: Motion to approve the Piggybacking of the Sourcewell Contract No. FL-R6-GC-092524-DAN, awarded to Dan Enterprises Team LLC for General Contractor Services, in the amount of \$518,286.24, plus an \$81,713.76 contingency. - Utilities

CITY MANAGER RECOMMENDATION:

The City Manager recommends that the City Commission approve the piggyback of Contract No. FL-R6-GC-092524-DAN, awarded to Dan Enterprises Team LLC for General Contractor services, in the amount of \$518,286.24, plus an \$81,713.76 contingency. Approval of this contract will allow the replacement of restroom fixtures and finishes at City Hall, Bill Lips Sports Complex, and the Suellen H. Fardelmann Sports Complex.

BACKGROUND OF ITEM:

The City maintains restroom facilities at numerous municipal buildings and parks that serve employees, residents, and visitors. Many of these facilities have deteriorated due to age, heavy public use, and continuous exposure to moisture, resulting in worn finishes, aging plumbing fixtures, damaged partitions, deteriorated flooring, and outdated electrical components.

To maintain these facilities in good operating condition, the Utilities Department evaluated the restrooms at City Hall, Bill Lips Sports Complex, and Suellen H. Fardelmann Sports Complex and determined that replacing the existing fixtures and finishes is necessary.

ANALYSIS:

The proposed work will replace aging and deteriorating restroom fixtures and finishes at three heavily used City facilities. The scope includes replacing plumbing fixtures, partitions, countertops, lighting, flooring systems, restroom accessories, paint, and other building components that have reached the end of their useful service life. Completing these replacements will improve reliability, reduce ongoing maintenance requirements, and extend the service life of these facilities.

The total cost of the three work orders is \$518,286.24, consisting of:

- Work Order No. 157400 – City Hall: \$109,415.08
- Work Order No. 157409 – Suellen H. Fardelmann Sports Complex: \$339,143.32

- Work Order No. 157410 – Bill Lips Sports Complex: \$69,727.84

Staff also recommends establishing a project contingency of \$81,713.76 to address unforeseen conditions that may arise during the demolition and replacement of existing building components. This results in a total not-to-exceed amount of \$600,000.00.

PROCUREMENT:

Sourcewell, a State of Minnesota local government entity and public agency, advertised Invitation for Bid No. 092524 under full and open competition on August 20, 2024. Sourcewell received forty-seven (47) bids from the following Bidders by the October 4, 2024, bid due date:

Jewel of the South, Inc. | Advanced Roofing, Inc. | JOC Construction, LLC | American Forza Construction, LLC | Johnson-Laux Construction, LLC | Apollo Construction & Engineering Services, Inc. | Keegan Electric LLC | BDI Construction Company | Lee Construction and Maintenance Company dba LMC Corporation | BEAR Construction Company | LEE Construction Group, Inc. | BERNHARD MCC, LLC | Leopardo Construction | Blizzard Air Conditioning, LLC | Lopez and Son's, Inc. | Caladesi Construction Co | Mechanical Services of Central Florida, Inc. | Centennial Contractors Enterprises, Inc. | National Retrofitting Group, LLC | Clayton Contracting of SWFL, LLC | New Vista Builders Group | Commercial Interiors, Inc. DBA CII Contracting | Nichols Contracting, Inc. | DAN ENTERPRISES TEAM, LLC | Ovation Construction Company, LLC | David Mancini and Sons, Inc. | Precision Sidewalk Safety Corp | Dynamics Group, Inc. | Salomon Construction & Roofing Corp. | Engineering Design Technologies, Inc. | Shiff Construction & Development, Inc. | EPIC Consultants, Inc. | South Florida Electrical Consultant, Inc | F.H. Paschen, S.N. Nielsen & Associates LLC | S-Works Construction Corporation | Florida Engineering and Development Corporation | Team Contracting Inc. | Griffin Civil Construction, LLC. | The Plumbing Shop, Inc., DBA Quick Action Management Group, Inc. | Hall Mechanical & Air-Conditioning, LLC | The Watts Group, LLC | Harbor Construction Inc | Warden Construction Corporation | Integrated Fire & Security Solutions Inc.

The bids were subsequently reviewed and evaluated. This solicitation resulted in a multiple-award contract, with awards made to different contractors by region and by trade.

Dan Enterprises Team LLC was awarded multiple contracts across various trade categories, including Contract No. FL-R6-GC-092524-DAN for Region 6. The contract became effective on December 11, 2024, with an initial term of two (2) years and three (3) additional one-year (1-year) renewal options.

This purchase will be made pursuant to Section 2-258(f) of the City's Procurement Code.

FISCAL IMPACT:

The \$600,000 is available via two CIP Projects in the FY2026 Adopted Budget as outlined in the grid below.

<u>General Ledger Acct. Number</u>	<u>Budgeted Amount</u>	<u>Requested Amount</u>	<u>Remaining Amount</u>
300-314-600000-003-SERRU Suellen Restroom Upgrade	\$500,000	\$500,000	\$0.00
300-312-566200-539-CHARM City Hall Auditorium Restrooms	\$100,000	\$100,000	\$0.00

ATTACHMENTS:

1. FL-R6-GC-092524-DAN - Piggyback (Signed)
2. FL-R6-GC-092524-DAN – Sourcewell Solicitation
3. FL-R6-GC-092524-DAN – Sourcewell Contract
4. FL-R6-GC-092524-DAN – Sourcewell Solicitation Opening Record
5. FL-R6-GC-092524-DAN – Sourcewell Opening and Review
6. Work Order No. 157400 – City Hall Bathroom Fixture and Finish Replacement Proposal
7. Work Order No. 157409 – Suellen H. Fardelmann Sports Complex Bathroom Fixture and Finish Replacement Proposal
8. Work Order No. 157410 – Bill Lips Sports Complex Bathroom Fixture and Finish Replacement Proposal