

The Evergreen House, located at 601 U.S. Highway 1, dates to 1925 and is one of the original Kelsey City homes. The property represents an important part of the Town's history and heritage; however, the building is currently in disrepair and requires restoration and preservation improvements to support its continued durability, safety, and usefulness.

As a result, the Public Works Department has identified a need to complete various interior and exterior repairs to ensure the long-term preservation of this important historical Town building

Thus, the Town issued an Invitation to Bid (ITB #116-2026 - May 18, 2026), in accordance with the Town’s Procurement Policy. The intent of this ITB is to solicit competitive pricing from qualified general contractors to complete the Evergreen House Restoration & Preservation Project – Phase 1 (Exterior Building Hardening) & Phase 2 (Interior Building Modifications).

The Town received the following bids in response to ITB # 116-2026:

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| • FSV Construction Co. | Bud submittal Incomplete |
| • LaPorta Contracting, LLC | \$464,286.62 |
| • Wingate Corp., LLC | \$472,846.00 |

Note: Two (2) of the proposals were determined to be responsive and compliant and, following staff review and analysis, LaPorta Contracting, LLC’s proposal was determined to comply with the ITB requirements and to be in the best interest of the Town.

The Town was awarded a grant from the State of Florida Division of Historical Resources for \$198,500, with a required Town match of \$198,500 (FY 2026 Budget - Public Improvement Fund), establishing a total project budget of \$397,000.00 for design and construction. The Town subsequently retained a historic preservation architectural firm to assess the building’s deficiencies and prepare construction-ready Architectural and Engineering plans (RFQ #109-2025 - Baker Design Build - \$78,120 – December 17, 2025).

Thus, following the payment for engineering services and related expenditures, approximately \$300,000 in approved funding is remaining to support the construction of the project. However, according the pricing received during our competitive solicitation, the project construction will require an additional \$164, 286.62 to complete (Phase 1 - Exterior Building Hardening & Phase 2 - Interior Building Modifications).

Bid and Funding Comparison - LaPorta Contracting, LLC:

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| • Phase 1 – Exterior Building Hardening | \$274,215.72 |
| • Phase 2 – Interior Building Modifications | \$190,070.90 |
| • Combined Phase 1 and Phase 2 Bid | \$464,286.62 |
| • Proposed Construction Award | \$300,000.00 |
| • Unfunded/Deferred Portion of Combined Bid | \$164,286.62 |

Note: The proposed scope of work to be included within this portion of the work includes: Complete a portion of Phase 2 – Interior Building Modifications (i.e., plumbing; heating, ventilation and air-conditioning electrical and interior modifications) and a portion of Phase 1 Exterior Preservation Work (i.e., repair or replacement of exterior wood framing and exterior cleaning, patching, waterproofing, and painting). The remaining work that is included in Phase 1 (i.e., roof replacement, new gutters and downspouts, exterior door and window replacement, sidewalks and related exterior ADA-access work, building permits) will be deferred until additional (non-Town) funding is identified.

It should be noted that the Town has set aside a contingency amount of \$71,273.90 (18% of total funding available) to support unforeseen conditions during the project construction. This funding will be available to support the remaining deferred exterior construction items if it is not required during the initial work of this project. This funding will be brought back to the Town Commission for authorization to be utilized, if available and prior to utilization.

As a result, the Public Works Department is recommending the Town Commission consider the selection of LaPorta Contracting LLC (ITB #116-2026) to complete Phase 2 and portions of Phase 1 of the Evergreen House Restoration & Preservation Project in the amount of \$300,000.00.

If approved, the Town Commission would accept LaPorta Contracting, LLC's approved pricing, including all terms, conditions, and pricing therein. The Town will not expend more than the amount within the approved budget as it may be adopted/amended each year for these goods and services over the term of this contract.

The proposed award follows the Town of Lake Park's Procurement Policy – Sec. 2-246, Thresholds for the procurement of goods and services.

“The town commission hereby establishes \$35,000 as the threshold at which a formal competitive solicitation process shall be used, unless otherwise provided for herein. A formal competitive solicitation process shall be employed for all invitations to bid, requests for proposals, requests for qualifications, or requests for information. When employing these formal competitive solicitations, the invitation or request shall be published such that it is available simultaneously to all Offerors and shall include the time and date for the town's receipt of bids, proposals, and replies. All formal competitive solicitations shall include provisions relating to compliance with the regulations of the Palm Beach County Office of Inspector General.”

Note: Various documents related to this ITB process are attached and/or available for review by contacting the Town Clerk's Office, including ITB #116-2026, the published addenda, Architectural and Engineering plans, project specifications, required bid forms, and the bid proposals received.

Funding to support this project is available within the Town's Fiscal Year 2026 Budget - Historical Grant – Evergreen House and the Public Improvement Fund.

If approved, construction will begin within two (2) weeks of receiving a Notice to Proceed from the Town and is expected to be completed within 145 calendar days (Winter 2026/Spring 2027).

Note: The Town will maintain various manufacturer (materials) warranties and the contractor will remain responsible for a one-year labor and workmanship warranty.

The proposed Agreement was prepared by the Public Works Project Manager - Capital Projects and Public Works Director and reviewed by the Town's proposed contractor, LaPorta Contracting, LLC, the Grant Writer/Chief Public Information Officer, the Special Events Director, the Finance Director and the Town Attorney.

The Town has prior experience working with LaPorta Contracting, LLC and is familiar with the Contractor's performance on municipal projects. In addition to the Town's direct experience, staff's research identified multiple Florida municipalities that have awarded construction and roofing projects to

LaPorta Contracting, further demonstrating the Contractor's experience performing work for public-sector agencies. Based on the Town's previous experience and the Contractor's documented municipal project history, staff considers LaPorta Contracting, LLC to have relevant experience performing work of this nature for governmental entities.

Recommended Motion:

I move to approve Resolution 67-08-26 and authorize the Town to enter into a Construction Services Agreement with LaPorta Contracting, LLC for the Evergreen House Restoration & Preservation Project, consisting of Phase 2 interior improvements and limited Phase 1 exterior work, in the amount of \$300,000.00; and authorize the Mayor to execute the proposed Agreement.