

Town of Lake Park
Request for Quotes (RFQ)
RFQ No. 128-2025 – Replacement of South End Front Door at the Lake Park Library

Introduction

The Town of Lake Park is requesting written quotes from qualified contractors for the **replacement of the South End Front Door at the Town Library**, located at 529 Park Avenue, Lake Park, Florida.

This project aims to ensure full **compliance with the Americans with Disabilities Act (ADA)** and the **Florida Building Code (FBC)** by providing improved accessibility and modernized entry systems.

Project Scope

The work under this RFQ includes, but is not limited to:

- Removal and disposal of the existing front door, frame, and hardware.
- Supply and installation of a new **ADA-compliant commercial door system**, including frame, threshold, closers, handles, and all necessary accessories.
- Installation of an **automatic door opener system** with low-energy or touchless activation to enhance accessibility.
- All necessary **electrical wiring, conduit, and integration** with the existing electrical system to support the automatic door opener.
- Restoration of adjacent finishes (stucco, drywall, paint, etc.) impacted during installation.
- Site cleanup and proper disposal of removed materials.
- Securing the work area with appropriate barricades and signage to ensure public safety throughout construction.
- Obtaining all **required permits** and paying associated fees.

Specifications

- All materials and installations must comply with the **latest ADA Standards for Accessible Design** and **Florida Building Code (2023 Edition)**.
- Door dimensions, swing clearance, and threshold height must meet or exceed ADA requirements.
- Automatic operators must comply with **ANSI/BHMA A156.19** standards for low-energy power-operated doors.
- All work shall be performed by licensed professionals and inspected before acceptance.

Submission Requirements

All quotes must include the following information:

1. **Detailed cost breakdown** for labor, materials, permits, and any other associated expenses.
2. **Technical specifications** and manufacturer data sheets for the proposed door and automatic opener system.
3. **Proof of experience** with at least two similar ADA door installation projects within the past three years.
4. **Warranty information** covering materials, workmanship, and automatic opener systems.
5. **Proposed timeline** indicating estimated start and completion dates.

	Asset	Specification	Cost
Door			
Automatic Door Opener System			

Evaluation Criteria

Submissions will be evaluated based on:

- Total cost and overall value.
- Contractor's relevant experience and qualifications.
- Quality and certification of proposed materials and equipment.
- Proposed project timeline.
- Warranty and after-installation support.

Terms and Conditions

The Town of Lake Park reserves the right to:

- Accept or reject any or all quotes.
- Modify or cancel this RFQ at any time before award.
- Negotiate scope, cost, or other terms with the selected vendor.

Door Inventory (Estimated Measurement)

- **South End Front Door** – Single or double entry system, approximately *[insert field-verified dimensions]*.
Note: Contractors are responsible for verifying all dimensions before submitting a quote.

Submission Deadline

All quotes must be submitted **no later than 10:00 A.M., Tuesday, October 22, 2025**, either:

- **Electronically:** townclerk@lakeparkflorida.gov
- **By mail or hand-delivery:**
Town Clerk – Town of Lake Park
535 Park Avenue, Lake Park, FL 33403
Attn: **RFQ No. 128-2025 – Replacement of South End Front Door at the Library**

Contact:

Vivian Mendez
Town Clerk
Town of Lake Park

**Vivian
Mendez**

Digitally signed by Vivian Mendez
DN: cn=Vivian Mendez, o=Town of
Lake Park, ou=Town Clerk,
email=vmendez@lakeparkflorida.g
ov, c=US
Date: 2025.10.06 10:26:42 -04'00'

**MUELLER CONSTRUCTION AND
MANAGEMENT COMPANY**
1557 Cypress Dr|Ste 5
Jupiter, FL 33469-3181
8153883263
info@muellerconstructioncompany.com



Estimate

ADDRESS

Mrs. Vivian Mendez
Town of Lake Park
535 Park Ave
Lake Park, FL 33403

ESTIMATE # 2847

DATE 10/20/2025

EXPIRATION DATE 12/20/2025

PROJECT NAME

RFQ No. 128-2025 Library Door

ACTIVITY	QTY	RATE	AMOUNT
Labor Remove existing door and install new doors and hardware. Includes disposal of debris.	1	6,366.00	6,366.00
Material New doors and hardware: Butt hinges, bottom nail 10", standard locks, and push/pull handles.	1	11,240.00	11,240.00
Labor Provide power to new door system from closets 110-volt circuit for auto closer. Provide low voltage raceway for new auto closer. Install new auto closer.	1	4,826.00	4,826.00
Material New auto closer, wiring for 110-volt circuit and conduit for new low voltage raceways.	1	3,721.70	3,721.70
Permitting Fees Actual permit fees TBD by Building Department and/or waived.	1	1,140.00	1,140.00

TOTAL

\$27,293.70

Accepted By

Accepted Date



Letter of Intent

Re: RFQ No. 128-2025 – Replacement of South End Front Door at the Lake Park Library

October 20, 2025

Mrs. Vivian Mendez
Town Clerk
Town of Lake Park
535 Park Avenue
Lake Park, FL 33403

Dear Mrs. Mendez,,

On behalf of Mueller Construction & Management Company, I am pleased to submit our response for RFQ No. 128-2025 – Replacement of South End Front Door at the Lake Park Library. As a Small Business Enterprise (SBE) certified by multiple agencies, our family-owned firm brings over 20 years of experience delivering high-quality, compliant, and timely construction services for municipal infrastructure and historic renovations. We are eager to provide as-directed/as-needed services to the Town of Lake Park, ensuring completion by specified deadlines. **The proposed timeline for the above-referenced project will be approximately two (2) weeks.**

Project Approach

We are fully equipped to execute the scope of services outlined in the Proposer's Qualifications, leveraging our experience in similar projects to deliver:

- **Window and Door Replacement:** Installed accurate, hurricane impact, energy efficient windows and doors for Palm Beach County and Palm Beach Gardens term contracts, ensuring compliance with the Florida Building Code standards for wind load resistance and public safety.

1557 Cypress Drive, Unit #5, Jupiter, FL 33469
561-222-6408 jacob@mueller.works
www.muellerconstructioncompany.com



- Stucco Repair (approx. 5,500 sq ft): Restored over 10,000 sq ft of facades across Palm Beach County, using durable, code-compliant materials.
- Roof Replacement (approx. 4,500 sq ft): Completed roof replacements for multiple Sea Oats Condominiums reconfiguring the original roof structure because of structural and engineering inadequacies.
- Soffit and Bracket Repair: Repaired decorative soffits on historic Chicago buildings, maintaining architectural integrity.
- Concrete Walkways, Ramps, and Handrail Installation: Dyson Senior Buildings guardrail replacement, stucco restoration. Palm Beach County Housing Authority
- Electrical Conduit and Wiring Cover Replacement: Upgraded electrical systems at the Lake Worth Water Treatment Plant for safety and efficiency.
- Ceiling Tile Replacements: Fulton Holland- Ceiling Grid Repair, The School District of Palm Beach County.
- Compliance with Florida Building Code and ADA Standards: Consistently met regulatory requirements across all projects, with a focus on accessibility and safety.
- Multiple Office Renovations for The Town of Jupiter, The City of Palm Beach Gardens, and Palm Beach County Offices.
- Bathroom Renovations for The School District of Palm Beach County.

Team and Capacity

Our team, headquartered in Jupiter, Florida, ensures rapid response and personalized service.

Key personnel include:

- Jacob Mueller, Senior Project Manager: 20+ years in construction, with Florida Certified Building Contractor License (CBC1262650), OSHA 30-Hour, and former Mold Assessor/Remediator License (MRSR4001/MRSA3781). Oversees project planning and execution.



- Jack Mueller, Construction Supervisor: 40 years in mechanical and structural installations, with certifications in OSHA 40-Hour, CPR/First Aid, and Mold & Asbestos. Manages on-site operations.
- Brian Bajorski, Project Manager: 15 years managing municipal renovations, with expertise in stucco and roofing (OSHA 30-Hour).
- Connor Uriarte, Lead Carpenter: 8 years in historic window and door installations, with Aerial Lift and Scaffolding certifications.
- Harold Keahey, Safety Coordinator: 5 years ensuring compliance with safety and environmental standards, with OSHA 10-Hour, Confined Space Entry, and Storm Water Pollution Prevention certifications.
- Natasha Bresilier, Assistant Project Manager Intern: 4 years in ground-up infrastructure projects, including electrical installations in ADA municipal projects.

Supported by three office staff, we ensure prompt communication, accurate documentation, and transparent project management. Our firm has successfully managed multiple concurrent projects, including term contracts with Palm Beach Gardens, Palm Beach County School District, and Palm Beach County, demonstrating our capacity to deliver on time and within budget.

Attached, please find detailed qualifications, resumes, a portfolio of 7 relevant projects, and references.

Thank you for considering Mueller Construction. We look forward to discussing our qualifications further and contributing to the Town of Lake Park's vision. Please contact me at 561-222-6408 or jacob@mueller.works with any questions.

Sincerely,

Jacob Mueller
President/Owner
Mueller Construction & Management Company



Professional Qualifications and Project Experience

Firm Qualifications

Based in Jupiter, Florida, Mueller Construction is a licensed Florida Certified Building Contractor (CBC1262650) specializing in municipal infrastructure and historic renovations. Our team has served clients like the City of Palm Beach Gardens, Palm Beach County School District, and Palm Beach County, achieving a 100% on-time completion rate across 50+ projects while meeting Florida Building Code, ADA, and preservation standards. Jacob Mueller's prior mold assessor/remediator licenses (MRSR4001, MRSA3781) inform our proactive environmental risk management, ensuring project safety and efficiency.

Key Personnel

1. Jacob Mueller, Senior Project Manager
 - Role: Primary point of contact, overall project oversight.
 - Experience: 20+ years in historic renovations and municipal construction, including City of Chicago historic restorations.
 - Certifications: Florida Certified Building Contractor (CBC1262650), OSHA 30-Hour, former Mold Assessor/Remediator (MRSR4001, MRSA3751), Confined Space Entry.
2. Jack Mueller, Construction Supervisor
 - Role: On-site construction oversight and coordination.
 - Experience: 40 years in mechanical and structural installations in commercial and municipal projects.
 - Certifications: OSHA 40-Hour, HAZWOPER, CPR/First Aid, Mold & Asbestos, Trenching and Excavating, Scaffolding, Aerial Lift.
3. Brian Bajorski, Project Manager
 - Role: Manages project scheduling and subcontractor coordination.
 - Experience: 15 years in municipal renovations, specializing in stucco and roofing.
 - Certifications: OSHA 30-Hour, Storm Water Pollution Prevention.



4. Connor Uriarte, Lead Carpenter
 - Role: Oversees window, door, and carpentry work.
 - Experience: 8 years in historic window and door installations.
 - Certifications: Aerial Lift, Scaffolding, STP Supervisory Training.
5. Harold Keahey, Safety Coordinator
 - Role: Ensures compliance with safety and environmental standards.
 - Experience: 5 years in construction safety for municipal projects.
 - Certifications: OSHA 10-Hour, Confined Space Entry, Storm Water Pollution Prevention, CPR/First Aid.
6. Natasha Bresilier, Assistant Project Manager Intern
 - Role: Assistant Project Manager, Safety, and ADA requirements.
 - Experience: 4 years in ground-up infrastructure projects, including electrical installations in ADA municipal projects. Construction safety for municipal projects, as well as scheduling and coordinating project activities.
 - Certifications: Public Safety Telecommunications Certificate, OSHA 10-Hour, BLS Certification.

Relevant Project Experience:

- Jupiter Water Treatment Plant (2019, 2023-2024)
 - Scope: Office renovation, chemical door installation, window replacements.
 - Value: \$125,000.
 - Reference: Steven Montmeyer, Senior Utilities Manager, 561-741-2710, StevenM@jupiter.fl.us.
 - Outcome: Enhanced facility resilience and compliance with water treatment standards.



- Lake Worth Water Treatment Plant (2022)
 - Scope: Door and window installations, electrical conduit upgrades.
 - Value: \$20,000.
 - Reference: Erica Hill, Maintenance Supervisor, 561-493-6229, ehill@pbcwater.com.
 - Outcome: Improved safety and operational efficiency.
- Palm Beach County Housing Authority (2022)
 - Scope: Dyson Senior Buildings guardrail replacement, stucco restoration.
 - Value: \$64,000.
 - Reference: Kimberly Dellastatious, 561-582-5622, kimdell@mindspring.com.
 - Outcome: Enhanced accessibility and aesthetic integrity.
- Palm Beach International Airport (2025)
 - Scope: Terminal door replacement, ceiling tile adjustments.
 - Value: \$387,000.
 - Reference: Narumi Vargas, 561-616-6839, nvargas@pbc.gov.
 - Outcome: Improved passenger safety and facility functionality.
- Palm Beach County (2021-to present)
 - Scope: Window replacements, stucco repairs at Southern Region Water Treatment Plant.
 - Value: \$415,000.
 - Reference: Jamie Bostrom, Trades Crew Chief, 561-276-1358, jbostrom@pbc.gov.
 - Outcome: Strengthened infrastructure resilience.

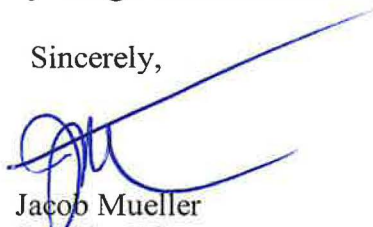


- Palm Beach County Schools (2021-to present)
 - Scope: ADA-compliant walkways, ramps, and handrail installations across multiple schools.
 - Value: \$1,064,000 (combined).
 - Reference: Dan Hughes, Senior Project Administrator, 561-662-4865, dan.hughes@palmbeachschools.org.
 - Outcome: Enhanced accessibility and safety.
- City of Palm Beach Gardens (2020-to present)
 - Scope: Multiple renovation projects, including roofing and concrete work.
 - Value: \$775,000 (combined).
 - Reference: Jake McCarty, Director of Public Works, 561-804-7027, jmccarty@pbgfl.com.
 - Outcome: Delivered durable, high-quality municipal infrastructure.

Conclusion

Mueller Construction is well-prepared to deliver high-quality, as-needed construction services for the Town of Lake Park. We look forward to discussing our qualifications and contributing to your vision for a sustainable, accessible community. Please contact me at 561-222-6408 or jacob@mueller.works to schedule a meeting or clarify any details.

Sincerely,



Jacob Mueller
President/Owner



Warranty Form

Sample
(1) one year
warranty
upon completion
of project.

PROJECT: _____
LOCATION: _____
OWNER: _____

We, Mueller Construction & Management Company, the contractor for the above-referenced project hereby warrant that all labor and materials furnished, and work performed is in compliance with contract documents and authorized modifications thereto and will be free from defects due to defective materials or workmanship for a period of 1 year from the date of completion.

This Warranty commences on _____.
This Warranty expires on _____.

Should any defect develop during the warranty period due to improper materials, workmanship, or arrangement, the same, including adjacent work displaced, shall be made good by undersigned at no expense to the owner.

The owner will give the contractor a written notice of defective work. Nothing in the above shall be deemed to apply to work that has been abused or neglected by the owner.

By: GM
Title: President/Owner
Date: _____