

STAFF REPORT REGULAR MEETING

AGENDA DATE: June 16, 2026

DEPARTMENT: Public Works

TITLE:

Construction Contract with A-1 Property Services Group, Inc. for roofing the 1900 Building

SUMMARY:

The Public Works Department seeks approval of a Construction Contract with A-1 Property Services Group, Inc. in the total amount of \$393,087.20 for roof restoration services at the City's 1900 2nd Avenue Building. The amount includes the Contractor's work order price of \$333,087.20 and a \$60,000.00 City contingency for tying into the new roof addition, unforeseen conditions, and City-authorized changes in the Work. The contract utilizes competitively bid pricing through Sourcewell Contract #FL-R6-RW-092524-A1P.

BACKGROUND AND JUSTIFICATION:

The existing roof at the 1900 2nd Avenue Building has reached the end of its useful service life and must be addressed to protect the building from continued deterioration and water intrusion. Completing this project will help preserve the facility, reduce future maintenance needs, and extend the life of the roof system.

To expedite procurement while maintaining compliance, staff propose to utilize the Sourcewell IDIQ Construction Contract program, which was competitively bid and awarded to A-1 Property Services Group, Inc., for roofing construction services based on unit pricing. Pursuant to the Sourcewell Agreement, the City obtained Work Order No. 156043.00 dated May 29, 2026, in the amount of \$333,087.20 for the 1900 2nd Avenue roofing work.

The proposed construction contract establishes a total contract price of \$393,087.20, including a \$60,000.00 contingency requested for tying into the new roof addition and unforeseen conditions or City-requested changes that may be required during construction. Use of the contingency must be approved in writing by the City before any contingency work is performed. This project preserves the existing roof structure and provides a cost-effective restoration solution compared with full roof replacement.

MOTION:

Move to approve/disapprove the Construction Contract with A-1 Property Services Group, Inc. in the amount of \$393,087.20, inclusive of a \$60,000.00 City contingency for tying into the new roof addition and unforeseen conditions, for roofing services at the 1900 2nd Avenue Building, utilizing Sourcewell Contract #FL-R6-RW-092524-A1P.

ATTACHMENT(S):

Fiscal Impact
Contract

FISCAL IMPACT ANALYSIS

Five Year Summary of Fiscal Impact:

Fiscal Years	2026	2027	2028	2029	2030
Inflows/Revenues					
Appropriated (Budgeted)	0	0	0	0	0
Program Income	0	0	0	0	0
Grants	0	0	0	0	0
In Kind	0	0	0	0	0
Outflows/Expenditures					
Appropriated (Budgeted)	\$393,087.20	0	0	0	0
Operating	0	0	0	0	0
Capital	0	0	0	0	0
Net Fiscal Impact <i>(If not budgeted)</i>	0	0	0	0	0
No. of Addn'l Full-Time Employee Positions	0	0	0	0	0

Contract Award - Existing Appropriation (Budgeted)	
	Expenditure
Department	Public Works
Division	Facilities
GL Description	Improve Other than Build
GL Account Number	301-2020-589-6300
Project Number	BP2602
Requested Funds	393,087.20
Remaining Balance	\$4,552.8
Source of Revenue (i.e. Paygo, Current Revenue, Bond Money, Grants, etc.)	POC Fund Balance