

**Plantation City Council/CRA Notice of City Council/CRA  
Meeting Agenda Meeting**

**December 3, 2025**



City of Plantation  
City Council Chambers

**Subject:**

ITB No. 001-26; Deicke Auditorium Roof Replacement and Structural Repairs

**Summary:**

Requesting authorization and approval of the following:

Authorization and approval to execute an agreement with, and process payment(s) to Set Up Project Management, LLC., for "Deicke Auditorium Roof Replacement and Structural Repairs" in accordance with ITB No. 001-26 for an amount of \$709,074.97.

**Procurement:**

Pursuant to City Code Sec. 2-220(e) and 2-226(b) the Procurement Department secured formal competitive bids for the above-mentioned project. On November 4, 2025 six (6) competitive bids were received. This solicitation was advertised/posted on the Demand Star website for thirty-three (33) calendar days, broadcasted to 3,075 vendors and had 65 Planholders. A copy of the six (6) competitive bids are attached for your review.

The numerical results are as follows:

<u>Bidder</u>	<u>Base Bid Total</u>	<u>Original Bid Bond Submitted</u>	<u>Plantation Local Business pursuant to Section 2-227 City Code</u>	<u>Bid Opening Observations</u>
-	-	-	-	-
Millennium Builders LLC	\$1,082,281.75	Yes	No	No Comment
Property of Elegant Distinction, LLC	\$1,478,779.00	Yes	No	No Comment
FSV Construction Company	\$702,533.00	Yes	No	No Comment
Set Up Project Management LLC	\$709,074.97	Yes	No	No Comment
Franjo Builders LLC	\$1,132,512.00	Yes	No	No Comment

<b>Heica Construction Corp</b>	\$1,257,826.00	No	No	Contractor's submittal was for ITB No. 052-25. Contractor did not provide an original bid bond per section 17.5 of Instruction to Bidders
<b>Campany Roof Maintenance, LLC</b>	\$406,151.55	No	No	No Original Bid Bond. No Electronic Bid Submittal
<b>Elite Construction Solutions</b>	\$1,034,785.18	No	No	No Original Bid Bond. No Electronic Bid Submittal
<b>Gemstone Builders LLC</b>	\$1,600,000.00	No	No	No Original Bid Bond. No Electronic Bid Submittal

The Procurement Department staff performed a review of the apparent low bidder for ( FSV Construction Company) to ascertain submittal responsiveness. After careful consideration of all the information provided by the bidder, the Procurement Department staff concluded FSV Construction Company (apparent low bidder) submitted the lowest, responsive bid submittal.

The Design and Construction Division performed a review of the lowest responsive bidder (FSV Construction Company) to ascertain if they were a responsible bidder. The Design and Construction Division concluded that FSV Construction Company **was not** a responsible bidder for the following reason(s).

- Pursuant to the requirements of the Bid Documents, specifically Section 16.4 (Qualifications of Bidders) of the Instructions to Bidders and Section 1.4 of the Technical Specification 01110-2 (Summary), the work shall be performed by a Licensed Certified General Contractor. FSV Construction Company does not meet this requirement.

The Procurement Department staff performed a review of the second low bidder for ( Set Up Project Management LLC) to ascertain submittal responsiveness. After careful consideration of all the information provided by the bidder, the Procurement Department staff concluded Set Up Project Management LLC submitted the second lowest, responsive bid submittal.

The Design and Construction Division performed a review of the second lowest responsive bidder (Set Up Project Management LLC ) to ascertain if they were a responsible bidder. The Design and Construction Division concluded that Set Up Project Management LLC is the lowest responsible bidder.

Based on the foregoing information, the Design and Construction Division, Administration, Parks and Recreation, and Procurement Departments requests authorization and approval of the following:

- Authorization and approval to execute an agreement with, and process payment(s) to Set Up Project Management, LLC., for "Deicke Auditorium Roof Replacement and Structural Repairs" in accordance with ITB No. 001-26 for an amount of \$709,074.97

## **Background:**

**Strategic Priority: Proactive and Responsive Asset Management.**

The project entails the complete replacement of the existing 10,939sf exterior roofing system and the interior wood decking due to multiple leaks. In addition to the replacement, the Capital Projects team identified 11 areas of concern within the Wooden Truss system that will be addressed with detailed repair specifications that have been provided by the Architect and their Structural Engineer. These much needed repairs will address any safety concerns that the current deficiencies may have presented.

This item is now ready for City Council consideration.

**Funding:**

001-7501-572-6302

**Amount:**

<b>Base Bid Items</b>	<b>Quantity</b>	<b>Unit List</b>	<b>Payment</b>
<b>Item No. 1:</b> Indemnification	1	Lump sum	\$10.00
<b>Item No. 2:</b> Insurance, payment bond, performance bond	1	Lump sum	\$21,000.00
<b>Item No. 3:</b> Mobilization / Demobilization – (Not to exceed 5% of total bid price)	1	Lump sum	\$16,800.00
<b>Item No. 4:</b> General Conditions (Not to exceed 10% of total bid price)	1	Lump sum	\$35,750.00
<b>Item No. 5:</b> Maintenance of Traffic (MOT)	1	Lump sum	\$4,500.00
<b>Item No. 6:</b> Demolition – All demolition work in accordance with the Contract Documents and Specifications	1	Lump sum	\$14,560.00
<b>Item No. 7:</b> Permit Allowance	1	Lump sum	\$ 35,000.00
<b>Construction Allowance</b>			
<b>Item No. 8:</b> Construction Allowance (10% of the total of Bid Item#1 through Bid Item#31, excluding Permit & Termite Allowances)	1	Lump sum	\$59,643.27
<b>Item No. 8A:</b> Termite Treatment Allowance	1	Lump sum	\$ 18,000.00
<b>Structural Work</b>			
<b>Item No. 9:</b> Truss Repair - All required work regarding truss repair including, but not limited to fasteners, epoxies, clamps, lift, etc.	1	Lump sum	\$19,320.00

<b>Item No. 10:</b> Truss Anchors - Installation of new L50 clips on existing flat roof trusses.	1	Lump sum	\$2,464.00
<b>Item No. 11:</b> Truss Anchors - Installation of new FGTR Girder Strap on existing hip roof trusses.	1	Lump sum	\$6,875.00
<b>Item No. 12:</b> 2" Wood Deck – Remove and replace all 2" wood decking, including fasteners and associated appurtenances.	1	Lump sum	\$65,169.00
<b>Item No. 13:</b> 3" Wood Deck – Remove and replace all 3" wood decking, including fasteners and associated appurtenances.	1	Lump sum	\$25,967.00
<b>Roof Replacement Work</b>			
<b>Item No. 14:</b> New Standing Seam Metal Roof with all underlayment, flashing, including roofing warranties (weather tightness, Perma-color finish, etc.) per project specifications.	1	Lump sum	\$104,997.00
<b>Item No. 15:</b> New Kee Membrane roofing, flashing and warranties.	1	Lump sum	\$57,228.60
<b>Item No. 16:</b> New Cover Board	1	Lump sum	\$7,780.30
<b>Item No. 17:</b> New Gutters and Downspouts	1	Lump sum	\$15,290.00
<b>Item No. 18:</b> Replacement of plywood 5/8" RTD plywood SYP.	1	Lump sum	\$12,320.00
<b>Item No. 19:</b> New 3" Rigid Insulation	1	Lump sum	\$18,226.00
<b>Item No. 20:</b> Tapered Insulation	1	Lump sum	\$19,600.00
<b>Item No. 21:</b> New Soffit – Installation of new soffits, including but not limited to plywood, lath, stucco, etc.	1	Lump sum	\$17,738.60
<b>Item No. 22:</b> New Fascia – Installation of fascia, metal wrap, fasteners, sealant, etc.	1	Lump sum	\$10,784.40
<b>Item No. 23:</b> New Flashing – Installation of flashing, cleats, coping caps, fasteners, sealant, etc.	1	Lump sum	\$7,399.70

<b>Item No. 24:</b> Remove and reinstall hurricane shutter brackets	1	Lump sum	\$1,210.00
<b>Item No. 25:</b> Painting	1	Lump sum	\$28,250.20
<b>Item No. 26:</b> Interior work	1	Lump sum	\$20,689.90
<b>Mechanical Work</b>			
<b>Item No. 27:</b> All Mechanical Work including removing equipment, installing new stands, ductwork, condensate lines, goosenecks, temporary conditioned space during demolition, etc.	1	Lump sum	\$17,952.00
<b>Item No. 28:</b> Temp Climate Control – Contractor shall provide all labor, materials, equipment, and services necessary to maintain indoor relative humidity (RH) within the facility and ballroom area at a consistent range of <b>45% to 55%, within a temperature range of 72°F</b> . Full height sealed dust partitions shall be included.	1	Lump sum	\$10,000.00
<b>Electrical Work</b>			
<b>Item No. 29:</b> Complete Electrical Work including, but not limited to, conduit, wiring, circuiting, disconnects, receptacles, devices, and all required components.	1	Lump sum	\$7,616.00
<b>Plumbing Work</b>			
<b>Item No. 30:</b> Complete Plumbing Work including, but not limited to, new roof drains, condensate piping, etc.	1	Lump sum	\$1,434.00
<b>Clean-up and Miscellaneous Work</b>			
<b>Item No. 31:</b> Items not mentioned in sections above but required by the Construction Documents, repairs to adjacent existing surfaces effected by new construction, touch up existing finishes, general cleaning, etc.	1	Lump sum	\$5,500.00
<b>Annual Maintenance per Warranty Requirements</b>	No. of Years	Cost per Year	Total Cost
<b>Item No. 32:</b> Annual Maintenance for warranty items annually.	20	\$1,000.00	\$20,000.00
<b>TOTAL BASE BID FOR ITEM(S) 1 - 32</b>	<b>\$709,074.97</b>		

**Finance Director/Budget Manager Recommendation:**

The Deicke Auditorium Roof Replacement and Structural Repairs project is funded by the General Fund, "Fund Balance Assigned to Capital Improvements". Total fund balance approved for this project is: \$814,768.97.

**Prepared By:**

Charles Spencer

**ATTACHMENTS:**

[Solicitation Package, Addendum and Notices.pdf](#)

[Setup Project Management Submittal.PDF](#)

[FSV Construction Submittal.pdf](#)

[Heica Construction Submittal.pdf](#)

[Millennium Builders Submittal.pdf](#)

[Property of Elegant Distinction Submittal.pdf](#)