



City of Plantation
City Council Chambers

Subject:

ITB No. 017-26; Regional Wastewater Treatment Plant Administration Building Renovation

Summary:

Requesting authorization and approval of the following:

Authorization and approval to execute an agreement between the City of Plantation and Shiff Construction & Development, Inc. for "Regional Wastewater Treatment Plant Administration Building" in accordance with ITB No. 017-26 for total amount of \$2,982,348.00.

Procurement:

Pursuant to City Code Sec. 2-220(e) and 2-226(c) the Procurement Department secured formal competitive bids for the above-mentioned services. On July 14, 2026 eleven (11) competitive bids were received. This solicitation was publicly advertised on the Demand Star website for sixty-eight (68) calendar days, broadcasted to 3298 vendors and had 146 Planholders. A copy of the eleven (11) competitive bids are attached for your review.

The numerical results are as follows:

Bidder	Base Bid Total	Original Bid Bond Submitted	Plantation Local Business (Section 2-227) City Code	Attended One (1) Mandatory Visit
Vercetti Enterprises, Inc.	\$2,683,295.48	Y	N	5/21/2026
Perez-Borroto Construction Inc dba TrueBuild Group	\$2,850,397.99	Y	N	5/21/2026
Bejar Construction Inc.	~~\$2,918,047.00~~ \$2,985,460.00	Y	N	5/21/2026
Shiff Construction & Development, Inc.	\$2,982,348.00	Y	N	5/21/2026 & 5/26/2026
Persons Services Corp.	\$3,021,584.57	Y	Y	5/26/2026
East Coast Construction Group Inc.	\$3,110,160.00	N	N	5/21/2026

Set Up Project Management lie DiPompeo Construction Corporation	\$3,202,862.78	Y	N	5/26/2026
Tadeos Engineering Ile	\$3,282,893.00	Y	N	5/21/2026
M & J Consulting Group Corp	\$3,684,656.00	Y	N	5/21/2026
H.A. Contracting Corpp	\$3,717,025.36	Y	N	5/21/2026
	\$3,988,000.00	Y	Y	5/21/2026

The Procurement Department staff performed a review of the apparent low bidder, Vercetti Enterprises to ascertain submittal responsiveness. After careful consideration of all the information provided by the bidder, the Procurement Department staff concluded that Vercetti Enterprises LLC (the apparent lowest bidder) was the lowest, responsive bidder.

The Design & Construction Department reviewed the apparent lowest responsive bidder, Vercetti Enterprises, this review also included a competency meeting moderated by Procurement. This process was conducted to ascertain if the bidder was responsible. After careful consideration of all the information provided by the bidder, information provided during the competency meeting, and reference verification results, the Department concluded that the apparent lowest bidder (Vercetti Enterprises) was **non-responsible** Bidder for one or more of the following reason(s):

- As part of the City's evaluation of the apparent low bidder, City staff concluded a review of the Contractor's qualifications, past performances and verification of references provided with their bid. Of the seven (7) references received and reviewed, three (3) provided unsatisfactory assessments regarding the Contractor's performance on prior municipal projects. The concerns identified included but is not limited to, failing to complete tasks within time lines established, failing to keep the owner informed about the progression of the project, poor responsiveness and promptness in communication, poor level of commitment and poor or not acceptable overall performance. Based on the nature and significance of the documented concerns, particularly as they relate to the Contractor's ability to successfully perform work of similar scope and complexity, the City has determined that the apparent low bidder has not sufficiently demonstrated the level of responsibility and satisfactory past performance necessary for award of this contract.
- Additionally, the City has prior unsatisfactory experience with the apparent lowest bidder on a project that was eventually completed and ultimately resolved through a mutual settlement. Accordingly, City staff recommends that the Contractor be determined not responsible for purposes of this solicitation.

The Procurement Department staff performed a responsive review of the apparent second lowest bidder, Perez-Borroto Construction LLC dba TrueBuild Group, to ascertain submittal responsiveness. After careful consideration of all the information provided by the bidder, the Procurement Department staff concluded Perez-Borroto Construction LLC dba TrueBuild Group (the apparent second lowest bidder) was determined responsive.

The Design & Construction Department performed a responsible review of the apparent second low bidder, Perez-Borroto Construction LLC dba TrueBuild Group to ascertain if the

Bidder was responsible. After careful consideration of all the information provided by the bidder and reference verification results, the Department concluded that the second apparent lowest bidder (Perez-Borroto Construction LLC dba TrueBuild Group) was a **non-responsible** Bidder for one or more following reason(s):

- Out of five (5) references provided, only three (3) were verified as municipal projects, where five (5) are required. Of those three (3) municipal references, one (1) provided a satisfactory assessment, while the remaining two (2) did not respond to the City's request to complete and return the reference survey form.
- Based on a review of the project descriptions, nature of work, and associated scopes identified in the submitted references, City staff determined that the referenced projects were not comparable in size, scope, and complexity to the improvements required under the Regional Wastewater Treatment Plant Administration Building Renovation Project. Specifically, and of particular significance is the complexity associated with performing extensive renovations within an active wastewater treatment facility that houses critical operational infrastructure, of which must remain fully operational throughout the duration of construction. These conditions require a heightened level of construction coordination, sequencing, risk management, and experience working within operationally sensitive facilities to minimize disruptions and ensure continuity of essential wastewater treatment operations. As such, the submitted references did not sufficiently demonstrate the Bidder's experience and qualifications in successfully completing municipal renovation projects of similar magnitude, technical, complexity and operational requirements.
- The solicitation expressly requires bidders to have successfully completed a minimum of five (5) verifiable municipal projects of similar size and scope. Based on the Bidder's submitted qualifications, the results of the City's reference verification process, and the lack of demonstrated experience with comparable municipal projects, City staff determined that the Bidder failed to satisfy this minimum qualification requirement.

The Procurement Department staff performed a responsive review of the third apparent lowest bidder, Shiff Construction & Development, Inc, to ascertain submittal responsiveness. After careful consideration of all the information provided by the bidder, the Procurement Department staff concluded that Shiff Construction & Development, Inc. submitted the lowest responsive bid.

The Design & Construction Department reviewed all documentation and information submitted/provided by Shiff Construction & Development Inc., that also included a competency meeting moderated by Procurement, to ascertain if Shiff Construction & Development Inc., was a responsible Bidder. After careful consideration of all information provided, the Department Staff concluded that Shiff Construction & Development, Inc. **is the lowest responsive and responsible Bidder.**

Based on the foregoing, the Design & Construction Department request authorization and approval of the following:

- Authorization and approval to execute an agreement between the City of Plantation and

Shiff Construction & Development, Inc. for “Regional Wastewater Treatment Plant Administration Building” in accordance with ITB No. 017-26 for total amount of \$2,982,348.00.

Background:

Strategic Priorities: Planning for a Sustainable Future, Proactive and Responsive Asset Management, Safe and Secure.

The Regional Wastewater Treatment Plant Admin Building Renovation Project is being implemented as part of a comprehensive hardening (to essential status) and modernization initiative to achieve compliance with the Florida Building Code High-Velocity Hurricane Zone (HVHZ) impact requirements.

The existing facility was originally constructed in 1985, which currently houses critical operational components, including the plant’s Supervisory Control and Data Acquisition (SCADA) master control system and Motor Control Center (MCC) that are integral to the monitoring and operation of key treatment processes. As such, maintaining continuous functionality as an essential facility is vital to uninterrupted wastewater treatment services and regulatory compliance. The proposed improvements will include replacement of all exterior openings with impact resistant systems, installation of a new code compliant roofing system, structural upgrades to meet enhanced wind load and impact resistance criteria, and mechanical system improvements to ensure reliable climate control for sensitive equipment.

The hardening and modernization improvements are necessary to improve resiliency, address aging building systems and infrastructure and achieve compliance with applicable High Velocity Hurricane Zone requirements. Interior renovations will also be performed to improve operational efficiency, including reconfiguration of office space, upgraded restrooms, break room, and meeting areas to support staff and ongoing plant operations.

The project was competitively solicited in accordance with City procurement requirements. Following evaluation of the bids, qualifications, past performance, references, and compliance with the solicitation requirements, City staff determined that the lowest responsive and responsible bidder (Shiff Construction and Development, Inc.) possesses the necessary qualifications, experience, and capability to successfully complete the project. Accordingly, award of the contract is recommended to advance these critical facility improvements and support the continued reliability and resiliency of the City’s wastewater treatment operations.

This item is now ready for City Council consideration.

Funding:

443-0000-169-9625

Project 964

Amount:

Bid Item	Description	Quantity	Unit	Total
1	Insurance, payment bond, performance bond (Pass through cost – No Mark-up)		Lump sum	\$30,000.00
2	Mobilization/Demobilization - Not to exceed 5% of total bid price of bid Items #1 through #17, excluding Permit Allowance		Lump sum	\$10,000.00
3	General Conditions - Not to exceed 10% of total bid price of bid Items #1 through #17, excluding Permit Allowance		Lump sum	\$282,394.66
4	Maintenance of Traffic (MOT)		Lump sum	\$8,437.50
5	Testing and Inspections		Lump sum	\$1,500.00
6	Demolition – All demolition work in accordance with the contract documents and specifications		Lump sum	\$100,687.50
Permit Allowance				
7	Permit Allowance		Lump sum	\$138,000.00
Construction Allowance				
8	Construction Allowance 12% of the total of Bid Items #1 through #17, excluding Permit Allowance		Lump sum	\$304,751.57
Structural Work				
9	All required Structural Work including, but not limited to, new foundation, concrete walls with columns and beams, steel beams, corrugated metal deck, connections to existing structure, reinforcing connections, nailers, epoxies, etc.		Lump sum	\$261,969.40

Doors, Windows and Louvers	Quantity	Unit	Total
10	Complete furnishing & installation of all Doors, Windows, and Louvers	Lump sum	\$227,691.00
Architectural Work			
11	Complete furnishing & installation of all Interior Architectural Work including, but not limited to, interior walls, flooring, casework, ceilings, interior and exterior finishes, coatings, signage, sealants, accessories, equipment, lockers, canopies, etc.	Lump sum	\$720,604.26
Roofing Work			
12	Complete furnishing & installation of all Roofing Work including, but not limited to, roofing membranes, insulation, scuppers, drains, storm water piping, flashing, coping cap, etc.	Lump sum	\$109,575.00
Site Work			
13	All Site Work including, but not limited to: Asphalt, restoration, concrete walks, landscape restoration, installation of utilities, equipment, piping, relocation of equipment, drywell, irrigation line repair, repairs, etc.	Lump sum	\$2,250.00
Mechanical Work			
14a	All Mechanical Work including, but not limited to, new units, ductwork, exhaust fan, sensors, piping, diffusers, etc.	Lump sum	\$209,621.25

14b	MCC and Server room air conditioning systems	Lump sum	\$12,504.38
14c	Kitchen Hood System	Lump sum	\$5,996.25
Electrical Work			
15a	Complete Electrical Work including, but not limited to, conduit, wiring, circuiting, disconnects, lighting, panels, and all required components.	Lump sum	\$203,685.83
15b	Power for MCC and Server room air conditioning systems for duration of the project.	Lump sum	\$5,400.00
15c	New Fire Alarm System	Lump sum	\$31,358.41
15d	New Transformer and switch over	Lump sum	\$20,516.05
15e	New infrastructure for new systems by the city – phone, data, A/V, access control, CCTV, etc.	Lump sum	\$68,192.44
Plumbing Work			
16	Complete Plumbing Work (furnishing & installation) including, but not limited to, new fixtures, new piping, fittings, valves, etc.	Lump sum	\$197,212.50
Miscellaneous Work			
17	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, paint, concrete, etc., pressure cleaning, general cleaning, etc.	Lump sum	\$0.00

Annual Maintenance per Warranty Requirements		No. of Year	Cost Per Year	Total Cost
18a	Semi-Annual Warranty Inspection (2 per year or as required by the roof manufacturer). An Annual Warranty Compliance Report (including photos, documentation, & manufacturer coordination) shall be included.	20	Included in 18b	Included in 18b
18b	Preventative Maintenance Services (cleaning drains & gutters, debris removal, minor resealing, tightening, etc.). Minimum twice (2x) per year.	20	\$1,500.00	\$30,000.00
TOTAL BASE BID				
LUMP SUM			\$2,982,348.00	

Finance Director/Budget Manager Recommendation:

The Utilities Repair and Replacement Fund project "Regional Wastewater Treatment Plant Administration Building Renovation" is budgeted as follows:

FY2027 - \$1,666,932

FY2028 - \$1,666,948

Prepared By:

Asha Edwards

ATTACHMENTS:

[ITB NO. 017-26](#)

[Vercetti Bid](#)

Perez-Borroto Submittal
Shiff Construction & Development Inc Bid Submittal
Bejar Construction Inc. Bid Submittal
Persons Services Corp Bid Submittal
East Coast Construction Group Bid Submittal
Set Up Project Mgt Bid Submittal
DiPompeo Construction Corp Bid Submittal
Tadeos Engineering Bid Submittal
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