



BAREFOOT BAY RECREATION DISTRICT

19th Hole Kitchen and Walk in Cooler RFP Minutes

March 18, 2022

1 PM –Administration Building Conference Room

Meeting Called to Order

Committee member Chairman Nugent welcomed everyone and started the meeting at 1 PM.

Pledge of Allegiance to the Flag

Led by Committee Member Chairman Mendes.

Roll Call

Present: Voting member Trustee Nugent; Non-voting member Chairman Maino; voting member Klosky, CDO; non-voting member Community Manager Coffey, ICMA-CM; and voting member Food & Beverage Manager Mendes. Also present, Trustee Brinker.

RFP Presentations

Mike Mila, Owner, and Mark Hall, Project Manager of MGM Contracting provided an overview of their proposal.

Mr. Nugent asked if the restaurant seating area could remain open during construction. A temporary wall will be constructed between kitchen and the 19th Hole restaurant and bar area to limit impact on the business. The new walk-in cooler will take approximately 16 weeks to receive, and the contractor is anticipating that the refrigeration will be out of service from July 1 to August 23, 2022. Mr. Mila suggested he could utilize our tax-exempt status in order to save on costs purchasing the kitchen equipment.

Ms. Mendes spoke about the possibility of reusing the existing sinks instead of purchasing new ones. Mr. Mila stated that was something they could do through a change order.

Mr. Coffey spoke of both proposals received being significantly over budget and that it was possible that the proposed walk-in cooler at the lounge may need to be eliminated. He also advised that if the committee made the recommendation for this project, it would be reviewed by the Board of Trustees at the April 8, 2022, BOT Meeting. Mr. Coffey stated that if the contract was awarded at the BOT meeting, a change order would need to take place at that time to remove the lounge cooler and sink costs from the project.

Dave Park and Mrs. Park of Parkit Construction provided an overview of their proposal.

The walk-in cooler would be relocated to the front instead of the rear of the facility. Mr. Maino questioned the timeframe and the costs of the proposal. The project will have a 15-month duration from 5/9/2022 to 8/29/2023. Mr. Maino asked if the bar and restaurant seating area would be closed completely. Mr. Park indicated that he could compress the timeframe where the restaurant would be closed.



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Mr. Park advised that the numbers on the proposal were inflated by 30 percent due to inflation and demand. He stated that it is difficult to project costs going forward, but there may be areas where he could provide a credit if costs are not as high as budgeted. Mr. Park spoke of the difficulty ordering the kitchen equipment due to supply issues. Mr. Park also will provide a credit for kitchen equipment if we purchase the items directly since Barefoot Bay Recreation District is tax exempt.

Mr. Maino questioned the mobilization cost in the proposal. Mr. Park explained that this is the actual cost of moving items to the jobsite.

Mr. Coffey spoke of the fact that the proposal was over budget, but if the committee recommended Parkit Construction be awarded the project, the Board of Trustees would review the recommendation at the April 8, 2022, BOT Meeting. It is possible that a change order will be needed to remove the lounge walk-in cooler to bring the project closer to budget.

Committee Discussion of RFP Proposals

Mr. Maino spoke of the Parkit proposal and felt that it did not provide a clear estimate of costs.

Mr. Nugent recommended Food & Beverage Manager Ms. Mendes review MGM Contracting's proposal for any unnecessary items, including the sinks.

Mr. Maino recommended awarding MGM Contracting the project and to eliminate the cooler located at the Lounge. Mr. Nugent suggested that the BOT consider adding it to the FY23 budget.

Committee member Klosky made a motion to recommend awarding MGM Contracting the project with a change order eliminating the Lounge walk-in cooler to the Board of Trustees. Second by Committee member Mendes. Motion passed unanimously.

Incidental Remarks

Mr. Brinker spoke of being 100 percent in favor of the proposed outside bar at the Lounge because it will generate revenue.

Ms. Mendes stated she preferred to proceed with the outside bar for the FY22 budget year and add the Lounge Walk-In Cooler Project to the FY23 budget year.

Mr. Coffey will contact MGM Contracting to advise them of the Committee's recommendation and will have MGM draft a change order removing the Lounge cooler as well as contacting Committee member Mendes about changes needed to the proposal.



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Adjournment

Committee member Mendes made a motion to adjourn. Second by Committee member Klosky. Mr. Nugent adjourned.

Meeting adjourned at 2:43 PM.

James Nugent, Chairman