



THE CITY OF KEY WEST

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MEMORANDUM

EXECUTIVE SUMMARY

TO: Community Redevelopment Agency

CC: Jim Scholl – City Manager
Sarah Spurlock – Asst. City Manager
Doug Bradshaw – Director of Port and Marine Services

FROM: John Paul Castro, Deputy Director of Port and Marine Services

DATE: June 27, 2014

SUBJECT: Ratify Emergency Procurement Award to Barracuda Builders

ACTION STATEMENT:

Staff requests Emergency Procurement ratification for contract awarded to Barracuda Builders in the amount of \$29,965 pursuant to Sec. 2-797 of the City of Key West Code of Ordinances executed by the City Manager on June 18, 2014.

BACKGROUND:

In 2012, 201 William Street underwent a concrete repair project for all structural concrete throughout the building. The scope included everything from crack epoxy injection, to spalling repair and complete column and beam replacements.

In 2013 the lease proposal from the Waterfront Brewery was approved and in late 2013 they began construction. The extensive demolition of the interior partitions, cabinetry, and roofing uncovered areas of concrete delamination that could not be seen previously. These areas were hidden by the cabinets in the Key West Ice Cream Factory or behind the roofing membrane outside the sail loft.

PURPOSE & JUSTIFICATION:

When the defects were discovered they were brought to the attention of City Staff. In lease discussions with the Brewery the building was to be delivered structurally adequate with only those items listed within the lease agreement to paid for by the City which would complete a “white box.” Those items included:

- Fire Suppression System
- Level concrete floor
- Basic electrical system

Key to the Caribbean – Average yearly temperature 77° F.

Items including the structure of the existing building were not included in the lease, therefore, there was no mechanism for the Waterfront Brewery to bid the repairs and seek reimbursement.

Chen Moore and Associates was on site within the week to assess the repairs and delivered permit set drawings immediately via a task order from their general services contract. City staff was able to secure one reasonable price for the repairs from Barracuda Builders. The timeline for the Waterfront Brewery to begin operations is less than a month away with a monthly rent due of over \$30,000. The most deteriorated area is located in what is now the kitchen to the Brewery and the columns are connected to 3 different roof levels. The column replacement is a major structural component of the building and located in the most critical area for the restaurants operations.

The Emergency Procurement was used to expedite the timing of the process and save the City lost revenue, NOT because of an emergency structural or life safety situation.

FINANCIAL IMPACT:

A new project was created for the specific structural repairs project and the funds were transferred from fund 405 reserves. The cost of both design and construction to complete the repairs is \$35,915.00

RECOMMENDATION:

Staff recommends ratification of the funds in the amount of \$29,965 to Barracuda Builders per sec. 2-797, Emergency Procurement for 201 William Street structural concrete repairs.

ATTACHMENTS:

Emergency Declaration
Barracuda Builders Bid
Chen Moore Task Order