



## THE CITY OF KEY WEST

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# EXECUTIVE SUMMARY

**TO:** Key West Bight Management Board

**FROM:** Doug Bradshaw, Director of Port and Marine Services

**CC:** Jim Scholl, City Manager  
Sarah Spurlock, Assistant City Manager  
Greg Veliz, Assistant City Manager

**DATE:** November 6, 2015

**SUBJECT:** Ratification of emergency procurement of structural repairs at Half Shell Raw Bar

### **ACTION STATEMENT:**

Recommend ratification of the emergency procurement of structural repairs at Half Shell Raw Bar to Gary the Carpenter in the amount not to exceed \$32,129.99, Check Electric in the amount not to exceed \$35,000 and D&V Commercial A/C in the amount not to exceed \$16,895 and to make the necessary budget transfers.

### **BACKGROUND:**

Pursuant to the lease signed February 2015, the Half Shell Raw Bar is completing needed roof repairs on the building located at 231 Margaret. The lease agreement between the CRA (landlord) and the Half Shell Raw Bar (tenant) outlines what repair cost the tenant and the landlord are responsible for paying. In general terms the tenant pays for general roof repair while the landlord pays for structural repairs.

During the demolition of the old roof, the contractor uncovered several areas of significant structural damage including rotted joist, missing sheathing, and unsupported stove hoods because of the rotted and inadequate sized roof joists. These repairs are the responsibility of the landlord. The City tasked Gary the Carpenter, Check Electric, and D&V Commercial A/C through an emergency procurement to make the repairs.

### **PURPOSE & JUSTIFICATION:**

The Half Shell Raw Bar was on a tight timeline to complete the repairs which would not allow for the City to formally bid their portion of the work. Formally bidding the project in addition to Bight Board and CRA approvals would have delayed the Half Shell Raw Bars re-opening of the kitchen and full restaurant approximately sixty to ninety days as well as put several of the restaurant employees out of work. Section 2-797 of the City of Key West Code of Ordinances allows the City Manager to make emergency procurements for contractual services where the cost exceeds \$20,000 when there exists a present threat to public health, property, and safety or other substantial loss to the

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

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City. Staff felt this was the case with the structural repairs that needed to be completed. Gary the Carpenter, Check Electric, and D&V Commercial A/C were on site completing the repairs to the roof system, electrical, and hood system.

**FINANCIAL IMPACT:**

The total financial impact is \$84,024.99 which included Gary the Carpenter in the amount not to exceed \$32,129.99, Check Electric in the amount not to exceed \$35,000 and D&V Commercial A/C in the amount not to exceed \$16,895.

**RECOMMENDATION:**

Staff recommends ratification of emergency procurement to Gary the Carpenter (\$32,129.99), Check Electric (\$35,000), and D&V Commercial A/C (\$16,895) for the structural/electrical/hood repairs at Half Shell Raw Bar basis and to make the necessary budget transfers.