



THE CITY OF KEY WEST

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MEMORANDUM

EXECUTIVE SUMMARY

TO: Community Redevelopment Agency

FROM: Karen Olson

DATE: February 17, 2016

SUBJECT: Construction Services Contract – One Year Agreement

ACTION STATEMENT:

Approving Allied General Contractors, Inc. and Holtkamp Construction for the Construction Services Contract - Key West Historic Seaport and authorizing the City Manager to execute a one (1) year contract, subject to City Attorney review.

BACKGROUND:

The Key West Historic Seaport contains multiple buildings of various age and condition. These buildings are leased to tenants for use as restaurants, bars, dive and baits shops, and tourist related retail. The lease agreements stipulate the maintenance and repair responsibility as either the tenant or the owner.

As these buildings age the Seaport is finding that the exterior repairs, such as doors, windows and siding, are becoming more prevalent along with structural issues arising on a regular basis. Most lease agreements list the owner as the responsible party for these types of repairs. Although the Seaport has a very capable maintenance staff most of the repairs are too large in scope and would take staff away from the day to day work that is required for such a large property.

The Key West Bight Board approved this item April 13, 2016.

PURPOSE & JUSTIFICATION:

Seaport staff directly solicited twelve local contractors for an indefinite quantities contract for needed maintenance and repairs for buildings located at the Key West Historic Seaport. Seven contractors responded to the request and provided hourly labor rates and percentage mark-up for mobilization, materials and additional subcontractors not listed in the request. Staff believes this direct solicitation

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

covered a broader market than a formal solicitation would have provided for this contract.

The following pricing submitted is inclusive of overhead and profit.

ITEM	UNIT	Allied General	Barracuda Builders	Gary the Carpenter	DN Higgins	Holtkamp Const	Liz Carpentry	Shaw Construction
MOB/DEMOB	% of work	7.50%	10%	blank	10%	10%	20%	25%
SUPERINTENANT	per hour	\$30.00	\$65.00	\$65.00	\$80.00	\$55.00	\$60.00	\$75.00
FORMAN	per hour	\$25.00	\$45.00	\$55.00	\$75.00	\$55.00	\$50.00	\$60.00
LABORER	per hour	\$15.00	\$28.50	\$45.00	\$48.00	\$38.00	\$35.00	\$35.00
CLERICAL	per hour	\$13.50	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$30.00
ELECTRICIAN	per hour	\$95.00	\$115.00	blank	\$77.00	\$130.00	\$140.00	blank
PLUMBER	per hour	\$95.00	\$125.00	blank	\$155.00	\$130.00	\$120.00	blank
HVAC/MECHANICAL	per hour	\$95.00	\$125.00	blank	\$74.00	\$130.00	\$125.00	blank
ROOFER	per hour	\$32.00	\$80.00	\$75.00	\$85.00	\$60.00	\$95.00	blank
CARPENTER	per hour	\$45.00	\$45.00	\$50.00	\$60.00	\$45.00	\$45.00	\$55.00
MASON	per hour	\$32.00	\$45.00	\$50.00	\$60.00	\$45.00	\$45.00	\$55.00
MATERIALS at INVOICE	plus	7.50%	25%	25%	10%	10%	15%	10%
ADD'L SUB at INVOICE	plus	10%	15%	20%	8%	10%	15%	10%

Staff has reviewed the submittals and recommends that Allied General Contractors, Inc. and Holtkamp Construction be awarded one year agreements for the Construction Services Contract. The Key West Historic Seaport will establish the locations and scope of work, as maintenance and repair work becomes necessary. Task Orders will identify the scope of each specific project and payment will be based on the above unit prices.

FINANCIAL IMPACT:

The Seaport has budgeted for maintenance and repair projects in different accounts and will specify the account the funds are to be drawn from with the issuance of each task order.

OPTIONS:

Option #1 – Accept Seaport staff's recommendation and award a one year agreements to Allied General Contractors, Inc. and Holtkamp Construction for the Construction Services Contract.

Option #2 – Reject Seaport staff's recommendation and do not award a Construction Services Contract.

RECOMMENDATION:

Staff recommends approving Allied General Contractors, Inc. and Holtkamp Construction for the Construction Services Contract - Key West Historic Seaport and authorizing the City Manager to execute a one (1) year contract, subject to City Attorney review. The Agreement may be renewed at the discretion of the Bight Board and the Community Redevelopment Agency (CRA).