



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

MEMORANDUM

### EXECUTIVE SUMMARY

**TO:** Community Redevelopment Agency

**FROM:** Key West Bight Management District Board  
Karen Olson, Port & Marine Services Deputy Director

**DATE:** November 1, 2016

**SUBJECT:** Approving Task Order #5 - Construction Services Contract

**ACTION STATEMENT:**

Resolution approving Task Order #5, for the installation of impact resistant 8 panel bi-folding doors at the Half Shell Raw Bar, to Allied General Contractors, Inc. in the amount not to exceed \$42,000.

**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 Management District Board approved this item at their November 9, 2016 meeting.

**PURPOSE & JUSTIFICATION:**

A Request for Quotes was issued for an indefinite quantities contract for needed maintenance and repairs for buildings located at the Key West Historic Seaport. Allied General Contractors, Inc. was one of two contractors awarded a one year General Construction Services Contract through Resolution #16-175.

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

Half Shell Raw Bar lease renewal, Resolution #15-117, Article 14.1 and Exhibit "H" – 2.0/2.1 dictates that the Owner is responsible for the repair or replacement of exterior doors. The existing exterior 4 panel sliding doors are in extremely poor condition and are in need of replacement. Staff requested pricing for Task Order #5 which includes the removal of the existing 4 panel sliding doors with new, impact resistant, 8 panel bi-folding doors.

**FINANCIAL IMPACT:**

The Seaport has budgeted for maintenance and repair projects for the Half Shell Raw Bar in Buildings account #405-7502-575-6200 (KB 1503).

**RECOMMENDATION:**

Key West Bight Management District Board recommends approving Task Order #5, for the installation of impact resistant 8 panel bi-folding doors at the Half Shell Raw Bar, to Allied General Contractors, Inc. in the amount not to exceed \$42,000.