



THE CITY OF KEY WEST

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EXECUTIVE SUMMARY

TO: Community Redevelopment Agency

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

DATE: March 20, 2017

SUBJECT: Approving Task Order #8 - Construction Services Contract

ACTION STATEMENT

Resolution approving Task Order #8, for Landlord's Lease Requirements, Turtle Kraals Restaurant, to Allied General Contractors, Inc. in the amount not to exceed \$148,176.

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 bait shops, and tourist related retail. The lease agreements stipulate the maintenance and repair responsibility as either the tenant or the landlord.

The CRA passed Resolution #16-261, in September 2016, approving a ten year lease agreement for Turtle Kraals Restaurant. Section 14.1 Landlord Repairs states that "in the event that LANDLORD (owner) shall deem necessary or be required by any governmental authority" repairs or improvements of the property will made at the owners expense.

The City of Key West Chief Building Official is requiring the building to be fully sprinklered before tenant can complete their planned, and owner approved, Tower Bar Expansion project. And the ADA lift installation is noted in Resolution #16-261 Executive Summary as owner provided equipment to meet the requirements of the Americans with Disabilities Act.

The Key West Bight Management District Board approved this item at their March 15, 2017 meeting.

EXECUTIVE SUMMARY

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

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.

The task order will include the installation of a wet fire sprinkler suppression system throughout Turtle Kraals restaurant, bar, tower bar, walk-in coolers and freezer conforming to NFPA13. And the installation of a two-story ADA lift at the Tower Bar to bring the structure into compliance with the Americans with Disabilities Act. Along with concrete pad and concrete sidewalk to lift. Contractor also to provide required signed and sealed permit drawings and all associated permits.

Staff has reviewed Allied General Contractors, Inc. proposal, dated November 8, 2017, and have determined their pricing is in-line with their contract and the services requested

FINANCIAL IMPACT

The Seaport has budgeted for these improvements in the Buildings Fund account #405-7502-575-6200 (KB1504 Turtle Kraals Building Improvements).

RECOMMENDATION

Key West Bight Management District Board recommends approving Task Order #8, for Landlord's Lease Requirements for Turtle Kraals Restaurant, to Allied General Contractors, Inc. in the amount not to exceed \$148,176.