



THE CITY OF KEY WEST

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EXECUTIVE SUMMARY

TO: Key West Bight Board

CC: Marilyn Wilbarger

FROM: John Paul Castro, Key West Bight Operations Manager

DATE: August 15, 2012

SUBJECT: Award ITB 12-026 Schooner Wharf Rebuild to Bella Construction

ACTION STATEMENT:

This is a request to award ITB:12-026 Schooner Wharf Rebuild to Bella Construction of Key West, Inc. in the amount of \$736,205.00 plus a contingency of \$40,000.00 totaling \$776,205.00

BACKGROUND:

Years back a fire burned down the upstairs portion of the Schooner Wharf Bar building that is on the water's edge. When the new lease for the restaurant/bar was signed with the City an agreement was made that the City would build back the second floor office for the tenant and it was their responsibility to build ADA accessible restrooms for their customers in return.

The second floor of the building is unable to be built back as it was originally because doing so would have a cost over 50% of the value of the structure which would kick in FEMA regulations. This would not be possible as the building is approximately 3 feet above mean high tide and in the velocity VE 10 zone which does not allow for flood proofing. The best alternative to fulfill the City's obligations, per the lease, was a new building behind the original that can be permitted within the current flood and building codes and regulations.

One of the most difficult obstacles of this project, from our tenant's perspective, has been the time line of such a project and its probable impacts to business. We have worked closely with the restaurant/bar owners to set the construction schedule. As with any project there will be limitations. We have addressed the numerous events the Schooner Wharf hosts during the project timeline and made them part of the bid package as the contractor is to accommodate those dates as best possible. The project schedule is set during the slow season starting September 4 and has a 120 day completion period. Considering the logistics of this project and concrete curing times for the decks, the construction schedule is extremely aggressive.

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

MEMORANDUM

PURPOSE & JUSTIFICATION:

The project scope includes removing the tie-beam on the existing structure and pouring new columns on the interior and a new tie-beam which will fix the old historic walls with the new structural interior and hold a new concrete roof.

A new structure is to be built behind the original on Lazy Way Lane that is elevated one story with office space upstairs and louvered panel closing off the ground level. These panels will be breakaway.

The restaurant will be left operational throughout construction and a barrier wall will be built to assure pedestrian safety.

These improvements will go beyond satisfying the terms of our lease.

The bids are as follows:

1. Pedro Falcon Electrical Contractors, Inc.	\$604,612.12
2. D.L. Porter Constructors, Inc.	\$687,882.00
3. Bella Construction of Key West, Inc.	\$736,205.00
4. FHP Tectonics Corp.	\$858,340.55

The lowest bidder, Pedro Falcon Electrical Contractors, Inc., while acknowledging receipt of addendum #2 and #4 did not include the 3 extra line items in the schedule of values specifically requested within addendum #2 nor the add alternate requested in addendum #4 and thus their bid is considered unresponsive.

The second lowest bidder, D.L. Porter Constructors, Inc., while acknowledging receipt of addendum #2 and #4 did not include 1 of the extra line items in the schedule of values specifically requested within addendum #2 nor the add alternate requested in addendum #4. They also did not include values for 19 line items within the schedule of values. The disks accompanied by their hard copy did not contain a schedule of values or any further information thus their bid is considered unresponsive.

Staff recommends the third highest, but completely responsive bidder, Bella Construction of Key West, Inc. They acknowledged receipt of all addendums, included all extra line items in the schedule of values as well as the add alternate that accompanied the bid. Their schedule of values leaves the City in the best position to be accurately invoiced for work complete, and change, as needed, in addition to, or subtraction from, the total contract per the completely responsive schedule of values and attention to bid details.

The contingency being requested of \$40,000.00 has to do with the age of the structure, history of the site, and difficulties of the project. While the engineers and architects had geotechnical reports conducted and site visits to create the construction drawings it is still a possibility to find unpredictable circumstances under the earth where this area was filled or a myriad of other electrical and structural issues that will not be uncovered until construction. Those things considered the difficulty of this project is very high.

OPTIONS:

1. Approve the award for the Schooner Wharf Rebuild to Bella Construction of Key West, Inc. in the amount of \$736,205.00 plus contingency of \$40,000.00 equaling \$776,205.00

2. Approve one of the other two low bidders, Pedro Falcon Electrical Contractors, Inc. or D.L. Porter Constructors, Inc. Their bids leave out very important portions of this project and values that cannot be determined for both accurate payments and/or changes.

3. Do not approve the project in its entirety. The result would be the City would not fulfill the terms of our lease and the building as it exists would stay in critically bad shape.

FINANCIAL IMPACT:

The current year budget for this project is \$372,000.00 which carried forward from a project scope which considered only rebuilding what was burnt down. The balance of the project, which is proposed in the 2012/2013 budget can be approved for next fiscal year (which will be adopted 30 days into this project) or can come immediately from fund 405 capital reserves, to up the initial project amount to the awarded contracted.

RECOMMENDATION:

Approve the award to Bella Construction of the Key West, Inc. for the Rebuild of Schooner Wharf Bar and Restaurant including a new structure to fulfill the City's lease obligations for office space and storage to the tenant for \$776,250.00

ATTACHMENTS:

Construction Drawings
Bid Opening Sheet from City Clerk
All 4 Bids received
Addendums #2 and #4