



THE CITY OF KEY WEST

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

EXECUTIVE SUMMARY

TO: Key West Bight Management Board
Caroline St. Redevelopment Agency

CC: Bob Vitas
David Fernandez
Marilyn Wilbarger
Birch Olinger

FROM: John Paul Castro, Key West Bight Operations Manager

DATE: November 14, 2012

SUBJECT: Approve Change Order 2, Ratify Change Order 1 to Bella Construction for Schooner Wharf Rebuild

ACTION STATEMENT:

This is a request to approve change order number 2 for \$28,840 and ratify change order number 1 in the amount of \$24,900 from Bella Construction for the Schooner Wharf Rebuild and add 10 days to the construction schedule.

BACKGROUND:

The Schooner Wharf rebuild was awarded to Bella Construction by both the Key West Bight Management Board and the CRA at a contract value of \$736,205.00 After making the transfer to temporary power the contractor assessed the electrical infrastructure of the restaurant/bar and adjacent docks. What was located was an electrical system that had been expanded over the course of decades without clear design or direction.

Staff directed the contractor to work with the project engineer to investigate the load requirements for the particular uses on site and design an electrical system adequate for the uses therein and up to the current building code. The system as it existed was a major safety hazard with distribution panels that were not properly wired, spliced or exposed cable, and loads exceeding the maximum ampacity ratings of the systems components.

The original scope was to add an additional meter and power for the new building being constructed to the south of the existing structure. The additional design added the new meter but also upgraded the existing power service and meter. The upgrade required the service conduit size to be enlarged to accommodate an increase in load

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

MEMORANDUM

that the restaurant and docks currently require. This design makes the electrical infrastructure service and distribution adequate for current and future uses and brings the system up to the 2010 building code. Many safety and fire hazards will also be eliminated.

This electrical change order (number 1) was under the maximum financial threshold for additional services to an existing contract that can be approved, per City ordinance, by the City Manager and was executed by Bob Vitas on October 22nd.

The upper deck of the Schooner Wharf bar was constructed by the tenant in the late 1980's. The deck is typical wood construction with a waterproof membrane above to keep the bar below dry during rain events.

The majority of the deck is elevated on 6"x6" posts except for the north end of the structure which was through bolted into the existing concrete building tie-beam onto a ledger board. This application is one of the reasons for the accelerated spalling that occurred in that area. The bolts gave an intrusion point to the corrosive environment which deteriorated the structural steel in the beam.

The findings of this ledger system led staff to direct the project engineer to assess the decks structural integrity. That assessment is attached.

PURPOSE & JUSTIFICATION:

The purpose of the change order is to modify and upgrade the Schooner Wharf deck to bring the load of the structure off of the concrete building (which has now been renovated) and upgrade the decks capacity to 100psf which is the minimum per the commercial building code. The scope of the project is to install 3 new 6"x6" posts with footers to carry the portion of the deck that is now shored, repair the deteriorated 6"x6" posts, install hurricane straps for uplift (which did not exist at the time of its construction), sister all joists under the deck, and add associated cross bracing and bolts that are needed to make the deck a stand-alone structure. This also means there will be no penetrations to the renovated tie-beam which will significantly extend its useful life.

The deck is currently shored up as it had to be detached to repair the concrete structure on which it sat. Bella has a shear wall built that takes load to the ground but also alleviates the decks natural direction to twist under dynamic loads. This wall, which is also the construction zone barrier, cannot be taken down until the angle bracing is installed. It is appropriate for Bella to perform the upgrades for this reason as well as being permitted on the site and currently mobilized.

The projects structural engineer, Chen Moore, has reviewed the additional cost and finds it reasonable.

FINANCIAL IMPACT:

The original contract for the project totaled \$736,205. The first change order dated October 22nd totaled \$24,900. This change order totals \$28,840, if approved, and would bring the contract total to \$793,945.

RECOMMENDATION:

Staff recommends approving the attached change order to Bella Construction for the repair and upgrade of the Schooner Wharf deck for \$28,840.00 and add 10 days to the construction schedule.

ATTACHMENTS:

Change Order 2

Executed Change Order 1

Deck Structural Assessment