



## THE CITY OF KEY WEST

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

# EMERGENCY DECLARATION

**To:** Jim Scholl, City Manager

**From:** Karen Olson, Deputy Port and Marine Services Director

**Effective Date:** January 14, 2015

**Action Statement:** Request approval of Jim Scholl, City Manager, to award the emergency procurement of structural repairs at 201 William St. to Barracuda Builders Inc. in the amount not to exceed \$37,170.

**Ordinance:**

**Pursuant to Subpart A, Chapter 2, Article VII, Division 3, Subdivision 2, Sec. 2-797 of the City of Key West Code of Ordinances, the Emergency Procurement procedure the City Manager may make emergency procurement to approve contractual services where the cost exceeds \$20,000 when there exists a present threat to public health, property, and safety or other substantial loss to the City.**

**Justification:**

The Waterfront Brewery at 201 William St. has been under construction since early 2014. The lease agreement between The CRA and the Waterfront Brewery provides for the City to fully reimburse the Waterfront Brewery for all "landlord improvements" which include a level floor, fire suppressions system, and electrical system.

During recent demolition operations, for overhead door installation, the contractor uncovered several areas of significant spalling at the tie-beam and a column. While the City underwent a structural repair project in 2012, these areas were at the time inaccessible and/or covered.

The Brewery is on a tight timeline which would not allow for formal bidding procedures or approvals. Barracuda Builders is on site and has completed previous spalling repairs for the City at the Brewery. Barracuda Builders is familiar with the structural components of the building and can have the repairs completed within two weeks keeping on schedule with the Brewery's overhead door installation. Formally bidding the project in addition to Bight Board and CRA approvals could set back the Waterfront Brewery's opening up to an additional sixty days

The not to exceed proposal received by Barracuda Builders includes the full scope of the structural repairs which include the repair or replacement of one column, tie-beam spalling repair, epoxy crack injection, and a full shoring plan.

**Recommendation:**

Staff recommends Jim Scholl, City Manager to award Barracuda Builders Inc. the structural repairs to 201 William St. in the amount not to exceed \$37,170 **on an emergency** procurement basis. Construction is to start immediately.

  
City Manager Signature

14 JAN 2015  
Date

MEMORANDUM

**Barracuda Builders of Key West, Inc.**

5601 3rd Avenue, Key West, FL 33040  
Florida License Number: CGC1521253  
info@barracudabuilders.com  
Ofc: (305) 396-7752  
Fax: (305) 396-7832  
Cell: (305) 747-4637

**NOT TO EXCEED PROPOSAL**

To:	Key West Historic Seaport	Date:	January 13, 2015
Attn:	Karen Olson	Proposal #:	15-002
Email:	<a href="mailto:kolson@cityofkeywest-fl.gov">kolson@cityofkeywest-fl.gov</a>	Project:	Waterfront Brewery Concrete Spalling Repair Exterior Repairs

Barracuda Builders of Key West, Inc. is pleased to quote the "Not to Exceed" Price of \$19,885 to provide all supervision, labor, materials, tools, equipment and cleanup for the above referenced project.

As per our Visual Inspection and Hammer-Test performed on Monday, January 12th, 2015 throughout the Cast-In-Place Concrete Columns and Tie Beams along the Boardwalk Area at the Waterfront Brewery; the following is a breakdown of the scope of work included in this proposal:

**Exterior Concrete Spalling Repairs**

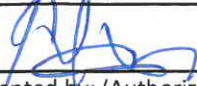
Note: Above Price does NOT include Engineered Repair Drawings or City of Key West Permit Fees  
Sawcut, Prepare and Apply High-Strength Repair Mortar at the following locations:

- 1) 6' long by 8" tall by 4" deep Concrete Tie Beam
- 2) 9' long by 8" tall by 4" deep Concrete Tie Beam
- 3) 6' long by 8" tall by 4" deep Concrete Tie Beam
- 4) 10' long by 8" tall by 4" deep Concrete Tie Beam
- 5) 10' long by 12" tall by 4" deep Concrete Tie Beam
- 6) 9' long by 8" tall by 4" deep Concrete Tie Beam
- 7) 8' long by 8" tall by 4" deep Concrete Tie Beam
- 8) 5' long by 8" tall by 4" deep Concrete Tie Beam
- 9) 5' long by 8" tall by 4" deep Concrete Tie Beam
- 10) 2' tall by 8" wide by 4" deep Concrete Column
- 11) 7' tall by 8" wide by 8" wide by 4" deep Concrete Column (Corner)

Note: Includes Rust-Inhibitor Rebar Coating, Concrete Bonding Agent & High-Strength Repair Mortar Patch and Blend Stucco and Paint Finish at Repair Areas (Match existing Stucco Texture and Paint Color)  
Cleanup Work Area and Demobilize

**Note:** Work to be Performed on a Cost-Plus Basis with the Total Repair Cost Not to Exceed \$19,885...

**Excludes:** Permit Fees, Engineering Fees, Concrete Testing, Complete Tie Beam Replacement, Complete Column Replacement, Interior Repairs and Any Other Items NOT Listed Above...


Accepted by: (Authorized Signer)

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Barracuda Builders of Key West  
Bryan Wofsey, President

1-14-15
Date:

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Date:

**Barracuda Builders of Key West, Inc.**

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Florida License Number: CGC1521253  
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**NOT TO EXCEED PROPOSAL**

To:	Key West Historic Seaport	Date:	January 13, 2015
Attn:	Karen Olson	Proposal #:	15-002a
Email:	<a href="mailto:kolson@cityofkeywest-fl.gov">kolson@cityofkeywest-fl.gov</a>	Project:	Waterfront Brewery Concrete Spalling Repair Interior Repairs

Barracuda Builders of Key West, Inc. is pleased to quote the "Not to Exceed" Price of \$17,285 to provide all supervision, labor, materials, tools, equipment and cleanup for the above referenced project.

As per our Visual Inspection and Hammer-Test performed on Monday, January 12th, 2015 throughout the Cast-In-Place Concrete Columns and Tie Beams along the Boardwalk Area at the Waterfront Brewery; the following is a breakdown of the scope of work included in this proposal:

**Interior Concrete Spalling Repairs**

Note: Above Price does NOT include Engineered Repair Drawings or City of Key West Permit Fees  
Sawcut, Prepare and Apply High-Strength Repair Mortar at the following locations:

- 1) 9' long by 16" tall by 4" deep Concrete Tie Beam
- 2) 6' long by 16" tall by 4" deep Concrete Tie Beam
- 3) 9' long by 16" tall by 4" deep Concrete Tie Beam
- 4) 9' long by 16" tall by 4" deep Concrete Tie Beam
- 5) 2' tall by 8" wide by 6" wide by 4" deep Concrete Column (Corner)
- 6) 7' tall by 8" wide by 4" deep Concrete Column
- 7) 3' tall by 8" wide by 4" deep Concrete Column
- 8) 3' tall by 8" wide by 6" wide by 4" deep Concrete Column (Corner)

Note: Includes Rust-Inhibitor Rebar Coating, Concrete Bonding Agent & High-Strength Repair Mortar Patch and Blend Stucco and Paint Finish at Repair Areas (Match existing Stucco Texture and Paint Color)  
Cleanup Work Area and Demobilize

**Note:** Work to be Performed on a Cost-Plus Basis with the Total Repair Cost Not to Exceed \$17,285...

**Excludes:** Permit Fees, Engineering Fees, Concrete Testing, Complete Tie Beam Replacement, Complete Column Replacement and Any Other Items NOT Listed Above...


Accepted by: (Authorized Signer)

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Barracuda Builders of Key West  
Bryan Wofsey, President

1-14-15
Date:

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Date:

**Barracuda Builders of Key West, Inc.**

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**COVER LETTER**

To:	Key West Historic Seaport	Date:	January 13, 2015
Attn:	Karen Olson	Proposal #:	15-002
Email:	<a href="mailto:kolson@cityofkeywest-fl.gov">kolson@cityofkeywest-fl.gov</a>	Project:	Waterfront Brewery Concrete Spalling Repair

Karen,

Please find attached our Not to Exceed Proposal for the Concrete Spalling Repairs along the Boardwalk behind the Waterfront Brewery located at 201 William Street, Key West. As discussed, due to the uncertainty of these repairs, we have provided a proposal based on the worst-case-scenario with a maximum repair depth of 4" thick. Please review these items and let me know if there are any questions or comments at this time.

Respectfully,

Bryan Wofsey  
Barracuda Builders of Key West, Inc. - President