



## THE CITY OF KEY WEST

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### EXECUTIVE SUMMARY

**TO:** Community Redevelopment Agency

**CC:** Jim Scholl, City Manager  
David Fernandez, Assistant City Manager  
Mark Finigan, Assistant City Manager

**FROM:** John Paul Castro, Key West Bight Operations Manager

**DATE:** February 22, 2012

**SUBJECT:** Award ITB 12-009 to Bella Construction of Key West, Inc.

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**ACTION STATEMENT:**

This is a request to award ITB:12-009 201 William St. Concrete Repairs and Window Replacement to Bella Construction of Key West, Inc. in the amount of \$250,740.00.

**BACKGROUND:**

201 William St., most recently known as the Waterfront Market building, was built in multiple phases from the 1970's to the 1990's. In 2011 SeaTech Inc. structural engineers were tasked to do a structural assessment which identified areas of concern and a base for repairs needed to return the building to acceptable level of usability.

It was determined, by visual inspection, that there is a significant amount of spalling and de-lamination at the structural columns and beams. The engineer was also concerned that structural overload is causing some of the cracks, but that cannot be determined without a more invasive investigation. The report from SeaTech, Inc. has been attached.

Chen & Associates were tasked in 2011 for a complete set of construction drawings that addressed all structural or aesthetic issues that have occurred from corrosion and degrading concrete and steel within the structure as well as assistance in creating bid documents and limited construction management and inspections.

The final construction drawings, which are attached, estimate 525 cubic foot of concrete repair with reinforcement and 1160 linear feet of cracks that require epoxy injection. The repairs encompass almost every structural wall of the building and more than 100 different locations.

In addition to the original scope of concrete repairs, staff added the replacement of all doors and windows to what was the "Waterfront Market." The storefront doors are as old as the building and will be changed out to match the current doors on the

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

Harborwalk which are hurricane rated and impact glass.

The skylights on the inside of the largest structure are also as dated as the building and are made of a very thin plexi-glass material that seem to be "home made." These windows will now be made fixed, impact resistant, attached to new concrete openings. Although it was considered to fill in the T-beams where they were located, the replacement as windows will help the very high ceilings get natural light which will save on energy costs.

The very large doors to the roof and Caroline St. side, as well as storefront windows, which make up a very large area of both the structural walls in which they are installed, will now also be impact rated and able to accept the hurricane force pressures required per the 2010 Florida Building Code.

There were 5 bids received for project ITB: 12-009.

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|---|--------------|
| 1. Bella Construction of Key West, Inc. | \$250,740.00 |
| 2. Mailloux and Sons                    | \$326,489.20 |
| 3. D.L. Porter                          | \$487,182.00 |
| 4. OTAK                                 | \$556,230.20 |
| 5. SeaTech, Inc.                        | \$697,449.00 |

#### **PURPOSE & JUSTIFICATION:**

The purpose of repairing the spalling and de-lamination is that it is approaching a point of structural loss and possible failure. It also cracks the surface which must be maintained and is aesthetically unpleasing. The delaminating surfaces move and expand adjusting anything attached including infrastructure.

With the extent of the repairs around existing doors and windows it is the most cost effective time to install new doors and windows that will meet or exceed the current building code and are impact resistant which protects the structure from further damage by future storms.

#### **OPTIONS:**

1. Approve the award for 201 William St. Concrete Repairs and Window Replacement to Bella Construction of Key West, Inc. in the amount of \$250,740.00.

2. Do not approve the 201 William St. Concrete Repairs and Window Replacement project to Bella Construction of Key West, Inc. and risk continued concrete and reinforcement degradation and possible structural failure.

#### **FINANCIAL IMPACT:**

The current year budget for this project is \$168,000.00 in account 405-7504-575-6200. The initial engineering report and inspection was done pre budget. The project budget was based on visual analysis and until the detailed engineering assessment was completed, post budget, the full extent of the repair work was not known. Doors and windows were added to the scope of the project after the resulting engineering specified the amount of openings that needed to be repaired and also increases the value and safety of the structure, as all window and doors will be impact rated and up to current wind pressure codes.

The result of changes after approved budget resulted in a project increase of \$82,740.00 which will

need to be taken out of fund 405 capital reserves.

**RECOMMENDATION:**

Approve the award to Bella Construction of the Key West, Inc. for the repair and replacement of corroded concrete spalling and de-lamination and installation of new doors and windows as specified within the scope of the ITB in the amount of \$250,740.00.

**ATTACHMENTS:**

Construction Drawings

Seatech Inc. inspection report

Bid Opening Sheet from City Clerk

All 5 Bids received