



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041 (305) 809-3883

# BIDDING EXEMPTION

**TO:** Jim Scholl, City Manager  
**FROM:** Greg Veliz, Assistant City Manager  
**DATE:** January 11, 2016  
**RE:** Frederick Douglass Band Room Structural Repairs

### ACTION STATEMENT:

Approve the competitive bidding exemption in the Best Interest of the City awarding a contract for the Frederick Douglass Band Room Structural Repairs to Bella Construction of Key West, Inc. in the amount of \$247,500. Approve that the finished restoration will reflect the historical significance of the building by honoring African American educators.

### ORDINANCE:

Pursuant to the City of Key West Code Ordinances Subpart A, Chapter 2, Article VII, Division 3, Subdivision 2, Sec. 2-797 (4) Exempt Contractual Services b. if in the opinion of the City Manager exceptional circumstances exist to exempt a purchase from the competitive bid requirements of this subdivision for the best interests of the City, he shall place a resolution before the City Commission for approval of such exemption.

### BACKGROUND:

The Monroe County Health Department (MCHD) is currently located in the southern wing of the Frederick Douglas Gymnasium on Olivia Street in Key West (Douglas Gym). However, following a structural failure and condemnation of a portion of the Douglass Gym, the City of Key West (City) authorized the design and construction document preparation to renovate the gymnasium portion including the main entrance to the MCHD. These construction documents are currently undergoing 100% review at the City.

Based on the required renovation scope of work, condition of the existing structure

*Key to the Caribbean - Average yearly temperature 77°*

MEMORANDUM

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and MCHD operational requirements, it was agreed by both MCHD and City staff that continued operation of the health center during construction could potentially result in serious health and safety issues to staff and patients. Working with the MCHD, City staff suggested the Frederick Douglass Community Band Room building (Band Room) as a future permanent location for the health center.

The Band Room was constructed using traditional masonry block and poured, steel-reinforced concrete structural elements. The building has deteriorated due to spalling and water intrusion. The City contracted with Bender and Associates, Inc. (Resolution 15-229) to prepare of construction documents to structurally stabilize the building and “white box” the interior. Band Room repairs include, but are not limited to:

- Remove building interior finishes, thus exposing building structural elements.
- Remove and replace front door.
- Remove all window systems and provide temporary infill.
- Remove mezzanine located HVAC.
- Repair cast-in-place concrete tie-beam, cornice, and frieze.
- Remove and replace damaged sections of cast-in-place concrete columns.
- Repair roof disturbed by cornice replacement.
- Furnish and install new HVAC air handler at floor level and new condenser at building exterior to maintain interior conditioning.

To facilitate a timely and seamless transition from the Douglas Gym to the Band Room Band Room and to minimize delays to the gym renovation project, an exemption to competitive bidding in the best interest of the City was recommended. Three (3) contractor quotes were solicited based on the Bender-prepared construction documents and site visits organized by City staff.

The following base bid quotes were obtained (see attached):

- |    |                                      |            |
|----|--------------------------------------|------------|
| 1. | Bella Construction of Key West, Inc. | \$247,500. |
| 2. | Pedro Falcon Contractors, Inc.       | \$279,739. |
| 3. | Burke Construction Group, Inc.       | \$656,857  |

Based on review of the received quotes and discussions with Bender, City staff recommended Bella Construction of Key West, Inc. for this work. An executed contract and Notice to Proceed are attached. However the contractor has not commenced any work, but has secured a bond based upon the manager’s execution of the contract.

Considering the historical significance of the building as a former Bahama Village school, the City will, to the best of its ability, work with the MCHD and other stakeholders so that the completed restoration honors African American educators (e.g., pictures, plaques, statue, etc.).

**PURPOSE AND JUSTIFICATION:**

Ratification of this award and procurement of construction services for Frederick Douglass Band Room Structural Repairs aligns with elements of several stated goals of the City's Strategic Plan including:

- Infrastructure Goal #4 – *Long term sustainability of the City's hard assets.*
- Quality of Life Goal #1 – *Community health care concerns are identified and addressed.*
- Culture Goal #1 – *The identification and promotion of the "unique" character and culture of Key West.*

**FINANCIAL ISSUES**

Project funding for Frederick Douglass Band Room Structural Repairs was previously approved by City Commission in the FY2015-2016 budget, Account 101-7201-572-6200 (Project PR1102). Adequate funds exist in this account for issuance of a purchase order to Bella Construction of Key West, Inc. in the amount of **\$247,500**. The City Building Permit application will be prepared and filed by Bella; however, permit fees will be paid directly by the City.

**RECOMMENDATION**

Staff recommends approving the competitive bidding exemption in the Best Interest of the City awarding a contract for the Frederick Douglass Band Room Structural Repairs to Bella Construction of Key West, Inc. in the amount of \$247,500. Staff recommends that the finished restoration reflect the historical significance of the building by honoring African American educators.