



THE CITY OF KEY WEST

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EXECUTIVE SUMMARY

TO: Key West Bight Board
Caroline St. Redevelopment Agency

CC: Doug Bradshaw
David Fernandez
Marilyn Wilbarger

FROM: John Paul Castro, Key West Bight Operations Manager

DATE: March 19, 2013

SUBJECT: Approve Task Order for Thompson Fish House Structural Assessment

ACTION STATEMENT:

Attached is the task order, approved by the Key West Bight Management Board, from Chen Moore, to provide a Structural Condition Assessment and provide Architectural, Historic Preservation, and Structural Engineering design services.

BACKGROUND:

Thompsons Fish House is a concrete and reinforced steel building that was constructed in 1918.

In 1999 a new foundation was poured inside the historic structure with gunnite walls attached to the inside of the existing walls. The roof structure was then moved to the inner structure to take stress off of the aging concrete.

The exterior and historic concrete continued to decay and crack with portions of the tie beams and North face being renovated.

In April some of the cracks that seemed to be superficial, due to the inner structure holding the stress, started to break away from the wall. Large chunks of concrete completely separated from the structure and fell to the ground.

Due to the failing structure a structural engineer was called on site immediately to make an assessment of the failure and create a shoring plan to insure the buildings stability. The shoring plan was installed immediately.

PURPOSE & JUSTIFICATION:

The scope of services for task order 11 are to provide a Structural Conditions Assessment and Historic Preservation services to fully develop architectural and

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

MEMORANDUM

structural design documents for the City to bid the project. This proposal also includes permitting services as well as complete involvement in the City's approval process.

These services will be invasive to the structure of the building and test the foundation and sea bed surrounding the structure. The Structural Conditions Assessment will provide the City with significant information on the condition of the historic concrete, the new structure within, the condition of the footings, as well as the geotechnical data for the existing structure and design of the repairs.

That information will be gathered and prepared to give the City its best options with regards to criteria set forth by both H.A.R.C. and the Secretary of the Interior (since the building is on the National Historic Registry) for reconstruction of historic structures.

From those options Chen Moore will provide the City with complete construction documents for the necessary renovations of the building. Both bidding and construction phase services are included.

OPTIONS:

1. Approve task order 11 from Chen Moore and Associates for complete Structural Conditions Assessment, design services, permitting services, and representation/presentations as needed at board meetings, for \$165,965.00

3. Do not approve task order from Chen Moore and Associates and direct staff to seek alternate firms and/or pricing.

FINANCIAL IMPACT:

The approved budget amount for this project in FY 12/13 is \$750,000.00

RECOMMENDATION:

Staff recommends option 1. Approve task order 11 from Chen Moore and Associates for complete Structural Conditions Assessment through construction phase for \$165,965.00

ATTACHMENTS:

Task Order 11

Organizational Chart and Resumes

Cost Breakdown