



THE CITY OF KEY WEST

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

EXECUTIVE SUMMARY

TO: Community Redevelopment Agency

FROM: Key West Bight Management District Board
Karen Olson, Deputy Director Port & Marine Services

DATE: May 2, 2018

SUBJECT: Construction Services Contract – Three Year Agreement

ACTION STATEMENT

Resolution approving Allied General Contractors, Inc. and Sea Tech of the Florida Keys, Inc. for ITB#18-024 Construction Services Contract - Key West Historic Seaport and authorizing the City Manager to execute a three (3) year contract, subject to City Attorney review. The Agreement may be renewed, for an additional 2 year term, at the discretion of the Bight Board and the Community Redevelopment Agency.

BACKGROUND

The Key West Historic Seaport contains multiple buildings of various age and condition. These buildings are leased to tenants for use as restaurants, bars, dive and baits shops, and tourist related retail. The lease agreements stipulate the maintenance and repair responsibility as either the tenant or the owner.

As these buildings age the Seaport is finding that the exterior repairs, such as doors, windows and siding, are becoming more prevalent along with structural issues arising on a regular basis. Most lease agreements list the owner as the responsible party for these types of repairs.

Under the existing construction services contract several task orders have been issued for various repairs around the Seaport including emergency repairs due to Hurricane Irma.

Seaport Staff believe the General Construction Services contract has been successful in completing many of owner required repairs throughout the Seaport and is a useful tool in getting these repairs done in a timely manner.

The Key West Bight Management District Board approved this item at their

EXECUTIVE SUMMARY

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

May 9, 2018 meeting.

PURPOSE & JUSTIFICATION

ITB #18-024 Construction Services was advertised for an indefinite quantities contract for needed maintenance and repairs for buildings located at the Key West Historic Seaport. Two contractors responded to the ITB and provided hourly labor rates and percentage mark-up for mobilization, materials and additional subcontractors not listed in the request.

The following pricing submitted is inclusive of overhead and profit.

ITEM	UNIT	Allied General	Sea Tech
MOB/DEMOB	% of work	10%	10%
SUPERINTENANT	per hour	\$35.00	\$60.00
FORMAN	per hour	\$30.00	\$52.00
LABORER	per hour	\$18.00	\$28.00
CLERICAL	per hour	\$15.00	\$28.00
ELECTRICIAN	per hour	\$95.00	\$105.00
PLUMBER	per hour	\$95.00	\$115.00
HVAC/MECHANICAL	per hour	\$105.00	\$105.00
ROOFER	per hour	\$35.00	\$85.00
CARPENTER	per hour	\$48.00	\$48.00
MASON	per hour	\$35.00	\$48.00
MATERIALS at INVOICE	plus	10%	15%
ADD'L SUB at INVOICE	plus	10%	10%
Average Hourly Rate		\$51.10	\$67.40

Staff has reviewed the submittals and recommends that both Allied General Contractors, Inc. and Sea Tech of the Florida Keys, Inc. be awarded three-year agreements for the Construction Services Contract. The Key West Historic Seaport will establish the locations and scope of work, as maintenance and repair work becomes necessary. Task Orders will identify the scope of each specific project and payment will be based on the above unit prices.

FINANCIAL IMPACT

The Seaport has budgeted for maintenance and repair projects in different accounts and will specify the account the funds are to be drawn from with the issuance of each task order.

RECOMMENDATION

Key West Bight Management District Board recommends approving both Allied General Contractors, Inc. and Sea Tech of the Florida Keys, Inc. for the ITB #18-024 Construction Services Contract - Key West Historic Seaport and authorizing the City Manager to execute a three (3) year contract, subject to City Attorney review. The Agreement may be renewed at the discretion of the Bight Board and the Community Redevelopment Agency.