



THE CITY OF KEY WEST

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EXECUTIVE SUMMARY

TO: Community Redevelopment Agency

FROM: Karen Olson, Deputy Port and Marine Services Director

DATE: March 13, 2015

SUBJECT: Ratify Emergency Procurement Award to Barracuda Builders

ACTION STATEMENT:

Staff requests Emergency Procurement ratification and budget transfer for contract awarded to Barracuda Builders and payment in the amount of \$29,043.08 pursuant to Sec. 2-797 of the City of Key West Code of Ordinances executed by the City Manager on January 14, 2015.

BACKGROUND:

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 Bight Board approved this item during their March 11, 2015 meeting.

PURPOSE & JUSTIFICATION:

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 could 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, in the amount of \$37,170, was

MEMORANDUM

for a full scope of the structural repairs including the repair of one column, tie-beam spalling repair, epoxy crack injection, and a full shoring plan.

The Emergency Procurement was used to expedite the timing of the process, NOT because of an emergency structural or life safety situation.

FINANCIAL IMPACT:

The total cost of construction to complete the repairs was \$29,043.08.

RECOMMENDATION:

Staff recommends ratification of the funds in the amount of \$29,043.08 to Barracuda Builders per sec. 2-797, Emergency Procurement for 201 William Street structural concrete repairs.