

RESOLUTION NO. 16-175

A RESOLUTION OF THE CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY (CRA) AWARDING CONTRACTS TO TWO BIDDERS IN RESPONSE TO THE REQUEST FOR QUOTES FOR GENERAL CONSTRUCTION SERVICES; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE CONTRACTS UPON ADVICE OF THE CITY ATTORNEY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City's Port and Marine Services Department issued a Request for Quotes for firms capable of providing general construction services; and

WHEREAS, seven firms submitted responses, and CRA staff reviewed the responses, and determined two firms to be qualified and cost-effective, and recommended that the City engage each one on a Task Order basis;

NOW, THEREFORE, BE IT RESOLVED BY THE CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY, AS FOLLOWS:

Section 1: That an award of agreement, based upon the responses to the Request for Quotes for general construction services, is hereby approved for Allied General and Holtkamp Construction.

Section 2: That the City Manager is authorized to execute the attached master agreements in substantial conformance with the bid documents, upon advice and consent of the City Attorney, for

a term of one year, to be renewed at the discretion of the Bight Board and the CRA.

Section 3: Specific task orders issued pursuant to the agreements shall comply with the City's procurement guidelines.

Section 4: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Agency.

Passed and adopted by the Caroline Street Corridor and Bahama Village Community Redevelopment Agency at a meeting held this 17 day of May, 2016.

Authenticated by the presiding officer and Clerk of the Agency on May 18, 2016.

Filed with the Clerk May 18, 2016.

Chairman Craig Cates	<u>Yes</u>
Vice Chair Clayton Lopez	<u>Yes</u>
Commissioner Sam Kaufman	<u>Yes</u>
Commissioner Richard Payne	<u>Yes</u>
Commissioner Margaret Romero	<u>Yes</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Absent</u>


CRAIG CATES, CHAIRMAN

ATTEST:


CHERYL SMITH, CITY CLERK



THE CITY OF KEY WEST

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

EXECUTIVE SUMMARY

TO: Community Redevelopment Agency
FROM: Karen Olson
DATE: February 17, 2016
SUBJECT: Construction Services Contract – One Year Agreement

ACTION STATEMENT:

Approving Allied General Contractors, Inc. and Holtkamp Construction for the Construction Services Contract - Key West Historic Seaport and authorizing the City Manager to execute a one (1) year contract, subject to City Attorney review.

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. Although the Seaport has a very capable maintenance staff most of the repairs are too large in scope and would take staff away from the day to day work that is required for such a large property.

The Key West Bight Board approved this item April 13, 2016.

PURPOSE & JUSTIFICATION:

Seaport staff directly solicited twelve local contractors for an indefinite quantities contract for needed maintenance and repairs for buildings located at the Key West Historic Seaport. Seven contractors responded to the request and provided hourly labor rates and percentage mark-up for mobilization, materials and additional subcontractors not listed in the request. Staff believes this direct solicitation

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

MEMORANDUM

covered a broader market than a formal solicitation would have provided for this contract.

The following pricing submitted is inclusive of overhead and profit.

ITEM	UNIT	Allied General	Barracuda Builders	Gary the Carpenter	DN Higgins	Holtkamp Const	Liz Carpentry	Shaw Construction
MOB/DEMOB	% of work	7.50%	10%	blank	10%	10%	20%	25%
SUPERINTENANT	per hour	\$30.00	\$65.00	\$65.00	\$80.00	\$55.00	\$60.00	\$75.00
FORMAN	per hour	\$25.00	\$45.00	\$55.00	\$75.00	\$55.00	\$50.00	\$60.00
LABORER	per hour	\$15.00	\$28.50	\$45.00	\$48.00	\$38.00	\$35.00	\$35.00
CLERICAL	per hour	\$13.50	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$30.00
ELECTRICIAN	per hour	\$95.00	\$115.00	blank	\$77.00	\$130.00	\$140.00	blank
PLUMBER	per hour	\$95.00	\$125.00	blank	\$155.00	\$130.00	\$120.00	blank
HVAC/MECHANICAL	per hour	\$95.00	\$125.00	blank	\$74.00	\$130.00	\$125.00	blank
ROOFER	per hour	\$32.00	\$80.00	\$75.00	\$85.00	\$60.00	\$95.00	blank
CARPENTER	per hour	\$45.00	\$45.00	\$50.00	\$60.00	\$45.00	\$45.00	\$55.00
MASON	per hour	\$32.00	\$45.00	\$50.00	\$60.00	\$45.00	\$45.00	\$55.00
MATERIALS at INVOICE	plus	7.50%	25%	25%	10%	10%	15%	10%
ADD'L SUB at INVOICE	plus	10%	15%	20%	8%	10%	15%	10%

Staff has reviewed the submittals and recommends that Allied General Contractors, Inc. and Holtkamp Construction be awarded one 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.

OPTIONS:

Option #1 – Accept Seaport staff's recommendation and award a one year agreements to Allied General Contractors, Inc. and Holtkamp Construction for the Construction Services Contract.

Option #2 – Reject Seaport staff's recommendation and do not award a Construction Services Contract.

RECOMMENDATION:

Staff recommends approving Allied General Contractors, Inc. and Holtkamp Construction for the Construction Services Contract - Key West Historic Seaport and authorizing the City Manager to execute a one (1) year contract, subject to City Attorney review. The Agreement may be renewed at the discretion of the Bight Board and the Community Redevelopment Agency (CRA).