



DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND SOUTHEAST
JACKSONVILLE, FL 32212-0030

IN REPLY REFER TO:
11011
AM1SA/0073
April 20, 2016

Mr. Jim Scholl
Key West City Manager
P. O. Box 1409
Key West, FL 33040

SUBJECT: APPROVAL TO SPEND UP TO \$17,000 OF IN-KIND FUNDS ON DESIGN OF
A NEW ENTRY CONTROL POINT, MOLE PIER, TRUMAN ANNEX, NAS
KEY WEST, FL

Enclosure: (1) NAS Key West Letter Ser PR712/138 dated 28 March 2016

Dear Mr. Scholl,

Enclosure (1) requests the approval for the use of in-kind funds to design and construct new exterior security fencing and relocation of the automated entry control point (ECP) at the Mole Pier. This letter serves as partial approval of enclosure (1) for use of in-kind funds for the design fee. We are currently working to reacquire the 0.37 acres upon which the ECP will be located. The anticipated completion date is August 31, 2016. Until such time as that acquisition is complete, we cannot authorize construction on that parcel.

Costs associated with the design effort shall not exceed the total estimated cost of \$17,000.00 without prior written approval. Any request to exceed this authorized amount shall be requested of this office in advance of incurring such additional costs.

My point of contact for this action is Robin McCarthy, NAVFAC Southeast Reality Specialist, who can be reached at (904)542-1514 or via email: robin.mccarthy@navy.mil.

A handwritten signature in black ink, appearing to read "T.H. McQuillen".

Timothy H. McQuillen
Real Estate Contracting Officer

Copy to:
Commanding Officer, Naval Air Station Key West
Public Works Officer, Naval Air Station Key West



DEPARTMENT OF THE NAVY

NAVAL AIR STATION
PO BOX 9001
KEY WEST FL 33040-9001

11011.
Ser PR712/ 138
28 Mar 16

From: Commanding Officer, Naval Air Station, Key West
To: Asset Management, Naval Facilities Engineering Command Southeast (AMISA)
Subj: CONSIDERATION OF KEY WEST PAYMENT TO DESIGN AND CONSTRUCT AN AUTOMATED ENTRY CONTROL POINT AT THE MOLE PIER
Ref: (a) Resolution 14-034, Approving on 29 JAN 14 a Lease between the United States of America and the City of Key West for use of the Mole Pier
(b) U.S. Navy Contract No. N69450-12-RP-00166 with the City of Key West
Encl: (1) Statement of work (SOW) to Design and Construct an Automated Entry Control Point at the Mole Pier
(2) Planning cost estimate
(3) NASKW ltr 11000 Ser N00/156 of 6 Apr 15

1. This letter is submitted in accordance with references (a) and (b).
2. We formally request concurrence to utilize Mole Pier Lease in-kind funding to design and construct new exterior security fencing to match existing and relocate the automated entry control point as shown in the concept plan, refer to enclosure (3).
3. It is in the Navy and City of Key West's interest to preserve current and future operations of the port. The project will provide the Navy with access to the Mole Pier required for Port Operations and Special Forces training. The new automated entry control point (ECP) will coordinate with the City of Key West Truman Waterfront Development Plan, which improves overall accessibility for Port Operations and allows the Navy to expand the ECP with a canopy and guard shack in the future.
4. The independent government cost estimate to Design and Construct an automated ECP at the Mole Pier is \$304,500.00.
5. We request authorization to proceed, and an approval letter be sent to the City of Key West with a "Do Not Exceed Cost Ceiling" of \$304,500.00 for payment to Design and Construct an automated ECP at the Mole Pier.

6. The Point of Contact (POC) at City of Key West for this project is:

Mr. J. K. Scholl
City of Key West Manager
P.O. Box 1409
Key West, FL 33041-1409

7. Please direct any questions or comments to my Point of Contact Mr. Edwin Stringfield, Planner. He can be reached at COMM: (305) 293-2292; DSN: 483-2292, or via e-mail: edwin.stringfield@navy.mil.


S. P. MCALEARNEY

STATEMENT OF WORK (SOW)

Project Title: **Mole Pier ECP Relocation**

Activity Location: **Mole Pier Gate, Naval Air Station, Key West, Florida**

SOW prepared by: Edwin Stringfield, Planner, 02 Feb 16, Rev. 14Mar16

1. GENERAL DESCRIPTION

The project will provide a new automated gate at the Mole Pier entry to coordinate with infrastructure improvements performed by the City of Key West in conjunction with the development of the Truman Waterfront Park. Navy portion of the work will include new automatic security gate, masonry and metal ornamental fencing, and roadway between the fence line and existing pavement. Existing chain-link security gate will be removed and replaced with new gates architecturally matching the existing ornamental fencing. The scope of this project will also include underground electric, water, sewer and communications for a future guardhouse as shown in the concept plan.

All design and construction shall be in accordance with the applicable criteria. Criteria listed below is not all inclusive. Criteria is available at www.wbdg.org.

UFC 1-300-02 Unified Facilities Guide Specifications (UFGS) Format Standard
UFC 1-300-07A Design Build Technical Requirements
UFC 3-190-06 Protective Coatings and Paints
UFC 3-201-01 Civil Engineering
UFC 3-21010 Low Impact Development
UFC 3-230-01 Water, Distribution, and Transmission
UFC 3-250-01FA Pavement Design for Roads, Streets, Walks and Open Storage Areas
UFC 3-501-01 Electrical Engineering
UFC 3-550-01 Exterior Electrical Power Distribution
UFC 3-580-10 Navy and Marine Corps Intranet (NMCI) Standard Construction Practices
UFC 4-010-01 DoD Minimum Antiterrorism Standards for Buildings
UFC 4-022-01 Security Engineering: Entry Control Facilities / Access Control Points
UFC 4-022-03 Security Fences and Gates

2. SPECIFIC DESCRIPTION:

A. Ornamental Fence:

- 1) New Ornamental Fencing shall match existing Ornamental Fencing .
- 2) Contractor shall recycle/reuse as much of the demolished fencing as possible. Within the project limits, the contractor shall provide new fencing to match existing where existing fencing is deteriorated by nature or demolition beyond reuse.
- 3) Provide Security signage as determined by NASKW.

B. Automated Gate:

- 1) Automated gates system shall be compatible with PS Net.
- 2) Sliding gate control system will be HYSECURITY controller, same make as existing.
- 3) Gate construction and operation shall be in accordance with PRFACP-20130826 Performance Specification for the Access Control Point – Automated.

C. Pavement:

- 1) Pavement alignment shall coordinate with City of Key West Truman Waterfront Development Plan.
- 2) Scope shall include improvements to drainage system to provide positive drainage.

- End SOW -

Truman Annex - Mole Pier / Port Ops Entry Control Point (ECP) - Navy Portion

Description	Measure	Unit Cost \$	Quantity	Extended \$
Roadway (new) sub-base to asphalt	SF	6.50	6,500	42,250.00
Cantilever Gates (Impasse II / Gauntlet) w/ controls	EA	17,500.00	3	52,500.00
Augured pile	EA	1,100.00	30	33,000.00
Masonry/concrete pilaster 8' w/ precast cap, stucco&paint	EA	1,200.00	30	36,000.00
Poured concrete curb on footer	LF	50.00	240	12,000.00
UG Electrical for gates	LS	7,500.00	1	7,500.00
Sanitary, water, electric, comms, conduits under roadway	LS	3,000.00	1	3,000.00
New fencing Impasse II/Gauntlet	LF	112.00	60	6,720.00
Install salvaged fence sections	LF	60.09	190	11,417.10
<u>Demolition</u>				
Fence panels (remove and store for reuse)	EA	87.50	21	1,837.50
Remove existing chain-link security gate	EA	3,000.00	1	3,000.00
Pilasters	EA	750.00	20	15,000.00
Masonry curb	LF	27.50	210	5,775.00
Subtotal				230,000.00
Unforeseen conditions / Const. allowance (25%)				57,500.00
Design fee (separate City contract/task order)				17,000.00
Total estimated project cost				304,500.00

Scope of work: The above estimate is for the Navy portion of ECP construction to be funded by a FDSTF grant and in-kind monies. The new ECP will align the entrance to the Mole Pier / Port Operations facilities at Truman Annex with the proposed City development of Truman Waterfront Park as indicated in the concept plan approved by CO NASKW on April 6, 2015. The Navy portion of the ECP project will include new automatic security gates, masonry and metal ornamental fencing, and roadway between the fence line and existing Outer Mole Pier pavement. Existing chain-link security gate will be removed and replaced with new gates architecturally matching the existing ornamental fencing. Underground facilities will also be placed under the new roadway to serve a future guardhouse with water, sewer, electric, and communications. The portion between the fence and the park will be constructed by the City using FDOT grant monies dedicated for this section of park roadway.



DEPARTMENT OF THE NAVY

NAVAL AIR STATION
PO BOX 9001
KEY WEST, FL 33340-9001

11000
Ser N00/156
April 6, 2015


James K. Scholl
City Manager
City of Key West
P.O. Box 1409
Key West, FL 33041-1409

Dear Mr. Scholl:

Naval Air Station Key West (NASKW) has reviewed the City of Key West concept drawing for proposed Mole Pier Entry Control Point (ECP) dated February 6, 2015, and concurs with the conceptual plan.

If you have any questions or require additional information, please contact my Facilities Management Division Director, Mr. Roland Flowers at (305) 293-2873 or via e-mail: roland.flowers@navy.mil.

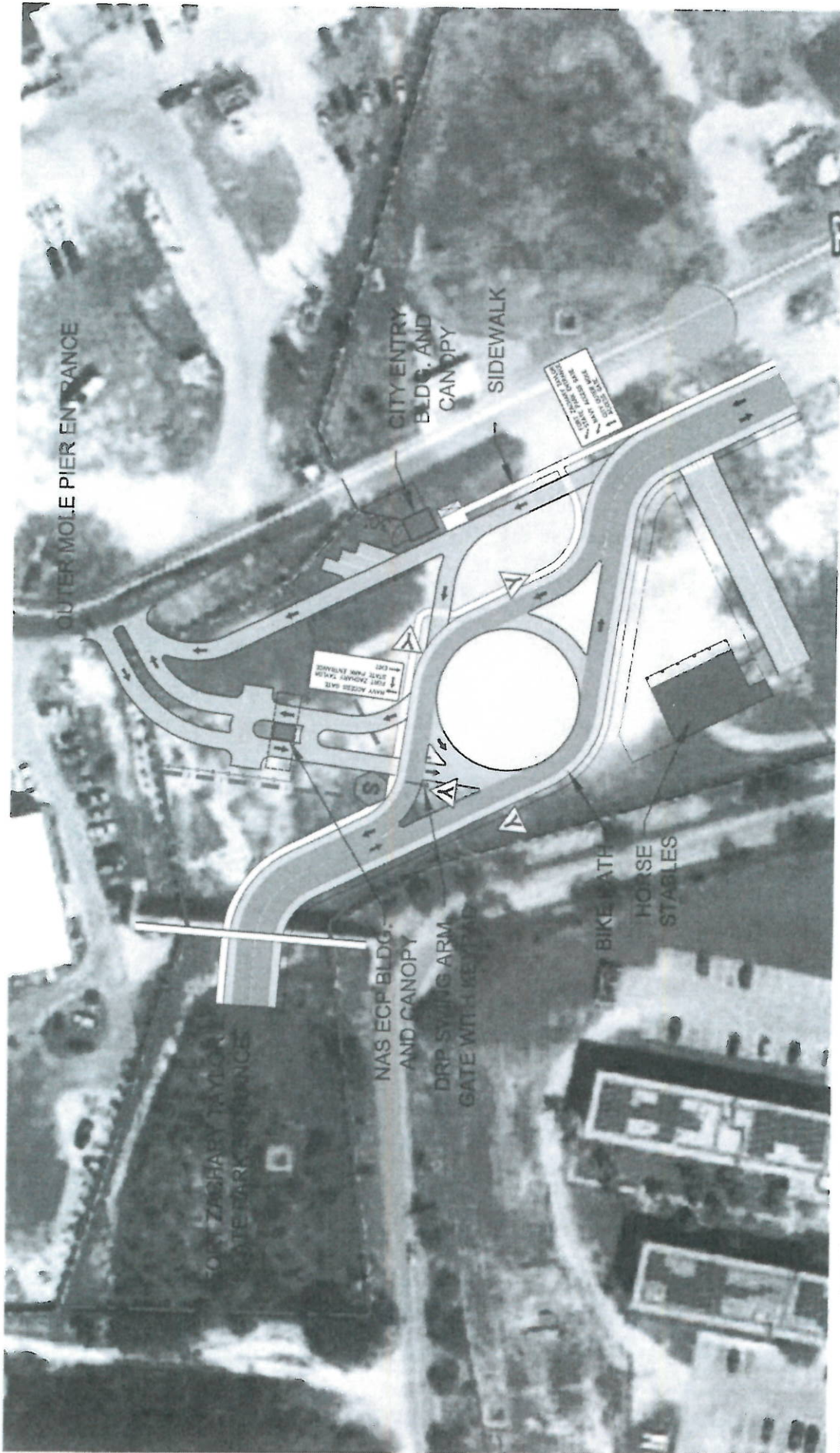
Sincerely,


S. P. MCALEARNEY
Captain, U. S. Navy
Commanding Officer

Enclosure: 1. Mole Pier Entry Control Point Concept Drawing

Copy to: Ron Demes, NASKW ATMO
LCDR Brian Crystal, NASKW Public Works Officer
BRAC Program Management Office SE (AMBR)
NAVFAC SE (OPDB)

Enclosure (3)



Truman Waterfront Park
NAS ECF - Outer Mole - Fort Zachary Taylor Entrance