
PROPOSAL FOR PROFESSIONAL SERVICES

**Task Order 14-02
Architectural & Engineering Design Services
Building 103
Study/Preparation for Developer Interest**

**Prepared for
City of Key West Engineering Services Department**

August 7, 2014

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**915 Eaton Street
Key West, Florida 33040
305-296-8302**

BACKGROUND AND OBJECTIVES

Building 103, located at the Truman Waterfront Park, is an existing one story masonry building approximately 12,200 square feet in size. The master plan has the building being renovated into a restaurant and museum with public restrooms. The goal of the city is to have a design/build RFP go out to developers. Prior to the RFP, the city wants to do a study of the buildings existing conditions and explore possible improvements to the building to make it more attractive to the developers. This task order will study the existing conditions and limitations of the building and explore improvement options and possible costs.

This task order includes the following components:

- Assemble/verify existing building information and limitations.
- Existing building report.
- Building improvement options and costs.

SCOPE OF WORK

TASK 1 – ASSEMBLE AND REVIEW EXISTING BUILDING INFORMATION AND LIMITATIONS

- 1.1 Collect and review available as-built documents.
- 1.2 Review flood elevation and FEMA requirements.
- 1.3 Review historic status of the building and possible restrictions.
- 1.4 Confirm abatement of environmental hazards.

TASK 2 –EXISTING BUILDING REPORT & IMPROVEMENT OPTIONS/COSTS

- 2.1 Structural survey (including coordination of concrete testing and analysis of results).
- 2.2 General building envelope survey, including roof, walls, openings, floor.
- 2.3 Concrete spalling repair.
- 2.4 Roof replacement.
- 2.5 Opening (windows and doors) replacement.
- 2.6 Painting.
- 2.7 Floor leveling, possible raising of floor.

2.8 Temporary lighting.

DELIVERABLES

1. Review of existing conditions information and limitations.
2. Existing building report.
3. Building improvement options and costs.
4. Concrete testing as required.

ASSUMPTIONS

1. City will furnish all pertinent documents and site specific data in its possession regarding the project area in a timely matter.
2. City will bring to attention in a timely matter other consultants under contract having information pertinent to project scope of work and complete its review of draft/progress deliverables in a timely manner.
3. It is understood that the work may be terminated at the end of any task, if the City deems the project has become infeasible or impractical.

COMPENSATION

The proposed total lump sum fee compensation for this scope of work is **\$18,435.00**

Basic Services

Task 1 – Existing Building Information and Drawings. \$5,470.00

Principal Architect: 8 hours x \$225/ hr = \$1,800.00
Architect: 8 hours x \$150/hr = \$1,200.00
Drafting: 26 hours x \$95/hr = \$2,470.00

Task 2 – Existing Building Report & Improvement Options/Costs. \$12,965.00

Principal Architect: 23 hours x \$225/ hr = \$5,175.00
Architect: 20 hours x \$150/hr = \$3,000.00
Drafting: 10 hours x \$95/hr = \$950.00
Structural Engineer: AES (Atlantic Engineering Services)
Field Survey and Report \$3,840.00

The proposed total additional NTE (not to exceed) costs are **\$9,650.00**

Estimated Travel Expenses	\$1,550.00
Estimated Man Lift	\$1,600.00
Estimated AES and AMEC Testing	\$6,500.00

Hourly Rates as per Annual Contract:

Principal Architect:	\$225.00/HR
Architect:	\$150.00/HR
Intern Architect:	\$125.00/HR
Drafting:	\$95.00/HR
MEP Engineer:	\$140.00/HR

Structural Engineers Hourly Rates
(Atlantic Engineering Services)

Principal	\$160.00/HR
Senior Project Engineer/Manager	\$136.00/HR
Project Engineer/Manager	\$120.00/HR
Engineer/Structural Designer	\$109.00/HR
CADD/BIM Technician	\$ 85.00/HR
Administrative	\$ 58.00/HR

James K. Scholl
City Manager

Date


William P Horn, RA
Principal

Date

8/12/14