RESOLUTION NO. 15-344

A RESOLUTION OF THE NAVAL PROPERTIES LOCAL REDEVELOPMENT AUTHORITY OF THE CITY OF KEY WEST (LRA) APPROVING A TASK ORDER FOR BERMELLO AJAMIL AND PARTNERS, INC. FOR TRUMAN WATERFRONT PARK AMPHITHEATER DESIGN AND CONSTRUCTION DOCUMENT PREPARATION IN THE AMOUNT OF $302,184.00; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS UPON ADVICE AND CONSENT OF THE CITY ATTORNEY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, in Resolution No. 11-261, the LRA awarded RFQ No. 11-004 for Professional Landscape Architectural/ Engineering/Architectural/Land Surveyor Services for Truman Waterfront Upland Design and Construction to Bermello Ajamil and Partners, Inc. (BA); and

WHEREAS, in Resolution No. 12-065 under Task Order #1, BA finalized the Master Plan and obtained approval of the Major Development Agreement for the Park; and

WHEREAS, in Resolution No. 14-095 under Task Order #2, BA designed and prepared construction bid documents for construction of Phase I of the Park, and accordingly submitted construction documents for Phase IA on August 20, 2015; and

WHEREAS, the amphitheater is an additional component of the Truman Waterfront Project, for which BA submitted in April, 2015 a report titled "Truman Waterfront Park Amphitheater Programming and Budget Development Assessment Draft Report; and

WHEREAS, the Monroe County Tourism Development Council (TDC) awarded a grant for the design and construction of the Truman Waterfront Park Amphitheater and Public Parking; and

WHEREAS, City staff recommends approval of the Task Order for amphitheater design and construction document preparation in order to remain eligible for the TDC grant funding, and so that amphitheater construction can commence concurrent with Phase IA construction in FY 2017; and

NOW, THEREFORE, BE IT RESOLVED BY THE NAVAL PROPERTIES LOCAL REDEVELOPMENT AUTHORITY, AS FOLLOWS:

Section 1: That the attached Task Order for Bermello Ajamil and Partners, Inc. for Truman Waterfront Park Amphitheater Design and Construction Document Preparation, in the amount of $302,184.00, is hereby approved.

Section 2: That the City Manager is hereby authorized to execute necessary documents on behalf of the LRA, upon advice and consent of the City Attorney.

Section 3: : 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 Commission.

Passed and adopted by the City Commission at a meeting held this 17 day of November, 2015.

Authenticated by the Presiding Officer and Clerk of the Commission on 18 day of November, 2015.

Filed with the Clerk on November 18, 2015.

Mayor Craig Cates	Yes
Commissioner Sam Kaufman	Yes
Commissioner Clayton Lopez	Yes
Commissioner Richard Payne	Yes
Commissioner Margaret Romero	No
Commissioner Billy Wardlow	Yes
Commissioner Jimmy Weekley	Yes

CRAIG CATES, MAYOR

ATTEST:

CHERYL SMITH, CITY CLERK

THE CITY OF KEY WEST

3140 Flagler Ave, Key West, FL 33040 (305) 809-3792

TO: Jim Scholl, City Manager

FROM: James Bouquet, Director of Engineering

DATE: August 26, 2015

SUBJECT: Approving a Task Order to Bermello Ajamil and Partners, Inc. for Truman Waterfront Park Amphitheater Design in the amount of $302,184.

EXECUTIVE SUMMARY

ACTION STATEMENT:

Approve a Task Order to Bermello Ajamil and Partners, Inc. for Truman Waterfront Park Amphitheater design and construction document preparation in the amount of $302,184.

BACKGROUND

The City of Key West Naval Properties Local Redevelopment Authority (LRA) awarded RFQ No. 11-004–*Professional Landscape Architectural/ Engineering/Architectural/Land Surveyor Services for Truman Waterfront Upland Design and Construction Administration* to Bermello Ajamil and Partners, Inc (BA) in May 2011 (Resolution #11-261). BA's contract was approved by Resolution #11-327. BA finalized the Master Plan and obtained approval of a Major Development Agreement for the park under Task Order 1, approved by Resolution #12-065. Task Order #2, approved by Resolution #14-095, authorized BA to design and prepare construction bid documents for construction of Phase I of the park. 100% construction documents for Phase IA were submitted on August 20, 2015. Task Order 2 did not include fees associated with design of the amphitheater. BA subsequently prepared the *Truman Waterfront Park Amphitheater Programming & Budget Development Assessment Draft Report* dated April 3, 2015. A copy this report is attached.

On October 16, 2013, the City was awarded a grant in the amount of $2,000,000 from the Monroe County Tourism Development Council (TDC) for the design and construction of the *Truman Waterfront Park Amphitheater and Public Parking*.

On June 29, 2015, following discussions with professional stage management, amphitheater operators, the City Planning Department and the Mayor of Key West, Engineering was directed to provide an Amphitheater Facility for a construction budget of $4,000,000. This facility is consistent with a range of Community programing requirements and available funding. Typical amenities are anticipated to include a

roofed, open-air, structure with a raised platform or stage. A non-roofed area immediately adjacent to the stage will provide for 250 semi-permanent seats. Informal lawn seating will be provided on grassed areas away from the structure. The facility will be equipped with a small sound system for presentations and speakers and lighting fixtures for stage illumination. "Rock" bands will provide professional sound and lighting systems to serve their needs. Other anticipated features include dressing rooms, concessions, restrooms, limited storage and stage rigging.

Paved parking east of the access road will be limited to necessary handicap spots and several spaces for VIP. The remaining area will remain unpaved for directed parking during events and the boat races.

A preliminary breakdown of anticipated costs are as follows:

Design/Permitting Construction Documents/Bidding:	$ 350,000
Amphitheater Building:	$1,000,000
Restrooms:	$ 250,000
Site Improvements (Drainage, Parking, Sidewalks, Landscaping, Lighting, Utilities, etc.):	$2,000,000
Stage Infrastructure:	$ 300,000
Construction Engineering & Inspection:	$ 100,000
Contingency/Miscellaneous:	$ 300,000
Total Preliminary Estimated Cost	**$4,000,000**

SCOPE OF WORK

The City requested a proposal from BA to design an Amphitheater Facility based on a total design and construction cost of approximately $4,000,000. On July 28, 2015, BA submitted a proposed fee of $355,070. This fee was reduced through negotiations with City staff to $302,734 as received on August 5, 2015. As an alternative, staff requested that AMEC Foster Wheeler (AMEC) provide a comparable design proposal through their General Engineering Services Agreement with the City. The AMEC proposal was received on August 25, 2015 with a fee of $458,734, well in excess BA's proposed fee.

The BA Proposal for *Professional Design Services – Truman Waterfront Park Amphitheater*, dated August 5, 2015, proposes to complete the amphitheater design and prepared 100% construction documents. Deliverables will include permitting, construction ready drawings, technical specifications and construction cost estimates. The BA fee breakdown by discipline is as follows:

Architecture:	$106,040
Landscape Architecture:	$ 52,615
Irrigation:	$ 2,500
Civil Engineering:	$ 25,030
Structural Engineering:	$ 32,000
Mechanical, Electrical, Plumbing Engineering:	$ 34,000
Theater Consultant:	$ 34,800
Cost Estimating:	$ 5,199
Reimbursable Expenses:	$ 10,000
Total Fee:	**$302,184**

Design will be completed during FY 2016, with construction programmed for FY 2017 concurrent with Phase IA Notice to Proceed (NTP) 2.

PURPOSE & JUSTIFICATION

City Commission Resolutions 12-129 and 12-285 accepted recommendations and a Master Plan for the Truman Waterfront Property which included an amphitheater. Timely design and subsequent construction of the amphitheater is critical to maintain eligibility for the TDC amphitheater grant.

This resolution supports Key West Strategic Plan Infrastructure Goal #3, *Parks and recreation areas are assessable to all residents and visitors* and Culture Goals #1, 2 and 3.

FINANCIAL IMPACT:

The cost to complete the Task Order is $302,184. Design will be funded as a new FY 2015-16 Capital Improvement Project (CIP) under account 101-4303-543-6200 (Project TR 1502). Following completion of construction and acceptance of the project by the TDC, 50% of the design and construction fees up to $2,000,000 are eligible for reimbursement under the TDC grant.

RECOMMENDATION:

To facilitate design and construction document preparation of the Truman Waterfront Park Amphitheater as directed, Staff recommends issuing a Task Order to Bermello Ajamil and Partners, Inc. in the amount of $302,184.