



THE CITY OF KEY WEST

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TO: Bob Vitas, City Manager

FROM: James Bouquet, Director of Engineering

CC: E. David Fernandez, Asst. City Manager
Don Craig, Planning Director
Doug Bradshaw, Port and Marine Services Director

DATE: March 10, 2014

SUBJECT: Approving Task Order 2 to Bermello Ajamil and Partners, Inc. for Truman Waterfront Phase 1 Design in the amount of \$1,034,365.

STATEMENT:

A resolution Approving Task Order 2 to Bermello Ajamil and Partners, Inc. for Truman Waterfront Phase 1 Design in the amount of \$1,034,365.00

PURPOSE & JUSTIFICATION

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 in November 2011 (Resolution #11-327).

The first step in the process was finalizing the Master Plan and approval of a Major Development Agreement. BA is currently completing that task under Task Order 1, approved by Resolution #12-065 (\$413,900). The activities proposed in Task Order 2 (attached) will authorize BA and its subconsultants to complete the design and construction bid documents to facilitate construction of approximately 80% of the park. Phase 1 includes the following components:

- Multi-Purpose Building
- Main roadway and utility infrastructure construction
- East Quay Promenade and parking lot construction
- Passive/Active Parkland –North side of property construction
- Building 1287 (PAL) demolition and Multi-Use Field construction
- Horse stables construction

EX-107993 SUMM-424

At a minimum, the base bid is expected to include site infrastructure, the Multi-Purpose Building (and associated access, parking, utilities, etc), and that portion of the passive grassed recreational areas west of Building 103. Based on construction cost estimates, other Phase I components may be bid as add alternates and subsequently included in the contract based on bid results and available funds.

The Phase I construction cost is currently estimated at \$18,000,000 to \$23,000,000, not including the design fees presented above and future fees associated with Construction Administration. This construction cost range includes an estimated \$3,000,000 for construction of a new 10,000 square foot Multi-Purpose Building to replace the existing PAL building and provide a location for PAL and Boys & Girls Club activities and community events. The Multi-Purpose Building will be constructed on the footprint of the proposed Community Center gym, allowing for future expansion into a complete Community Center.

Not included in Task Order 2 are fees associated with Phase I construction administration (CA) and the design of the amphitheater, remaining portions of the community center, Building 103, and parking/landscaping associated with these areas.

In order to move forward with construction of the Truman Waterfront, the design and construction bid documents must be completed. The current BA schedule indicates approximately 10 months from Notice to Proceed to completion of 100% construction drawings. Based on recent discussions with BA and review of previous BA estimates, the following schedule assumes the cost to construct Phase 1 at approximately \$18,000,000 to \$23,000,000. These costs do not include design and construction administration.

<u>Activity</u>	<u>Target Date</u>
BA Notice to Proceed (NTP):	March 2014
50% Submittal:	August 31, 2014
90% Submittal and Permitting:	November 30, 2014
100% Submittal:	December 31, 2014
Phase I Construction Bids Due:	February 28, 2015
Construction Contractor NTP:	March 31, 2015
Phase I Substantial Completion:	March 31, 2017

PAL building demolition, processing of concrete demolition debris into suitable fill and placing/rough grading of the athletic field will be performed following construction of the new Multi-Purpose Building.

Included in Phase I is the development of an accessway for the U.S Navy (Navy) from the area of Eaton Street easement southward to the Southard Street park entrance. This accessway will be implemented once the Navy informs the City that it has secured unfettered access along the entirety of Eaton Street passing through the lands of the Truman Annex development. In recognition of the commitment on the part of the City to recognize and provide the operational access requirement for the Navy in this location, the Navy will undertake and accomplish the following with regard to the Truman Waterfront Park Plan and existing planned improvements in areas of the City adjacent to Navy property.

- The Navy will lessen the security standoff zone width from 50 feet to 30 feet for all portions of the boundary between City and Navy properties.
- The Truman Waterfront Park will be approved in an expedited manner in the formal 90 day review process following LRA approval.
- All existing conflicts within the 30 feet security standoff zone will be removed by the City.
- The existing easement from Eaton Street to the east quay wall will be terminated and replaced with an easement for access between Eaton Street and Southard Street on the park property.

OPTIONS:

There are two options:

1. Approval of the Task Order in its entirety.
2. Disapprove the Task Order and direct the staff to revise the Phase I park construction scope of work and subsequently obtain a revised Task Order from BA for Phase I design.

By approving the full Task Order the City will be in the position, once Task Order is completed, to move directly into bidding for construction.

FINANCIAL IMPACT:

The cost to complete the Task Order is \$1,034,365. Currently approximately \$12,000,000 is currently budgeted for this project. The budget account is 101-4303-543-6300, Project # GR0703. Completed Phase I funding is based on this \$12,000,000 and annual allocations of \$3,000,000 from the Infrastructure Sales Tax (commencing with the FY 2015 budget).

The total of BA fees for Tasks 1 and 2 represent **6.3%** of the estimated Phase I construction cost (\$23,000,000). Staff has performed a comprehensive review of the proposal and has determined that the labor rates are consistent with the existing contract. The Task 2 fee and the mix of labor hours for the labor categories, per phase, are acceptable based on staff's professional opinion. Staff also reviewed the types of subcontract disciplines proposed, and in staff's professional opinion, subcontract fees are fair and reasonable. The total fee is consistent with the fee for projects of similar complexity (6.10% to 6.49%) as established by the State of Florida, Department of Management Services Fee Guide Calculator for Architectural and Engineering Services. Note that the Fee Guide Calculator does not include fees associated with civil engineering and utility related services (those fees are included in the BA fee). Design fees associated with other municipal parks evaluated averaged 5.6%; however, these parks did not include buildings such as a multi-purpose center and horse stables.

RECOMMENDATION:

City staff recommends option # 1, LRA approval of the Task Order in its entirety to design Phase I of the Truman Waterfront Park including the Multi-Purpose Building.