



THE CITY OF KEY WEST

3140 Flagler Ave Key West, FL 33040 (305) 809-3700

EXECUTIVE SUMMARY

TO: James Scholl, City Manager

CC: Sarah Spurlock, Assistant City Manager
Don Craig, AICP, Director of Planning
James Bouquet, PE, Director of Engineering Services

FROM: Mike Vieux, AIA, LEED AP BD+C, Senior Construction Manager, Engineering

DATE: August 11, 2014

RE: Approving Task Order to William P. Horn, PA for Architectural and Structural Engineering Services to Evaluate the Suitability of Building 103 in the Truman Waterfront for Interim Stabilization and Future Development; Authorize City Manager to Approve the Associated Task Order.

ACTION STATEMENT:

This resolution will approve the contract to William P. Horn, PA, Architects to determine the suitability of Building 103 in the Truman Waterfront for interim stabilization and future development. Contract value shall not exceed \$28,085.00, which includes professional service fees, as well as specified expenses as needed based on observed condition of the structure.

The agreement will be executed pursuant to F.S. 287.055 (CCNA), City Code 2-841, and the City's contract with William P. Horn, PA, approved by Resolution # 12-003. This project falls under Infrastructure Goal #4 of the 2011 Strategic Plan, which is the long-term sustainability of the City's hard assets.

PURPOSE AND JUSTIFICATION:

The City of Key West is currently designing the Truman Waterfront Park. Existing Building 103, located within the proposed park, is being evaluated for reuse as a restaurant, museum or other function. It is the City's intent that the structure be leased to, and developed by, a private entity/developer as a revenue generator for the City. The purpose of this evaluation is to determine the suitability of the building for such use, including condition, structural and functionality assessments. The final report will include a cost estimate for interim stabilization of the structure in preparation for showing to potential developers.

The attached Task Order not to exceed \$28,085.00 provides the following tasks to accomplish the evaluation by a Registered Architect and Professional Structural Engineer:

Task 1: Verify the accuracy and completeness of existing drawings and collate into a cohesive set. (Lump Sum Fee \$5,470.)

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

Task 2: Conduct a survey of the building's condition, including structural/concrete assessment and testing. A report summarizing these findings and reuse options will be prepared. (Lump Sum Fee \$12,965.)

Task 3: Expenses connected with evaluation, including travel and structural testing as needed (Not to Exceed Fee \$9,650.)

OPTIONS

1. Approve this resolution authorizing the City Manager to approve the Task Order in its entirety for William P. Horn, PA to evaluate the suitability of Building 103 in the Truman Waterfront for interim stabilization and future development
2. Disapprove the Task Order and direct the staff to not proceed with the evaluation for future development at this time.

FINANCIAL IMPACT

The contract value is a Not to Exceed Fee of \$28,085, funded from the Truman Waterfront Project account. The budget account is 101-4303-543-6300, Project #GR0703, currently funded with approximately \$13,554,400.

RECOMMENDATION

City staff recommends the City Commission approve the resolution as presented.