



## THE CITY OF KEY WEST

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### EXECUTIVE SUMMARY

**Date:** October 19, 2015

**To:** Jim Scholl, City Manager

**From:** James Bouquet, P.E., Director of Engineering

**Cc:** Greg Veliz, Assistant City Manager  
Sarah Spurlock, Assistant City Manager  
Mark Finigan, Finance Director

**Subject:** Approve the Award of ITB#15-022 *Truman Waterfront Park Phase IA* construction to Charley Toppino & Sons, Inc. in the total amount of \$17,453,752.67.

### ACTION STATEMENT

This Resolution would approve a contract award of \$17,453,752.67 to Charley Toppino & Sons, Inc., for construction of Phase IA of the Truman Waterfront Park Base Bid and Additive Alternates 1, 3 and 4, and authorize the City Manager to execute this agreement and any necessary budget transfers/amendments.

### 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 in November 2011 (Resolution #11-327). The first step in the process was finalizing the Master Plan and approval of a Major Development Agreement as approved by Resolution #12-065. Resolution #14-095 authorized BA to design and prepare construction bid documents for construction of Phase I of the park. The amphitheater and Building 103 were not included in Phase I.

Following City review of the 50% construction documents, the associated cost estimate and available and projected funding, project sub-phases, designated Phase IA and 1B, were established. Phase IA focused on provided the City of

MEMORANDUM

Key West with a recreational park, while Phase 1B included a Community Center, Horse Stables and parking. As shown in the attached figure, Phase 1A was further sub-divided into three Notice to Proceeds (NTPs). Targeted for construction between Fiscal Year (FY) 2016 and 2018, Phase 1A consists of infrastructure supporting the park (NTP 1), the Central Park Area (NTP 2) and the North Park Area (NTP 3).

100% construction documents for Phase 1A were submitted by BA on August 20, 2015. The construction documents were assembled in City ITB#15-020 *Truman Waterfront Park Phase 1A* and bid during September 2015. Responsive bidders consisted of:

Charley Toppino & Sons, Inc. (Toppino)  
D.N. Higgins, Inc.

Respective bid proposals and tabulation are attached.

As indicated in the bid tabulation, Toppino was the apparent low bidder with a lump sum base bid price (the sum of NTP 1, 2 and 3) of \$16,894,991.17. Following review of the received bids against available and projected funding, staff has recommended acceptance of the following bid alternates:

- |   |              |
|---|--------------|
| #1. Saw cut East Quay concrete to maximize North Park (NTP 3) greenspace:                                 | \$170,811.50 |
| #3. Construct Eaton Street Connector (NTP 3) as required by NAS Key West:                                 | \$367,950.00 |
| #4. Increase Pollution Liability Insurance limits to \$5,000,000 as recommended by the City Risk Manager: | \$20,000.00  |

Acceptance of the three NTPs and the above Additive Alternates results in a total project cost of \$17,453,752.67.

Acceptance of Deductive Alternate 1 to delete landscaping along roadway between NOAA and the entrance to Fort Zachary Taylor (-\$27,675.00) and Additive Alternate 2 (+\$219,960.00) to color the East Quay concrete are not recommended.

## **PURPOSE AND JUSTIFICATION**

Development of the Truman Waterfront Property has been a priority of the City of Key West for over 15 years. City Commission Resolutions 12-129 and 12-285 accepted recommendations and a Master Plan for the Truman Waterfront Property process. Resolution #12-065 approved finalizing the Master Plan and a Major Development Agreement for the Truman Waterfront Park. Approval of the current resolution before the LRA will facilitate construction of a community park, including roadways, sidewalks, parking lots, utilities, interactive waterfeature, play area, landscaping, green space, the East Quay promenade and the McCoy Gardens. Completion of Phase 1A will support development of future park components as directed by City Commission.

This resolution supports Key West Strategic Plan Infrastructure Goal #3, *Parks and recreation areas are assessable to all residents and visitors*, Culture Goals #1, 2 and 3 and Infrastructure Goal #1, *A transportation system which is aesthetically attractive, functional, efficient, safe and environmentally sensitive.*

### **FINANCIAL**

The lump sum cost of \$17,453,752.67 is funded from budget account 101-4303-543-6300, Project # GR0703 (Truman Waterfront Development) and Project # TR0501 (Truman Waterfront Roadway). Associated sanitary sewer related construction will be funded from budget account 401-3503-535-6500, Project #SE1505. Full funding is currently available for commencing construction during Fiscal Year 2016.

### **RECOMMENDATION**

Engineering Services staff recommends the LRA approve a contract award of \$17,453,752.67 to Charley Toppino & Sons, Inc., for construction of Phase IA of the Truman Waterfront Park Base Bid and Additive Alternates 1, 3 and 4, and authorize the City Manager to execute this agreement and any necessary budget transfers/amendments.