



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

EXECUTIVE SUMMARY

Date: October 18, 2016
To: Jim Scholl, City Manager
From: Jim Bouquet, Director of Engineering
Subject: Additional Architectural/Engineering Services
Frederick Douglass Gym

Action Statement

Approve Change in Services Notification 01 from Hayes-Cumming Architects for \$16,309.80 to provide additional architectural/engineering services at the Frederick Douglass Gym addressing unforeseen conditions and cost reduction measures.

Background

As a result of structural failure and condemnation of a portion of the Douglass Gym, Hayes-Cumming Architects (H-C) was issued Task Orders for assessment and design under Resolutions 13-059 and 13-295. Task Orders were issued in accordance with H-C's General Architectural Services Contract under Resolution 12-220 and subsequently extended under Resolution 15-207. During the design phase, Task Order dated March 9, 2015 was authorized to address Development Review Committee requirements for the project.

Following completion of construction documents and the bidding process, a contract was subsequently awarded to D.L. Porter, Inc. (DLP) under Resolution 16-198 and construction commenced. During the demolition phase of the work, several unforeseen conditions were encountered including no foundation footing, water damage, unanticipated utility lines and spalling. Addressing these conditions required the following additional architecture and engineering services:

MEMORANDUM

Key to the Caribbean – Average yearly temperature

77° F.

- a. During demolition, an existing column and wall were exposed on the Roosevelt Sands building immediately adjacent to, but just outside, the gym. It was reasonable to assume that these two structural elements would be supported by a footing under the existing slab. However, once exposed, no footings were present. This required a site visit by the structural engineer to assess the situation.
- b. The unsupported column and wall resulted in compromised structural conditions. Additionally, significant concrete spalling discovered following removal of the roof membrane at the low roofs on both sides of the gymnasium stage. Addressing these conditions required revisions to the architectural and structural drawings.
- c. Architectural and structural drawings were revised to address water damage observed during demolition of the existing structure. Revisions included modification of the new addition, its roof and gable roof end, and a proposed restroom within the Roosevelt Sands building.

This Change in Services Notification also provides for engineering services to revise the mechanical equipment and roof top ductwork. The original intent was to reuse the existing roof-top mechanical units; however, DLP offered a cost savings /added value proposal to install new mechanical units. The new units would be provided with warranty in lieu of reusing the existing mechanical units with no warranty. City staff deemed this proposal to be of good value. The proposal required modifications to the mechanical and architectural drawings to accommodate the new equipment.

Purpose and Justification

This Change in Services Notification provides additional architectural/engineering services during construction of the Frederick Douglass Gym to address unforeseen conditions and cost reduction measures.

Repairs to the Frederick Douglass Gym project is consistent with the City's Strategic Plan including Infrastructure Goal #4 – *Long term sustainability of the City's hard assets.*

Financial Issues

Change in Services Notification 01 from Hayes-Cumming Architects for \$16,309.80 will be funded from Account #303-1900-519-6200 (Project PR1206).

Recommendation

Staff recommends approving Change in Services Notification 01 from Hayes-Cumming Architects for \$16,309.80 to provide additional architectural/engineering services at the Frederick Douglass Gym addressing unforeseen conditions and cost reduction measures.