



**CITY OF KEY WEST
CERTIFICATE OF SUBSTANTIAL COMPLETION**

PROJECT CODE / NAME: TRUMAN WATERFRONT PARK PHASE 1A

DATE: March 27, 2017

TO CONTRACTOR: Charlie Toppino and Sons, Inc.
P.O. Box 787
Key West, Florida 33040

This Certificate of Substantial Completion applies to *Phase 1A, NTP 3 between approximately the EcoDiscovery Center and the southern limit of work (Fort Zachary Taylor State Park boundary) including Parcel C*. The Work to which this Certificate applies has been inspected by authorized representatives of OWNER, CONTRACTOR, AND/OR ENGINEER and that Work is hereby declared to be substantially complete in accordance with the Contract Documents on

March 24, 2017

DATE OF (PARTIAL) SUBSTANTIAL COMPLETION

A list of items associated with the section of work to be completed or corrected are indicated on the attached Substantial Completion Punch List dated March 21, 2017. Blue annotations represent comments/completion status received from Charlie Toppino and Sons, Inc. on March 27, 2017. This list may not be all-inclusive, and the failure to include an item in it does not alter the responsibility of CONTRACTOR to complete all the Work in accordance with the Contract Documents.

IN WITNESS WHEREOF, the parties execute below:

Owner: THE CITY OF KEY WEST

Contractor: Charlie Toppino and Sons, Inc.

By: 

By: Andi Fraley

Title: **Director of Engineering**

Title: Senior Project Manager for Charley Toppino and Sons, Inc

Dated this 27th day of March, 2017

Dated this 27th day of March, 2017



Bermello Ajamil & Partners, Inc.

Architecture
Engineering
Planning
Interior Design
Landscape Architecture

SUBSTANTIAL COMPLETION PUNCH LIST

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To:	Gary Volenec, P.E.
From:	Kirk J. Olney, RLA
Project:	Truman Waterfront Park South of Eco-Discovery Center and Parcel C
Substantial Walkthrough:	March 14, 2017; 1:30 p.m. to 3:00 p.m.
Conditions During Visit:	Mostly Cloudy and 75°
Initial Distribution Date:	March 21, 2017
BA Project No.:	14041
Present for Walkthrough:	Jim Bouquet, Director of Engineering Services – City of Key West Gary Volenec, City Engineer – City of Key West Karen DeMaria, City Tree Board – City of Key West Kirk Olney, Landscape Architect – Bermello Ajamil & Partners, Inc. Brandon O'Flynn, Civil Engineer – Perez Engineering Andi Fraley, Project Manager – Charley Toppino & Sons Leo Montiel, Construction Superintendent – Charley Toppino & Sons Evan Bell, Landscape Contractor – Ecoscapes German Magdalena – A1A Frederick Magdalena with – A1A
CC:	Randy Hollingworth – Bermello Ajamil & Partners, Inc. Jim Bouquet – City of Key West Andi Fraley – Charley Toppino & Sons

A substantial completion walkthrough inspection was performed for the area of Truman Waterfront Park from the Eco-Discovery Center vehicular entrance south to the new Fort Zackary Taylor entrance. Below is a list of items deemed not in compliance with the contract documents. All of the below punch list items will need to be corrected before final acceptance.

GENERAL

1. Wayfinding and regulatory signage has not been installed. *CT&S - Conduit stub up in place pending signage installation with future phases*
2. Wayfinding uprights are not installed.
3. Pavement striping remains to be completed upon asphalt curing. *CT&S - Completed by 22 March 17*

CIVIL ENGINEERING

1. Contractor agreed to provide drainage 'as-builts' for engineering review prior to final acceptance. Contractor also agreed to provide gutter spot grades every 25'-0" between Drainage Structures ST-52 and ST-54.
2. Some drainage structure grates are splattered with concrete. *CT&S - Being corrected*
3. At the southern entrance to the Eco-Discovery Center, there are large chunks out of the back side of the curb. *CT&S-NOAA/ Boat damage Curb and Sidewalk were turned over to CKW on 1 March 17*

CT&S has already provided "as builts" to Owner/ CKW during progress completion for storm/ sanitary as CKW requested for pay applications. Record drawings were discussed at time of site walk to be completed with Surveyor to provide spot grades every 50'-0" project wide, which is more than required by the project specifications.

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CT&S has discussed and requested CKW to review this issue project wide. Per CKW 27 March 17 email this is not required. CT&S is providing every 25' from ST-52 to ST-54 ONLY, as agreed during site walk.

ELECTRICAL

1. Per Detail 4 on LM-06, light pole foundations should not be visible. The City requested this be mitigated by cleaning up the concrete finish, providing a chamfer on the corner ~~and painting the concrete black.~~ **CT&S**
The Landscape Architect stated that exposed light pole foundations around the playground area shall be unacceptable.

CT&S-Chamfer edges will be provided. Per site walk discussion, grade/ landscaping will grow up to base; foundations were accepted. Playground lite pole foundations at safety surfaces are being relocated currently by BA.

HARDSCAPE PAVING

1. Numerous tactile warning clay brick pavers are set too high. Remove all and adjust as applicable. Remove pavers using small slivers and replace with cut brick; prefer minimum size of 50% of brick to be used as cut piece. **CT&S - Being corrected**
2. Tactile warning clay brick pavers are marred with paint and concrete splatter. **CT&S-Being corrected**
3. The expansion joint between the clay brick pavers and concrete shall be applied consistently; in locations where the expansion joint is used, it should run the length of the pavers. **CT&S-Being corrected**
4. Several of the outer edges on curvilinear sidewalk sections are not a consistent curve and appear to be segments of straight sections. Although this is not a request to re-pour completed sections of sidewalk, future segmented curvilinear sidewalks will be rejected. **CT&S-Acknowledged**

LANDSCAPE

1. Water rings were not installed. **CT&S - The rings were installed prior to the placement of the gravel at the tree circle areas. This was discussed and determined with CKW as not required**
2. Gravel mulch rings at the base of trees is a deviation from the contract documents but was used at the request of the City. **CT&S - CKW requested this change as per Addendum issued by CKW/BA**
3. Canopy trees are not braced and staked with pressure treated wood per LL-06. The Wellington tape/webbing is used is acceptable as long as the contractor agrees to maintain this method in good working order for not less than one year.
4. The use of rebar to secure trees/bracing is unacceptable and unsafe.
5. At the southern entrance to the NOAA Eco-Discovery Center, the finish grade behind the curbs is too low. **CT&S - Corrected**

CT&S - This was discussed and accepted by CKW during installation.

IRRIGATION

1. There are multiple irrigation spray heads that are leaning at an angle that should be vertical.
CT&S-Corrected /Being corrected.

While every attempt has been made to be as comprehensive and as detailed as possible with this list, any and all unfinished items based on the original contract documents and approved changes that do not appear on this list shall continue to be as specified on the original documents and shall be completed as specified.

END OF PUNCH LIST