

RESOLUTION NO. 18-121

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA APPROVING A TASK ORDER FROM AMEC FOSTER WHEELER ENVIRONMENT AND INFRASTRUCTURE, INC. (AMEC) IN AN AMOUNT NOT TO EXCEED \$34,291.12 FOR ENGINEERING DESIGN AND ASSESSMENT SERVICES FOR STABILIZATION OF THE FIVE (5) SITE BUILDINGS OF THE FORMER KEYS ENERGY DIESEL PLANT; AUTHORIZING ANY NECESSARY BUDGET TRANSFERS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, in Resolution No. 17-207, the City Commission approved a contract with AMEC Foster Wheeler for General Engineering Services; and

WHEREAS, on behalf of the City, AMEC performed a Structural Condition Assessment for stabilization of Building I (100 Angela St) and demolition of remaining structures, subject to determination by the City's Building Official (CBO); and

WHEREAS, the CBO, in an order dated February 21, 2018, issued a determination with conditions that Buildings I and II be stabilized, and remaining structures demolished; and

WHEREAS, in Resolution 18-088 the City Commission requested the Historic Architectural Review Commission (HARC) to review the Chief Building Official's (CBO) determination and provide recommendations for the site; and

WHEREAS, City staff recommends approval of a task order for AMEC to prepare further assessment of the structures originally intended for demolition and provide recommendations and costs for each of the five buildings consistent with conditions established by the CBO; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That a Task Order for AMEC for Engineering Design Assessment Services for stabilization of the five (5) site buildings of the former Keys Diesel Plant in an amount not to exceed \$34,291.12 is hereby approved.

Section 2: That this project shall be funded under account #303-1900-519-6200, Keys Energy Diesel Plant Stabilization (Project #CP19001801), and any necessary budget transfers are approved.

Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the Presiding Officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held  
this 3rd day of April, 2018.

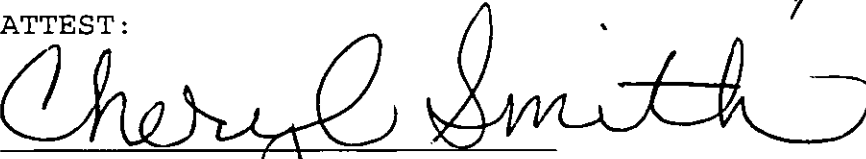
Authenticated by the Presiding Officer and Clerk of the  
Commission on 4th day of April, 2018.

Filed with the Clerk on April 4, 2018.

|                              |            |
|------------------------------|------------|
| Mayor Craig Cates            | <u>Yes</u> |
| Vice Mayor Clayton Lopez     | <u>Yes</u> |
| Commissioner Sam Kaufman     | <u>Yes</u> |
| Commissioner Richard Payne   | <u>Yes</u> |
| Commissioner Margaret Romero | <u>Yes</u> |
| Commissioner Billy Wardlow   | <u>Yes</u> |
| Commissioner Jimmy Weekley   | <u>Yes</u> |

  
\_\_\_\_\_  
CRAIG CATES, MAYOR

ATTEST:

  
\_\_\_\_\_  
CHERYL SMITH, CITY CLERK



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THE CITY OF KEY WEST  
1300 White Street, Key West, FL 33040 (305) 809-3700

## EXECUTIVE SUMMARY

**TO:** Jim Scholl, City Manager

**FROM:** Jim Bouquet, P.E., Engineering Director

**DATE:** March 12, 2018

**RE:** Former Keys Energy Diesel Plant Engineering Assessment

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### ACTION STATEMENT

Authorize City Manager to execute AMEC Foster Wheeler Environment & Infrastructure, Inc. proposal in the amount of \$34,291.12 to provide Engineering Design Assessment Services for stabilization the Former Keys Energy Diesel Plant. Authorize any necessary budget transfers.

### BACKGROUND

The City of Key West (City) recently acquired the Key West Diesel Plant (the Site). The Site consists of five buildings identified as Building I (100 Angela Street), Building II (709 Fort Street) and Buildings III, IV and V (101 Geraldine Street). The Site also includes the Fort Street Extension right-of-way (ROW). On behalf of the City, AMEC Foster Wheeler, Inc. (AMEC) previously performed a Structural Condition Assessment for stabilization of Building I and demolition of remaining structures, subject to determination by the City's Chief Building Official (CBO). The CBO, in an Order dated February 21, 2018 (Order) issued a determination with conditions that Buildings I and II be stabilized and remaining structures demolished.

Subsequently, the City Commission approved Resolution 18-088 requesting the Historical Architectural Review Commission (HARC) review the CBO's decision and provide the Commission with recommendations for the Site.

To further assess the structures originally intended for demolition and provide recommendations and costs to stabilize consistent with conditions established by the CBO in the Order, Engineering Services requested a proposal from AMEC to:

1. Perform a site visit by a Professional Structural Engineer and conduct laser scanning to develop a three-dimensional projection of the Site buildings. Laser scanning provides data and measurement from areas not easily accessible or where not originally considered.

2. Evaluate laser scanning data.
3. Document existing conditions and determine structural elements requiring repair, strengthening and replacement. Assessment will consider repairs noted in the Order and conditions for “shell buildings” including:
  - Storm resistant roofing
  - Closing of all opening
  - Structural repairs to exterior walls using historic brick and mortar compatible with existing, with exterior repairs to be approved by HARC
4. Develop cost estimates to repair each building consist with CBO conditions. Cost estimates will be provided for each of five buildings. Cost estimate will also include design and asbestos and lead based paint abatement necessary to complete repairs/stabilization.
5. Prepare a technical memorandum documenting assessment, recommendations, conclusions, noted repairs and cost estimates.

AMEC’s attached proposal dated March 8, 2018 in the amount of \$34,291.12 addresses the requested scope of work.

## **PURPOSE AND JUSTIFICATION**

An engineering design assessment for the five (5) Site buildings will provide City Commission with baseline information, including necessary repairs and costs, for stabilization of Site structures.

## **FINANCIAL**

AMEC’s proposed fee of \$34,291.12 is fully funded under budget account 303-1900-519-6200, Keys Energy Diesel Plant Stabilization (CP19001801).

Services will be performed in accordance with AMEC’s General Engineering Services Agreement with the City dated October 6, 2017. AMECs proposed fee and labor hours and found consistent with the required scope of work.

## **RECOMMENDATION**

Staff recommends the City Commission authorize City Manager execute AMEC’s proposal in the amount of \$34,291.12 to provide Engineering Design Assessment Services for stabilization of the Former Keys Energy Diesel Plant and authorizing any necessary budget transfers.



March 8, 2018

Mr. James Bouquet, P.E.  
Engineering Director  
**CITY OF KEY WEST**  
1300 White Street  
Key West, FL 33040

Phone: (305) 809-3962  
email: [jbouquet@cityofkeywest-fl.gov](mailto:jbouquet@cityofkeywest-fl.gov)

Re: Proposal for Engineering Design Assessment Services  
For Keys Diesel Plant Buildings  
Project Number: 18 PROP-MIAM-6788-08

Dear Mr. Bouquet:

Amec Foster Wheeler Environment & Infrastructure, Inc. (Amec Foster Wheeler), is pleased to submit this proposal to provide Engineering Design Assessment Services for the Keys Diesel Plant project. This proposal outlines our understanding of the project information, our proposed scope of services, associated fees and schedule, and method by which you can authorize our services.

## **PROJECT INFORMATION**

The Key West Diesel Plant property site, located at 101-111 Geraldine Street, in Key West, currently contains five (5) buildings (see Image 1). The City of Key West Chief Building Official (CBO) issued an order dated February 21, 2018 to demolish Buildings III, IV and V (see Image 2) at the specific location. The order for buildings I and II included the following repairs:

1. Storm resistant roofing to Building II both covering and structural.
2. Closing of all openings in Buildings I and II to improve storm resistance.
3. Structural repairs to Buildings I and II exterior walls to consist of historic brick and mortar compatible with the existing.
4. All exterior repairs are to be approved by the Historic Architectural Review Commission (HARC).

**AMEC Foster Wheeler Environment & Infrastructure, Inc.**  
5845 N.W. 158th Street  
Miami Lakes, Florida 33014  
Tel (305) 826-5588  
Fax (305) 826-1799

[www.amecfw.com](http://www.amecfw.com)



Image 1: Google Earth image of the site plan.

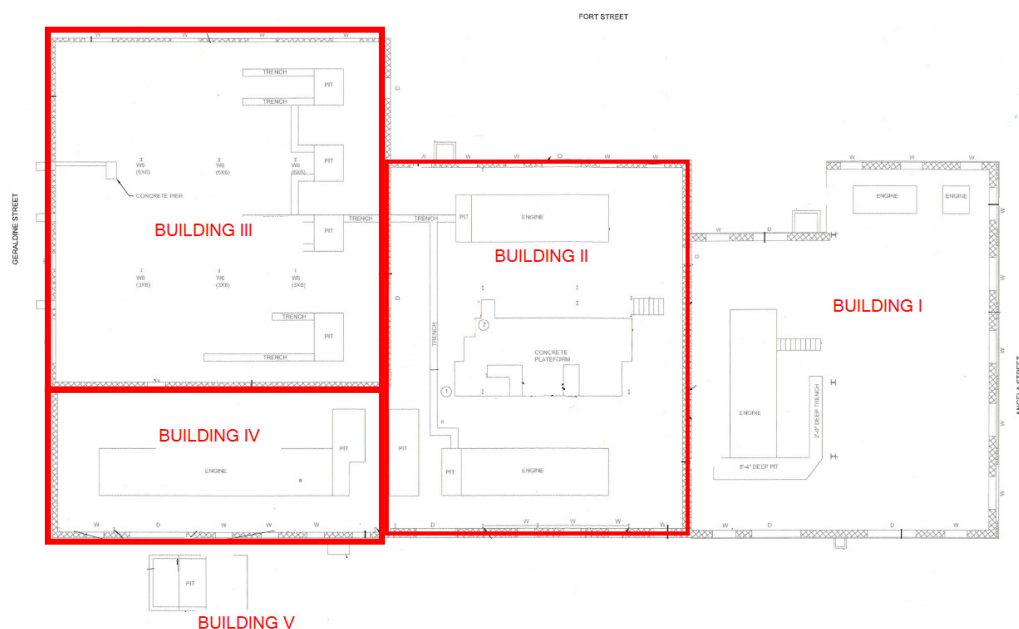


Image 2: Location of Buildings.

The buildings in the property were part of a gas plant (KWGE 1884 to 1889), then operated as an electrical power plant using dynamo engines for generation (1890 to 1960s). The property is unoccupied and closed to the public with a perimeter fence.

Based on our site visit visual inspection on 12/6/17 and 2/21/2018 it was our recommendation to the City of Key West to perform a detailed engineering assessment of Buildings I and II. The visual level of deterioration on the existing structure originates such request in order to quantify the level of repair and to do a preliminary estimate of the cost of repair. All repair suggested procedures will be based on the Florida Building Code 2017 Edition, Existing Buildings.

On 3/7/2018 it was requested to modify our initial proposal to include Buildings III and IV on our site assessment. The initial scope of work and cost has been modified to accommodate the City request.

**Scope of services (Summary):**

1. Amec Foster Wheeler will perform a site visit and laser scanning of the facility (Buildings I-IV). This will help to build up three-dimensional environment where an assessment of the existing elements on buildings I thru IV are present.
2. Evaluation of the existing laser scanning data.
3. Assessment of the elements that needs replacement based on the Order to Repair, Alter, or Improve Buildings from the Chief Building Official from the City of Key West dated 2/21/2018 and additional request on 3/7/2018.
4. Cost estimates of the repairs and elements that need replacement
5. Report of findings, recommendations and conclusions.

**Task 1: Engineering Assessment**

Amec Foster Wheeler will schedule a site visit to perform a laser scanning of the facility. This will help in include all the existing elements and to assess on a virtual environment the proposed repair task. Laser Scanning / LiDar is an efficient and cost-effective way to collect and record existing conditions of a site or building. The technology is based on the use of millions of laser beams projected from the device that will bounce off exiting surfaces on the areas being scanned. The scanner then record the X,Y,Z (local axis) location of those surfaces along with color information. This allows the project team to capture a great amount of data and obtain and extract measurements from areas that not easily accessible and or where not originally considered.

Amec Foster Wheeler will document the existing conditions based on the laser scanning and site visit and determine which elements from the existing structure need repair, strengthening and replacement. The assessment will consider the repairs noted in the order from the CBO.

Amec Foster Wheeler will develop and submit a preliminary engineer's estimate of the suggested repairs based on the findings of the laser scanning and assessment.

Amec Foster Wheeler will develop and submit a technical memorandum documenting the assessment, recommendations, conclusions and noted repairs to the City of Key West for review and approval.

**Deliverables:**



Technical Memorandum with the results of Amec Foster Wheeler's laser scanning, site visit, estimating and conclusions on Buildings I, II, III and IV.

## EXCLUSIONS

- Design or documentation of adjacent areas outside this scope of work.
- Engineering for any structural, electrical, mechanical, fire protection, environmental or plumbing design not specifically a part of the scope above that may be required by the 2017 FBC or local AHJ.
- Discussion with or application for approval from any historic preservation authorities.

## SCHEDULE

We have provided the schedule below as an estimate of the time required to complete each task. We assumed that we will receive a task assignment for this project by April 2018. The actual schedule will depend on City's review and permitting agency review timeframes.

| Task Description             | Complete Task |
|------------------------------|---------------|
| Laser Scanning               | 3 weeks       |
| Data Evaluation              | 2 weeks       |
| Structural Assessment Report | 4 weeks       |

Amec Foster Wheeler anticipates completion within 60 calendar days after issuance of the Notice to Proceed.

## COMPENSATION

The time and material charges (noted as Estimate) will be billed monthly in accordance with Amec Foster Wheeler General Engineering Services Agreement with the City, dated October 6, 2017. **The total estimated fee for this project is \$34,291.12.** The proposed fee includes the labor and expenses which can reasonable be anticipated to complete the scope of services as proposed.

Once work is underway, should the City request additional services not included in the scope of this proposal, we will follow formal change procedures. If additional services are required, the City will issue a letter describing the requested services. Amec Foster Wheeler will prepare a fee proposal in response to the City's request. We will not proceed with any additional services without receiving a written Change Order or Contract Amendment.

We will invoice The City of Key West on a monthly basis. Our invoices will reflect the value of the services delivered in the previous month.

## Closing



We appreciate this opportunity to offer our professional services on this project. We look forward to working with you, and are committed to providing the services you require for successful completion of this important project within the time frame required. If you have any questions or comments regarding this proposal, please let us know. Please feel free to contact us at (305) 826-5588.

Sincerely,

**Amec Foster Wheeler Environment & Infrastructure, Inc**

Greg Corning, PE  
 Senior Engineer

Augusto Poitevin, PE  
 Associate Structural Engineer

Distribution: Addressee (Email)  
 File (1)

| amec foster wheeler           |                            |          |            | Client   | City of Key West |             |                    |
|-------------------------------|----------------------------|----------|------------|----------|------------------|-------------|--------------------|
|                               |                            |          |            | Date:    | 3/8/2018         |             |                    |
|                               |                            |          |            |          |                  |             |                    |
|                               |                            |          |            |          |                  |             |                    |
| Task 1                        | Assessment                 | UNIT     | UNIT PRICE | QUANTITY | 10% Mark up      | TOTAL       | Total by Task      |
|                               | Project Manager            | Hour     | \$198.36   | 8        |                  | \$1,586.88  |                    |
|                               | Senior Engineer Structural | Hour     | \$139.08   | 80       |                  | \$11,126.40 |                    |
|                               | Senior Architect           | Hour     | \$139.08   | 48       |                  | \$6,675.84  |                    |
|                               | Drafting                   | Hour     | \$99.18    | 24       |                  | \$2,380.32  |                    |
|                               | Admin II                   | Hour     | \$67.26    | 8        |                  | \$538.08    |                    |
|                               | Laser Scanning             | Lump Sum |            |          |                  | \$10,000.00 |                    |
|                               | Estimating                 | Hour     | \$99.18    | 20       |                  | \$1,983.60  |                    |
| <b>TOTAL DESIGN SERVICES:</b> |                            |          |            |          |                  |             | <b>\$34,291.12</b> |