



## THE CITY OF KEY WEST

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### **EXECUTIVE SUMMARY**

**Date:** June 10, 2019  
**To:** Jim Scholl, City Manager  
**From:** Albiona Balliu, Senior Project Manager  
**Subject:** Demolition of College Road Mosquito Control building

#### **Action Statement**

Ratify the procurement of exempt contractual services for the demolition of the Mosquito Control building located at 5224 College Road with Charley Toppino & Sons Inc (CTS) pursuant to section 2-797 (4)b of the City of Key West Code of Ordinances.

#### **Background**

City Commission Resolution 18-126 directed the City Manager to “*seek proposals or other plans to expedite the development and construction of affordable workforce housing at the entire 2.62-acre parcel on College Road*”. Subsequent to that resolution, William P. Horn Architect, P.A., developed conceptual plans for a 104, one-bedroom unit housing facility for the City of Key West. The concept includes roads for on-site parking, which also allow access to an adjacent Florida Keys Aqueduct Authority facility.

A 33-unit affordable housing building is proposed along the current location of water lines serving the FKAA facility and require relocation below the proposed road/parking lot. FKAA has agreed to relocate these lines at their expense, at an estimated cost of \$626,102. Existing site layout includes a 2-story building, previously used by Florida Keys Mosquito Control, which partially obstructs the proposed road and new water line locations. Removal of this building is required for FKAA to commence work relocating water lines at the project location.

Department staff solicited quotes for demolition services from five companies. CTS proposed the least expensive option at \$147,900 (William P. Horn, P.A. estimated a demolition cost of \$183,550).

#### **Purpose and Justification**

Staff requests that the City Manager approve this action procuring exempt contractual services, to be ratified by presentation to the City Commission at the earliest opportunity. The basis for declaring exempt contractual services is detailed as follows:

- There are exceptional circumstances due to the Mosquito Control building stopping FKAA water line relocation. To prevent undue delays in completion of College Road Affordable Housing, the demolition of the Mosquito Control building has become urgent to expedite the development and construction process for affordable housing.
- Direct award of this work provides critical time for the completion of necessary pre-construction site-work.
- It is in the best interest of the City to allow FKAA to proceed with water line relocation work, as FKAA has agreed to complete approximately \$626,102.00 in work. Else, the City would be financially responsible for water line relocation as part of the College Road Affordable Housing project

This resolution supports Key West Strategic Plan Economy Goal #2: Commercial and residential (re) development that is appropriate to a small city and enhances the sociability of neighborhoods, Economy Goal #4 and Quality of Life Goal #2.

### **Financial Issues**

Demolition of the Mosquito Control Buildings located on the future College Road Affordable Housing project site will be Fund 104 Affordable Housing / Housing Admin 5501 / Repair and Maintenance .54.

### **Recommendation**

Staff recommends ratifying the procurement of exempt contractual services for the demolition of the Mosquito Control building on College Road with Charley Toppino & Sons, Inc. in the amount of \$147,900 pursuant section 2-797 (4)b of the City of Key West Code of Ordinances.