



THE CITY OF KEY WEST

3140 Flagler Ave Key West, FL 33040 (305) 809-3700

EXECUTIVE SUMMARY

TO: Bob Vitas, City Manager

FROM: Janet Muccino, Project Manager

CC: David Fernandez, Asst. City Manager
Jim Bouquet, City Engineer

DATE: February 24, 2014

SUBJECT: Resolution to ratify the City Manager's execution of two (2) Emergency Purchasing Exceptions and Budget Transfers to PD 1302 Police Station Windows Replacement, one to Consolidated Environmental Engineering for \$78,400 for remediation of previously unidentified mold and one to E.L.C.I. Construction Group, Inc. in the amount of \$47,706 for replacement of mold impacted flooring on the first floor and water damaged flooring on the second floor.

ACTION STATEMENT:

This Resolution will ratify two purchasing exceptions totaling \$126,104.54 for installation of new flooring and mold remediation at the City of Key West Police Department Station.

This project falls under Infrastructure Goal # 4 of the 2011 Strategic Plan which is the long term sustainability of the City's hard assets.

BACKGROUND:

Mold:

The Key West Police Department Station (KWPD) was constructed in 2002. An ongoing issue with the facility has been water intrusion into the building through the windows and the exterior finish (stucco). Replacement of all windows in the building was approved by the Commission on August 7, 2013 (Resolution 13-191). Prior to window replacement contractor mobilization, potential evidence of mold was identified by the city's Facilities Maintenance Team on walls surrounding the windows and possibly in the carpet. Concern over employee exposure to this mold resulted in completion of a mold assessment. The assessment reported extensive mold on building walls and in the first floor carpet, requiring remediation by a licensed mold remediation firm.

Key to the Caribbean – Average yearly temperature 77° F.

EXECUTIVE SUMMARY

Flooring:

E.L.C.I. Construction Group, Inc. (ELCI) was awarded the window replacement project by Resolution 13-191 in the amount of \$287,902. Identification and removal of the mold impacted flooring required replacement of first floor vinyl composite tile (VCT) and carpeting on the second floor due to a sprinkler discharge incident that occurred in December 2012. Staff and the KWPD established a scope of work and requested ELCI provide costs to address this need concurrent with the ongoing mold remediation and window replacement work. This work scope includes the use of low maintenance polished concrete in high traffic areas of the 1st floor hallways as recommended by KWPD.

FINANCIAL IMPACT:

Mold:

There were three bids received for mold remediation:

Consolidated Environmental Engineering (CCE)	\$78,400
AFR Environmental Corps	\$80,150
EE&G	\$364,088

Staff recommended contracting with CCE in the amount of \$78,400 and an emergency procurement was declared by the City Manager. City Code Section 2-797 (2) authorizes the City Manager to make emergency procurement of commodities or contractual services where the cost exceeds \$20,000 when there exists a clear and present threat to public health, property, safety, or other substantial loss to the City.

Flooring:

ELCI provided the following costs to remove/replace flooring. These costs were subsequently approved by the City Manager on January 29, 2014 and are reflected in Change Order # 1.

VCT removal 1 st floor.....	\$2,210
Carpeting 1 st & 2 nd floor Offices.....	\$15,290
Polished concrete 1 st floor hallways.....	\$23,013
VCT removal 2 nd floor.....	\$1,072
VCT installed 2 nd floor	\$2,871
New Rubber Base Board	\$2,000
Floor Prep.....	<u>\$1,250</u>
	\$47,706 (see ELCI attached C.O. # 1)

Note that the FY 13/14 Facilities Maintenance budgeted \$17,000 for replacement of Vinyl Composite Tile (VCT) on the first floor and \$8,000 for new carpet at the police station. (\$25,000 total).

Totals:

Mold Remediation:	\$78,400
Flooring:	<u>\$47,706</u>
Total:	\$126,106

The mold remediation cost includes remediation of the second floor carpet. Depending on actual extent of mold impacted materials on the 2nd floor, a contract credit may be realized; however, this value cannot be determined until the carpet is actually removed.

PURPOSE & JUSTIFICATION:

The purpose of the extra work is to improve working conditions for employees by removing identified mold in the form of mold impacted walls and flooring from the building and installing new replacement materials.

OPTIONS:

1. Do not ratify the purchasing exceptions executed by the City Manager. Do not install new flooring and do not perform mold remediation on second floor.
2. Ratify the attached purchasing exceptions and continue mold remediation and flooring removal and installation.

RECOMMENDATION:

Ratify the attached purchasing exceptions and budget transfers for the removal of mold walls and flooring and the subsequent installation of new flooring at the KWPD.