



ARTIBUS DESIGN

ENGINEERING AND PLANNING

Task Order #2508-01

Structural Engineering Design Services

City of Key West Old Town Garage (Park N Ride).

300 Grinnell St, Key West, FL 33040

Prepared for

City of Key West Engineering Department

August 2025

By:

**Artibus Design LLC,
3710 N Roosevelt Blvd,
Key West, FL 33040**

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Location Map

Project Description:

The existing parking garage consists of 3 elevated levels above ground level parking. Additionally, it houses accessory uses (electrical rooms, bathrooms, elevator shaft, offices and storage spaces). Gross building area +/-137,800 sq.ft. (per Monroe County Property Appraisers website). The building was constructed in 1995-1996 with no major repairs or improvements since. (ca. 25 years).

The Structure consists of pre-cast, pre-stressed concrete elements, some cast-in-place concrete elements, and CMU walls. Small wood frame roofs over elevator shaft and misc. offices.

Artibus Design LLC completed a structural evaluation report November 2022. The current scope of work is to provide structural repair plans for the damages identified in that report, as well as other damages that may have occurred since.



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Artibus Design LLC is pleased to present this engineering service proposal for the scope described below.

Scope of work:

Task 1. Site evaluation and measurements

- 1.1 Perform a detailed inspection and evaluation of the premises.
- 1.2 Perform field measurements as required for repair plans.
- 1.3 Review any available as-built or construction drawings.

Task 2. Construction Drawings

- 2.1 Prepare preliminary drawings and details for review by the City.
- 2.2 Incorporate any changes and comments provided by the City.
- 2.3 Prepare final construction drawings as needed for permitting and construction.

The repair plans will include:

- Repairs of structural damage
- Repairs of damaged guardrails and handrails
- Repairs of damaged exterior finishes
- Repairs of damaged expansion joints and other weatherproofing items
- Remodel of the existing parking garage bathrooms (including plumbing and electrical in this area)

The following is not included in this scope of work

- No evaluation or changes to existing life safety or ADA features (elevators, ramps, stairs, etc)
- Landscaping to be completed, by others
- Mechanical, electrical, and plumbing to be maintained and repaired, by others

Task 3. Bid Services

- 3.1 Attend pre-bid meeting and site visit
- 3.2 Review and respond to bid RFI's.
- 3.3 Review bids and provide recommendations to the City.

Task 4. Construction Administration Services

- 4.1 Review of submittals.
- 4.2 Respond to contractor's RFI's.
- 4.3 Up to five (5) site visits for progress and substantial completion.

Deliverables:

1. Preliminary designs in PDF format via e-mail.
2. Digitally certified construction drawings.

Assumptions:

1. City will provide any available documents related to the original construction, survey, and improvements.
2. City will provide full and unrestricted access to the property during normal work hours Monday-Friday 7 am till 5 pm.
3. It is understood that the work may be terminated at the end of any task, if the City deems it necessary.



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Cost of Work:

The proposed total lump sum fee for this scope of work shall be: \$96,432.00

Task 1.

Structural Engineer (P.E.):	80 hours @	\$180.00 /hr	\$14,400.00
Engineering Technician (non-P.E.)	80 hours @	\$105.00 /hr	\$8,400.00
Clerical	4 hours @	\$78.00 /hr	\$312.00

sub-total: \$ 23,112.00

Task 2.

Structural Engineer (P.E.):	240 hours @	\$180.00 /hr	\$43,200.00
Engineering Technician (non-P.E.)	80 hours @	\$105.00 /hr	\$8,400.00
Clerical	4 hours @	\$78.00 /hr	\$312.00

sub-total: \$ 51,912.00

Task 3.

Structural Engineer (P.E.):	20 hours @	\$180.00 /hr	\$3,600.00
Engineering Technician (non-P.E.)	8 hours @	\$105.00 /hr	\$840.00
Clerical	2 hours @	\$78.00 /hr	\$156.00

sub-total: \$ 4,596.00

Task 4.

Structural Engineer (P.E.):	80 hours @	\$180.00 /hr	\$14,400.00
Engineering Technician (non-P.E.)	20 hours @	\$105.00 /hr	\$2,100.00
Clerical	4 hours @	\$78.00 /hr	\$312.00

sub-total: \$ 16,812.00

Services and Costs Excluded from Contract

1. Updated survey, provided by City (if required by planning department)
2. Permitting and application fees



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Schedule of Hourly Rates (Per Approved Contract)

Title or work description	Hourly Rate
Licensed Professional Engineer (P.E.)	\$180.00
Project Manager	\$156.00
Certified Engineer Intern (E.I.)	\$130.00
Structural Inspector (non-P.E.)	\$130.00
Expert Witness (Legal)	\$350.00
Inspector (non-P.E.)	\$105.00
Engineering Technician	\$105.00
Drafting Technician	\$105.00
Clerical	\$78.00

Schedule of Reimbursable Expenses

Item description	Rate
Large Format Prints (Arch-D, 24"x36") Color	\$35.00/Each
Large Format Prints (Arch-D, 24"x36") Black&White	\$15.00/Each
Prints (Tabloid, 11"x17") Color	\$5.00/Each
Prints (Tabloid, 11"x17") Black&White	\$0.75/Each
Prints (8.5"x11") Color	\$0.50/Each
Prints (8.5"x11") Black&White	\$0.25/Each
Binding Large Format	\$50.00/Each
Binding Tabloid and Letter Format	\$20.00/Each
Mailing and Shipping Expenses	Cost + 20%
Travel Expenses (outside Monroe County)	Cost + 20%
Misc. (Discs, Flash Drives, etc.)	Cost + 20%

Client:
Signature _____ Date _____
Brian L. Barroso
City Manager

By: _____ Date 08/29/2025
Signature *Serge Mashtakov*
Serge Mashtakov, PE
President, Artibus Design LLC

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