

RESOLUTION NO. 06-270

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, APPROVING TASK ORDER 107.001 FOR CHEN & ASSOCIATES, INC. FOR ENGINEERING & ARCHITECTURAL SERVICES FOR THE NEW TRANSIT BUS FACILITY AT 5701 COLLEGE ROAD IN THE AMOUNT OF \$968,432.00; PROVIDING FOR AN EFFECTIVE DATE

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

Section 1: That Task Order 107.001 in the amount of \$968,432.00 is hereby approved.

Section 2: 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.

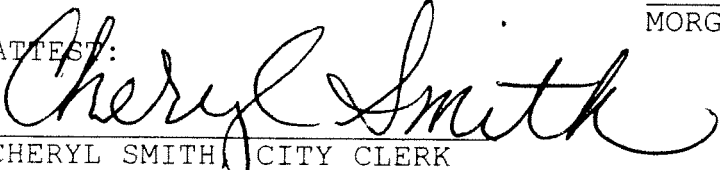
Passed and adopted by the City Commission at a meeting held this 1 day of August, 2006.

Authenticated by the presiding officer and Clerk of the Commission on August 2, 2006.

Filed with the Clerk August 2, 2006.

  
MORGAN MCPHERSON, MAYOR

ATTEST:

  
CHERYL SMITH, CITY CLERK



STATE OF FLORIDA, COUNTY OF MONROE,  
CITY OF KEY WEST

This copy is a true copy of the public record on file in this office. Witness my hand and official seal this 1 day of August, 2006

By   
Cheryl Smith, City Clerk



## EXECUTIVE SUMMARY

**To:** Julio Avel, City Manager

**cc:** Roger Wittenberg, Finance  
Sue Snider, Purchasing

**From:** Myra Wittenberg, Manager / KWDoT Manager  
David Fernandez, Director / KWDoT & Utilities *Myra Wittenberg*

**Date:** July 19, 2006

**Subject:** Task Order 107.001 – Engineering Services for Panning, Design, Permitting, Bid & Award, Construction & Administrative Services, Other Services and Direct Associated With the New Transit Operations & Maintenance Facility at 5701 College Road, Key West, Florida, With Chen & Associates, Inc., Under the Master Services Agreement

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### **ACTION STATEMENT:**

This request is to approve Chen & Associates, Inc. (C&A) Task Order No. 2006-01 for Engineering and Construction services related to the construction of the new Public Transportation Operations & Maintenance Facility to be constructed at 5701 College Road, Key West, Florida, utilizing funds awarded by the Federal Transit Administration (FTA) and Florida Department of Transportation (FDOT) pursuant to all rules and regulation of both agencies as well as all State and Local guidelines.

### **HISTORY / BACKGROUND:**

The Key West Department of Transportation currently operates and maintains its transit fleet of buses as well as operations and administration at the 627 Palm Avenue site, along with City-wide fleet maintenance, parking operations and the utilities department. This building is 34 years old and is in poor condition. KWDoT operations require a new facility in order to secure continuity of services, manage current growth patterns and provide maintenance of the transit fleet. To that end staff of KWDoT applied and received FDOT funds and FTA funding in a total amount of \$5,261,518.00 for construction of the new facility. The City will provide the land required of up to 4.5 acres as noted at the site referenced on College Road, which is the former Solid Waste to Energy Facility site.

To date CH2M Hill has completed the Due Diligence and Documented Categorical Exclusion Application Package which we have submitted to FTA and FDOT for their review so as to move forward with all required environmental clean up or remediation issues in order for the land to be clean of any concerns before construction can be approved.

C&A has prepared the attached Task Order with cost estimate details as to the engineering and construction costs involved for a new facility which includes engineering, architectural and construction management services. Please refer to attached for all pertinent data.

**STRATEGIC PLAN:**

The City's strategic plan identifies a need for a new facility to support transit operations as does the department business plan and the City's business plan. Movement forward on this will accomplish one of the goals identified for public transportation services.

**OPTIONS / ADVANTAGES / DISADVANTAGES:**

**Option 1)** Would be the City approving this request and move forward on design and construction of the new facility providing for engineering and construction services under the MSA with Chen & Associates.

**Advantages:** The advantage is that this project is 100% funded except for the land that the City is required to use for the construction and placement of the project. It is not often that we are able to provide 100% funding of a large capital project such as this and the City should take advantage of the opportunity to improve an existing operational site, which also frees up the land that the existing site is on for other use.

**Disadvantages:** The disadvantage is obvious in that the land value in the Key West and Florida Keys area is costly but again the advantages far outweigh the disadvantages given the funding assistance provided for this project.

**Option 2)** Would be that the City not approve the facility and this Task Order for engineering services, which would cancel the project entirely.

**Advantages:** There is no apparent advantage to this option.

**Disadvantages:** The disadvantages are opposite the advantages in Option No. 1) above.

**FINANCIAL IMPACT:**

Chen & Associate engineering cost estimates are attached for your information and review. The total engineering costs are estimated at \$968,342.00, and the construction cost estimates is \$6,625,000.00. Again it should be noted that all out of pocket construction costs of this project are funded by FDOT and FTA.

**RECOMMENDATION:**

Staff recommends authorization of this task order in the amount of \$968,432.00 to Chen & Associates, Inc.

**TASK ORDER PURSUANT TO THE MSA  
FOR PROFESSIONAL SERVICES BETWEEN  
THE CITY OF KEY WEST AND  
CHEN AND ASSOCIATES CONSULTING ENGINEERS, INC. (C&A)**

**DATE:** July 20, 2006

**TASK ORDER NO.** 01

**C&A PROJECT NO.** 107.001

**TITLE:** ENGINEERING AND ARCHITECTURAL SERVICES FOR  
THE PLANNING, DESIGN, PERMITTING AND  
CONSTRUCTION OF THE BUS TRANSIT FACILITIES AT  
STOCK ISLAND

**I. PROJECT DESCRIPTION**

The City of Key West (City) plans to relocate their existing Key West Department of Transportation building and facilities to the Solid Waste to Energy Facility (SWEF) site located at Stock Island (5701 College Road Key West, FL). The City is currently demolishing all buildings and structures at the site.

The project will be funded in part by the Federal Transportation Authority (FTA) and the Florida Department of Transportation (FDOT). Compliance with the National Environmental Policy Act (NEPA) for the proposed site improvements will be a requirement for the federal funding aspects for the project. The City currently has a Consultant preparing a Due-Diligence Report and a Preliminary Site Assessment. This Consultant has submitted a Documented Categorical Exclusion request to FTA for review and approval.

The proposed City transit bus facility will include maintenance capabilities, administrative offices, and centralized fleet maintenance.

C&A has based the fee proposal on a new facility which would have 20,000 SF of vehicle (bus) maintenance space and 5,000 SF of administrative space including locker rooms, toilets, storage, etc. We feel this should be a single building rather than two separate buildings as shown on the existing site plan. The building will be one story and will need to meet the Florida Building Code (FBC) criteria, including hurricane requirements. Landscaping will primarily be used to screen the site along the road.

**II. BASIS OF SCOPE**

- This task order assumes that the proposed improvements (i.e. bus transit facility) are in compliance with NEPA and has received approval from FTA, FDOT, and FHWA.
- This site is not subject to traffic concurrency.

## Task Order No. 1 – Bus Transit Facility

- Existing water main and sanitary sewer utilities of sufficient size, depth, pressure and capacity are available and accessible to the site and will serve as the source for accommodating this Project.
- Off-site force main and on-site lift station improvements have been included in this proposal. Other off-site improvements such as roadway improvements, signalization upgrades, and utility adjustments are excluded. If required, additional off-site improvements will be provided as an additional service.
- The task order excludes the possibility of any unknown or special site conditions, the use of deep foundations and fuel facilities, if required.
- The site's existing solid waste management permit will be closed-out.
- Waste from the temporary transfer station and recyclable materials will be completely removed from the site by the City.
- Complete demolition of existing facilities shall be finished by City.
- All previous environmental asbestos, soil, and groundwater reports and regulatory enforcement documents shall be provided by the City prior to the start of these services.
- Soil samples will be conducted by other consultant.
- Sediment sample at the pond will be conducted by other consultant.
- Monitoring wells will be conducted by other consultant.
- Historical LFG monitoring will be evaluated by other consultant.

### **Topographic Survey:**

- A boundary survey is not included within survey scope.
- A search of public records for ownership or easements that may encumber the property is not included, unless specified otherwise in "SCOPE OF SERVICES".
- Review of a title commitment and/or title search is not included, unless specified otherwise in "SCOPE OF SERVICES".
- Coordination with attorneys, title companies, consultants and others is not included within survey scope.
- Trees, shrubs, hedges and other vegetation will not be located or shown on the survey, unless specified otherwise in "SCOPE OF SERVICES".

The following services are not included under basic Scope of Service but can be provided as additional services:

- Land use planning, land use plan amendment or rezoning services;
- Asbestos survey;
- Environmental site assessments or remediation;
- Traffic studies, traffic control devices or signalization design;
- Wetland delineation and mitigation permitting;
- Protected species permitting; and/or
- Services for materials testing during construction.

### **III. INFORMATION TO BE PROVIDED BY CLIENT**

1. Facilitate access to any required facilities such as, existing bus facilities and Stock Island Waste Energy site;

2. Attendance of key personnel at meetings as requested;
3. A copy of Preliminary Environmental Assessment Report, Preliminary Geotechnical Report, and any other existing reports and or other documents relative to the site; and
4. Electronic copies of existing surveys of the site.

#### **IV. SCOPE OF SERVICES**

C&A shall provide Architectural and Engineering design services for the preparation of the schematic design, design development, and construction document phases of the project. C&A shall also assist the City during the construction procurement phase and with administration of the contract during construction.

##### **TASK 1. PLANNING SERVICES**

The purpose of this Task is to establish a consensus design concept for the project that meets the needs of the City and stays within established schedule and cost parameters.

###### **1.1. Program Development**

The Consultant shall assist the City in identifying the space program and operating requirements for each functional area in the proposed administration, operations and maintenance facilities, such as office space, maintenance bays, storage and vehicle parking areas, and fleet maintenance areas to be allocated to storage, employee and visitor parking, fueling, and landscaping and other department shops and storage space required. It is anticipated that the Consultant shall attend a total of up to two (2) meetings with the various City representatives.

###### **1.2. Schematic Design Documents**

The Consultant shall provide schematic design documents based upon the approved conceptual design package which will include the program, schedule, and budget. The schematic design shall include a schematic site plan, preliminary building plans, sections and elevations. Preliminary selections of major building systems and materials shall be noted on the drawings or described in writing. Six (6) copies of the draft schematic design documents shall be provided to the City for initial review and comments. It is anticipated that the Consultant shall attend a total of one (1) meeting with the City representatives to review the schematic design documents.

###### **1.3. Design Development Documents**

The Consultant shall provide design development documents based on the approved schematic design documents and updated budget. The design development documents shall refine the design of the project, establishing the scope, relationships, forms, size and appearance of the project by means of plans, elevations, and sections, typical construction details, and equipment layouts. The design development documents shall be considered the 30% submittal.

Specifications of major materials and systems shall be provided to establish their quality in general. Six (6) copies of the design development documents shall be provided to the City

for initial review and comments. It is anticipated that the Consultant shall attend a total of one (1) meeting with City representatives to review the comments.

- Deliverables:**
- Attend up to four (4) meetings with City representatives
  - Prepare six (6) copies of the schematic design documents
  - Prepare six (6) copies of the design development documents (30% Submittal)

## **TASK 2. DESIGN SERVICES**

The purpose of this Task is to establish requirements for the preparation of construction documents for the Project based on the approved design development documents. The construction documents shall set forth in detail the requirements for construction of the project. The construction documents shall include drawings and specifications that establish in detail the quality levels of materials and systems required for the project. The Consultant shall provide the electronic files for the construction documents in MS-Word, AutoCAD and Adobe Acrobat file format. It is anticipated that the Consultant shall attend a total of three (3) design meetings with City representatives.

### **2.1 Construction Documents**

The Consultant's construction documents shall include the following deliverables:

a. 60% Submittal

Cover; Drawing Index; General Notes; Safety Plan; Site Civil and Utilities with Details; Typical Sections and Details; Architectural Plans; Elevations; Sections; Details; Mechanical, Plumbing & Structural; Schedule and Phasing Plans; Structural Plans; Structural Notes and Details; Circuitry Plans; Electrical Notes and Details; Front End Construction Contract Documents; Project Construction Cost Estimate; Technical Specifications; Construction Schedule; Define Quality Assurance and Quality Control Procedures. Six (6) copies shall be provided to the City for review and comments. It is anticipated that the Consultant shall attend a total of one (1) meeting with the City representatives to review the comments.

b. 90% Submittal

Cover; Drawing Index; General Notes; Safety Plan; Typical Sections and Details; Site Civil and Utilities with Details; Architectural Plans; Elevations; Section; Details; Mechanical, Plumbing & Structural; Schedule and Phasing Plans; Structural Plans; Structural Notes and Details; Lighting Layout Plans; Circuitry Plans; Electrical Notes and Details; Construction Schedule; Project Construction Cost Estimate; Front End Construction Contract Documents; Technical Specifications. Six (6) copies shall be provided to the City for review and comments. It is anticipated that the Consultant shall attend a total of one (1) meeting with the City representatives to review the comments.

c. 100% Submittal

Final Cover; Final Drawing Index; Final General Notes; Final Safety Plan; Final Typical Sections and Details; Final Site Civil and Utilities with Details; Final Demolition Plans; Final Architectural Plans; Final Elevations; Final Section; Final Details; Final Mechanical, Plumbing & Structural; Final Schedule and Phasing Plans; Final Structural

## Task Order No. 1 – Bus Transit Facility

Plans; Final Structural Notes and Details; Final Electrical Demolition Plans; Final Lighting Layout Plans; Final Circuitry Plans; Final Electrical Notes and Details; Final Construction Schedule; Final Front End Construction Contract Documents; Final Technical Specifications; Final Project Construction Cost Estimate. Six (6) copies shall be provided to the City.

- Deliverables:**
- Attend up to five (5) meetings with City representatives.
  - Prepare six (6) copies of the construction documents at 60%, 90% and 100%.

### **TASK 3. PERMITTING SERVICES**

The Consultant shall prepare applications and such documents and design data as may be required to procure approvals from the identified governmental authorities that have jurisdiction over the Project. The City will pay all permit fees. It is the intent of this scope of services that the Consultant be the responsible party for formally transmitting and receiving permits to and from the respective jurisdictional authorities. The Consultant shall copy the City on all permit related correspondence. At the time of scope preparation, the following governmental authorities that have or may have jurisdiction over project have been identified:

- South Florida Water Management District (SFWMD)
- U.S. Army Corps of Engineers (USACOE)
- Florida Department of Environmental Protection (FDEP)
- Florida Keys Aqueduct Authority (FKAA)
- Federal Transit Authority (FTA)
- Florida Department of Transportation (FDOT)
- City of Key West
- Monroe County

- Deliverables:**
- Correspond with noted jurisdictional authorities to establish permitting requirements.
  - Revise documents and respond to permitting inquiries as required.

### **TASK 4. BIDDING AND AWARD SERVICES**

The Consultant shall assist the City in bidding and awarding the construction project and in the preparation, negotiation and execution of contracts for the work on the project. Services shall include bid document delivery; attending one (1) pre-bid conference and one (1) bid opening; addenda issuance; bid evaluation; and preparing eight (8) as-bid contract documents.

- Deliverables:**
- Attend and participate in one (1) pre-bid conference and one (1) bid opening.
  - Respond to questions from prospective bidders and prepare addenda for distribution.
  - Prepare eight (8) as-bid contract documents and sets.



## **TASK 5. CONSTRUCTION ADMINISTRATION SERVICES**

The Consultant shall perform the following tasks related to the construction administration of the Project. These subtasks shall be performed for the duration of all construction. It is anticipated that the construction timeframe for the project will approximate twelve (12) months. The consultant's compensation is based upon the administration of this construction duration.

### **5.1 Pre-Construction Conference**

The Consultant shall attend one (1) pre-construction conference.

### **5.2 Resident Project Representative Services**

The Consultant will provide one full-time Resident Project Representation to observe the construction of the work. In this effort, Consultant's level of effort shall be based upon a period of up to twelve (12) months (2,080 hours) of field representation. Should this level of effort be exceeded or decreased, an equitable adjustment shall be made accordingly.

The Consultant shall provide specialty site visits by various design disciplines (civil, mechanical, architectural, landscaping, etc.) on an as requested basis. For the purposes of this scope of services, it is assumed that monthly specialty site visits are included for the duration of the construction project twelve (12) months.

### **5.3 Construction Progress Meetings**

The Consultant shall attend bi-weekly construction meetings with the Contractor(s), and applicable City representatives for the duration of the construction. The purpose of these meetings shall be to review the status of construction progress, shop drawing submittals and contract document clarifications and interpretations. These meetings shall also serve as a forum for discussion of construction issues, potential changes / conflicts and any other applicable matters. The meetings may include site visits to visually observe / address construction related concerns that may result from discussion during the construction meeting. The Consultant will prepare and distribute meeting minutes to all attendees and other appropriate parties.

### **5.4 Request for Information / Contract Documents Clarification (RFIs/CDCs):**

The Consultant will process all RFIs / CDCs.

### **5.5 Pay Requests Review**

The Consultant shall review contractor's monthly applications for payment and supporting data throughout the duration of construction which is estimated to be twelve (12) months for a project maximum of twelve (12) reviews. Consultant shall make recommendation in writing for payments to the contractor(s) in accordance with the contract documents.

### **5.6 Shop Drawings Review**

The Consultant shall have 14 calendar days from the time of receipt in its office, to review and return shop drawings.

### **5.7 Project Closeout**

The Consultant and City staff shall conduct an overview of the Project. The overview shall include development of a "punch list" of items needing completion or correction prior to

consideration of final acceptance. The Consultant will develop the list with assistance from the City. The list shall be forwarded to the Contractor.

Upon notification from the contractor that all remaining “punch list” items have been resolved, the Consultant, in conjunction with appropriate City staff, shall perform a final review of the finished Project. Based on successful completion of all outstanding work items by the Contractor(s), the Consultant shall assist in closing out the construction contract. This shall include a final punch list walk through for verification of completion.

- Deliverables:**
- Attend and participate in one (1) pre-construction conference.
  - Provide one (1) full-time Resident Project Representative on the project.
  - Provide monthly specialty site visits, as requested.
  - Prepare daily construction observation forms and distribute to the City.
  - Attend and participate in bi-weekly construction progress meetings.
  - Respond to those RFI’s that involve design interpretations. Issue CDCs as required.
  - Review pay request and make recommendations for payment to the City.
  - Review Shop Drawings.
  - Attend field meetings to review substantial and final completion and assist in development of “punch lists”.

## **TASK 6. OTHER SERVICES**

### **6.1 Topographic Survey**

The Consultant shall arrange and coordinate the efforts of licensed surveyor to prepare topographic survey of the area for development as illustrated in Exhibit A. The survey will locate surface features; including: buildings, trailers, pavement fences, power poles, walks and curbs. Locate utilities at the surface. Utility locations will be based on surface evidence of underground utilities; such as valves, fire hydrants and manholes. The investigation for underground utilities will not extend to research at the City or utility companies and no underground exploration will be conducted. Locate sanitary and storm sewer structures at the surface. Measure the rim and invert elevation of sanitary and storm sewer structures. Measure spot elevations approximately every 100 feet. Establish two on-site benchmarks. Elevations will be based on N.G.V.D. of 1988 established from the nearest governmental benchmark. Coordinates will be based on an assumed datum base on the previous survey. As an alternative to the assumed coordinates State Plane Coordinates will be established utilizing real time GPS.

### **6.2 Geotechnical Evaluation**

The Consultant’s subconsultant shall provide a total of four (4) standard penetration test borings to a depth of 30 feet each. In addition, four (4) open hole percolation tests shall be performed. Laboratory analysis, including sieve analyses and organic content tests, will be performed on representative samples collected during the field visit, as required for design. Locating existing utilities is not included in this task.

An engineering report will be provided and will include a description of findings, results of laboratory testing and general recommendations for excavation, filing and compaction requirements for foundation design.

**6.3 Underground Utility Investigation**

The Consultant shall contract the services of an underground utility location service to perform approximately five (5) vacuum extraction excavations, in an effort to better identify existing underground conditions where work is to be performed. Actual locations shall be as directed by the Consultant, subject to City review and acceptance.

**6.4 FDEP Reasonable Assurance**

The Consultant shall retain the services of professional engineer and / or professional geologist that are experienced with the hydrogeologic conditions of the Florida Keys area. This subconsultant shall assist the Consultant in developing proper responses to the State of Florida Department of Environmental Protection during the Group V, Class 6 disposal well permitting for construction and authorization to operate. Tasks may include the development of a report that presents background geologic conditions for the project area and its surroundings, site specific hydrogeological data as well as any other data that the Consultant determines is necessary to satisfy the reasonable assurance requirements of the State of Florida Department of Environmental Protection. This task covers up to one (1) test well.

**TASK 7. DIRECT COSTS**

**7.1 Reproduction Service**

The Consultant shall be reimbursed at the usual and customary rate for reproduction of reports, contract documents and miscellaneous items, as may be requested by the City.

**7.2 Travel**

The Consultant shall be reimbursed for travel and subsistence as per Master Service Agreement (MSA).

**7.3 Lodging**

The consultant shall be reimbursed for lodging expenses as per MSA.

**TASK 8. OTHER PROFESSIONAL SERVICES**

**8.1 Development of plan to remove any metal contaminants at the pond**

The consultant shall retain the services of professional engineer and / or professional geologist to assist in preparing any required plans to remove metal contaminants at the pond.

**8.2 Additional A&E services for optional concrete administration facility**

The consultant, at the request of the City, shall provide the required A&E services to design the +/- 5,000 SF administration building out of concrete material.

**V. DELIVERABLES AND COMPLETION**

Deliverables are described in the Scope of Services and project schedule in Attachment B.

Task Order No. 1 – Bus Transit Facility

**VI. FEE**

The fee summary for this work order is shown on attachment A.

**ATTACHMENT A**

**ENGINEERING AND ARCHITECTURAL SERVICES FOR THE PLANNING, DESIGN,  
PERMITTING AND CONSTRUCTION OF THE BUS TRANSIT FACILITIES AT  
STOCK ISLAND**

**FEE SUMMARY**

<b>TASK NUMBER</b>	<b>DESCRIPTION</b>	<b>LUMP SUM FEE</b>
1	PLANNING SERVICES	\$201,465
2	DESIGN SERVICES	\$222,994
3	PERMITTING SERVICES	\$51,834
4	BIDDING AND AWARD SERVICES	\$38,744
5	CONSTRUCTION ADMINISTRATION SERVICES	\$360,895
6	OTHER SERVICES	\$34,500
7	DIRECT COSTS	\$56,000
8	OTHER PROFESSIONAL SERVICES	\$22,000
<b>TOTAL FEE</b>		<b>\$988,432</b>

*Error!*  
\$968,432.<sup>00</sup>

# Exhibit A

- LEGEND**
- MONITOR WELL
  - PP# POWER OR SERVICE POLE
  - FIRE HYDRANT
  - WATER VALVE
  - SANITARY SEWER MANHOLE
  - FENCE LINE
  - EAST MAINTENANCE RD
  - SOIL ELEVATION
  - PROPERTY LINE
  - NEW PILING
  - OF SWALE
  - A-1-8 SOIL BORING LOCATION
  - DIRECTION OF SLOPE
  - CONTOURS
  - PROPOSED CONSTRUCTION

SITE BENCHMARK IS THE TOP OF A BOLT OF THE FIRE HYDRANT BETWEEN W/LS & UTEN ELEV=855 FT. (NOV)

PK. NAIL IN PAVEMENT E 1967.08

PK. NAIL IN PAVEMENT E 4753.53

A = 19529 SQ' 4.5 ACRES

PK. NAIL IN PAVEMENT E 2182.88

**NOTE:**  
EXISTING TPO DATA TAKEN FROM AERIAL PHOTOGRAPHY DATED JUNE 1992 BY CH2M HILL



**CONCEPTUAL**  
SECTION  
CONSTRUCTION

NO.	DATE	REVISION

**CH2MHILL**  
450 WEST CROSS STREET  
TAMPA, FLORIDA 33606  
LB 000294 MA 000008

**KEY:** WEST SIDE WHITE SITE, BOB FARM  
TOPOGRAPHIC MAP

NO.	DATE	REVISION

**ATTACHMENT B**

**ENGINEERING AND ARCHITECTURAL SERVICES FOR THE PLANNING, DESIGN,  
PERMITTING AND CONSTRUCTION OF THE TRANSIT FACILITIES AT STOCK  
ISLAND**

**PROJECT SCHEDULE**

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<b>Task</b>	<b>Description</b>	<b>Working days after Notice to Proceed</b>
<b>1</b>	<b>Planning Services</b>	<b>120</b>
<b>2</b>	<b>Design Services</b>	<b>180</b>
<b>3</b>	<b>Permitting Services</b>	<b>120</b>
<b>4</b>	<b>Bidding and Award Services</b>	<b>120</b>
<b>5</b>	<b>Construction Administration Services</b>	<b>360</b>
<b>6</b>	<b>Other Services</b>	<b>N/A</b>
<b>7</b>	<b>Direct Costs</b>	<b>N/A</b>

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**ATTACHMENT C**

**ENGINEERING AND ARCHITECTURAL SERVICES FOR THE PLANNING, DESIGN, PERMITTING AND CONSTRUCTION OF THE TRANSIT FACILITIES AT STOCK**

**PROJECT COST**

As for the cost of the project, prices continue to be on the rise here in South Florida. The table below breaks down our assumptions for this assignment:

<b>20,000 SF Maintenance Facility</b>	<b>\$120 per SF</b>	<b>\$2,400,000 – assuming a metal building and excl. any specialized equipment and deep found.</b>
<b>5,000 SF Admin. Facility</b>	<b>\$175 per SF</b>	<b>\$875,000 – excludes deep foundations</b>
<b>On-Site Costs</b>	<b>Varies</b>	<b>Assuming \$750,000</b>
<b>Key West Cost Factor</b>	<b>15-20%</b>	<b>\$600,000</b>
<b>Total Recommended Project Budget</b>		<b>\$4.6M (including On-Site)</b>

**Option 1: Concrete Construction of the Administration Facility**

<b>20,000 SF Maintenance Facility</b>	<b>\$120 per SF</b>	<b>\$2,400,000 – assuming a metal building and excl. any specialized equipment and deep found.</b>
<b>5,000 SF Admin. Facility</b>	<b>\$250 per SF</b>	<b>\$1,250,000 – assuming a concrete building and excludes deep foundations</b>
<b>On-Site Costs</b>	<b>Varies</b>	<b>Assuming \$750,000</b>
<b>Key West Cost Factor</b>	<b>15-20%</b>	<b>\$700,000</b>
<b>Total Recommended Project Budget</b>		<b>\$5.1M (including On-Site)</b>

This construction cost estimate excludes any major off-site efforts such as roadway improvements, signalization upgrades, and utility adjustments. The estimate also excludes the possibility of any unknown or special site conditions, the use of deep foundations, and any fuel facilities, if required.



**CITY OF KEY WEST  
BUS TRANSIT FACILITY  
PRELIMINARY PROJECT SCHEDULE**

ID	Task Name	Duration	Start	Finish	2007																2008				2009				2010			
					Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	
1	<b>Bus Transit Facility</b>	<b>829 days</b>	<b>Tue 8/1/06</b>	<b>Fri 10/2/09</b>	[Gantt bar spanning from Qtr 2 2007 to Qtr 4 2009]																[Gantt bar spanning from Qtr 1 2008 to Qtr 4 2009]				[Gantt bar spanning from Qtr 1 2009 to Qtr 4 2010]							
2	Planning Services	120 days	Tue 8/1/06	Mon 1/15/07	[Gantt bar from Qtr 2 2007 to Qtr 2 2008]																[Gantt bar from Qtr 1 2008 to Qtr 4 2009]				[Gantt bar from Qtr 1 2009 to Qtr 4 2010]							
3	Design Services	180 days	Tue 1/16/07	Mon 9/24/07	[Gantt bar from Qtr 3 2007 to Qtr 3 2008]																[Gantt bar from Qtr 2 2008 to Qtr 4 2009]				[Gantt bar from Qtr 1 2009 to Qtr 4 2010]							
4	Permitting	120 days	Mon 6/18/07	Fri 11/30/07	[Gantt bar from Qtr 3 2007 to Qtr 3 2008]																[Gantt bar from Qtr 2 2008 to Qtr 4 2009]				[Gantt bar from Qtr 1 2009 to Qtr 4 2010]							
5	Bid & Award	120 days	Mon 12/3/07	Fri 5/16/08	[Gantt bar from Qtr 4 2007 to Qtr 1 2008]																[Gantt bar from Qtr 3 2008 to Qtr 4 2009]				[Gantt bar from Qtr 2 2009 to Qtr 4 2010]							
6	Construction	300 days	Mon 5/19/08	Fri 7/10/09	[Gantt bar from Qtr 4 2007 to Qtr 3 2008]																[Gantt bar from Qtr 2 2008 to Qtr 4 2009]				[Gantt bar from Qtr 1 2009 to Qtr 4 2010]							
7	Project Closeout	60 days	Mon 7/13/09	Fri 10/2/09	[Gantt bar from Qtr 4 2007 to Qtr 3 2008]																[Gantt bar from Qtr 3 2008 to Qtr 4 2009]				[Gantt bar from Qtr 2 2009 to Qtr 4 2010]							
8	Completion	0 days	Fri 10/2/09	Fri 10/2/09	[Gantt bar from Qtr 4 2007 to Qtr 3 2008]																[Gantt bar from Qtr 3 2008 to Qtr 4 2009]				[Gantt bar from Qtr 2 2009 to Qtr 4 2010]							

Project: City of Key West  
Date: Mon 7/10/06

Task



Progress



Milestone



Summary

