

RESOLUTION NO. 17-185

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, APPROVING CHANGE ORDER #1 TO TASK ORDER NO. 1 OF THE GENERAL ARCHITECTURAL SERVICES CONTRACT FOR DESIGN/TECHNICAL SERVICES AT THE GARRISON BIGHT MARINA TRANSIENT FACILITY/DOCKMASTER BUILDING IN AN AMOUNT NOT TO EXCEED \$21,500.00, FOR REDESIGN TO REDUCE CONSTRUCTION COSTS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, in Resolution No. 12-220, the City Commission approved a contract with William P. Horn Architect, PA for General Architectural Services and in Resolution No. 14-307 the City Commission approved a new contract with William P. Horn Architect, PA; and

WHEREAS, in Resolution No. 12-313, the City Commission approved Task Order #1 to William P. Horn for design/technical services for the Garrison Bight Transient Facility/Dockmaster Building; and

WHEREAS, all bids received in response to ITB #17-004, for construction of Garrison Bight Dockmaster/Transient Restroom Building were rejected for exceeding budgeted funds; and

WHEREAS, Port staff discussed options with Horn for reducing construction costs, including modifying the roof, removing a curved deck, providing and ADA lift instead of ramp, and other items, which may reduce construction costs without affecting the visual appeal of the building, if incorporated into the project design; and

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

Section 1: That Change Order No. 1 to Task Order No. 1 for William P. Horn, Architect, PA for redesign/technical services to reduce construction costs at the Garrison Bight Marina Transient Facility/Dockmaster Building is hereby approved in an amount not to exceed \$21,500.00.

Section 2: That funds for this project are allocated under City Marina budget line item 413-7551-575-6200, Project GB 1301.

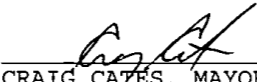
Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held  
this 5th day of July, 2017.

Authenticated by the presiding officer and Clerk of the  
Commission on July 6, 2017.

Filed with the Clerk July 6, 2017.

Mayor Craig Cates	<u>Yes</u>
Vice Mayor Clayton Lopez	<u>Yes</u>
Commissioner Sam Kaufman	<u>Absent</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



THE CITY OF KEY WEST  
201 William Street Key West, FL 33040 (305) 809-3790

## EXECUTIVE SUMMARY

**TO:** Jim Scholl, City Manager  
**FROM:** Karen Olson, Deputy Director Port & Marine Services  
**DATE:** June 19, 2017  
**SUBJECT:** Approve Change Order #1 to Dockmaster / Transient Restroom Design Task Order

### ACTION STATEMENT

Resolution approving Change Order #1 to the Dockmaster / Transient Restroom Design task order with William P Horn Architect, PA in the amount not to exceed \$21,500 for redesign in an attempt to reduce construction costs.

### BACKGROUND

The transient bath house which includes toilet facilities and showers has exceeded its life expectancy. Although renovated in the past, the facility is substandard and detracts from our transient guests staying at the marina. The dockmaster offices are located in a trailer directly adjacent to the transient bath house. The space is small with no public restrooms and lacks adequate storage and work space. A combined use facility will provide a modern transient facility with toilet facilities, showers, laundry, dockmaster offices, storage, work space and public restrooms.

Resolution #12-313 approved Task Order #1 for the design / technical services for the Garrison Bight Marina Transient Facility / Dock Master Building to William P Horn Architect, PA.

Bids were received for ITB#17-004 Dockmaster / Transient Restroom Building – City Marina at Garrison Bight in March 2017. Staff reviewed the breakdown of the proposals received and determined the line item pricing to be over budget, unbalanced and high for the scope of work and recommended rejection of all bids. Resolution #17-144 rejected all bids for this project.

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

EXECUTIVE SUMMARY

#### **PURPOSE & JUSTIFICATION**

Seaport staff met with the Architect to discuss options for reducing costs but maintaining the footprint and architectural appeal of the building. Design changes will include modifying the sloped roof to a flat roof, removing curved deck, providing an ADA lift instead of a ramp, eliminating the oil center relocation from scope, installing pressure treated decking in place of IPE hardwood and providing stained concrete in place of tile floors. Additive Alternates will be provided for the decking and flooring.

In addition to the design modifications the Bid Schedule will be modified to limit the mobilization, general/supplemental, bonds and demobilization line item to 10% maximum of the construction costs. Staff also believes having an extended bid time along with an earlier pre-bid meeting will give contractors from South Florida, and further, the opportunity to provide pricing.

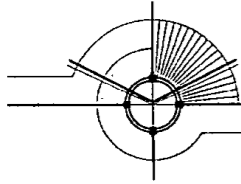
With the above modifications staff believes construction costs for the new building will be reduced to within the revised budget estimate of \$1,600,000.

#### **FINANCIAL IMPACT**

Funds for design modification will come from account 413-7551-575-6200 GB1301

#### **RECOMMENDATION**

Staff recommends approving Change Order #1 to the Dockmaster / Transient Restroom Design task order with William P Horn Architect, PA in the amount not to exceed \$21,500 for redesign in an attempt to reduce construction costs.



WILLIAM P. HORN ARCHITECT, PA.  
LICENSE NO. AA 0003040

915 EATON ST., KEY WEST, FL 33040 TEL. 305-296-8302

WWW.WILLIAMPHORNARCHITECTPA.COM

DATE: 06/12/17

GARRISON BRIGHT TRANSIENT RESTROOMS/DOCK MASTER BUILDING  
GARRISON BRIGHT MARINA  
KEY WEST, FL 33040

**PROJECT REVISIONS- FEE ESTIMATES**

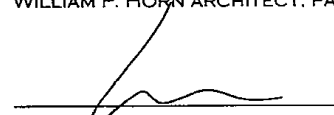
**REVISIONS TO THE PROJECT WILL INCLUDE THE FOLLOWING:**

- REVISE MAIN ROOF FROM SLOPED TO FLAT ROOF, ENTRY ROOF TO REMAIN AS HIP ROOF BUT LOWERED.
- SIMPLIFY THE COVERED PORCH RAILS, LOUVERS AND COLUMNS/BEAMS.
- COVERED PORCH ENTRY DECK TO GO FROM ROUNDED SHAPE TO SQUARE SHAPED.
- IPE PORCH AND STAIR DECKING TO HAVE PT WOOD DECKING AS AN ALTERNATE DEDUCT.
- INTERIOR TILE FLOORING TO HAVE STAINED CONCRETE AS AND ALTERNATE DEDUCT.
- REMOVE RAMP AND ADD ADA LIFT.
- REVISE MOB PORTION OF BID SCHEDULE TO 10% MAXIMUM.
- EXTEND BID TIME WITH EARLIER PRE-BID MEETING.
- ELIMINATE OIL CENTER FROM BID (BY OWNER).

**FEE PROPOSAL ESTIMATE**

ARCHITECTURAL REVISIONS=	\$12,000.00
STRUCTURAL REVISIONS=	\$4,000.00
MEP ENGINEERING REVISIONS=	\$2,000.00
CIVIL REVISIONS=	\$500.00
LANDSCAPE REVISIONS=	\$500.00
SUB TOTAL=	\$19,000.00
RE- BIDDING PHASE=	\$2,500.00
TOTAL=	\$21,500.00

WILLIAM P. HORN ARCHITECT, PA

  
WILLIAM P. HORN, R.A. NCARB, LEED AP  
PRINCIPAL

RESOLUTION NO. 17-144

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, REJECTING ALL BIDS RECEIVED IN RESPONSE TO INVITATION TO BID (ITB) #17-004, FOR DOCKMASTER/TRANSIENT RESTROOM BUILDING AT CITY MARINA AT GARRISON BIGHT PURSUANT TO SECTION 2-834(4) OF THE CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the responsive bids received in response to ITB 17-004, exceeded cost estimates and budgeted funds for this project; and

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

Section 1: That the bids received in response to ITB #17-004, for Dockmaster/Transient Restroom Building at the City Marina at Garrison Bight are hereby rejected pursuant to city code of ordinances section 2-834(4).

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


16 day of May, 2017.

Authenticated by the Presiding Officer and Clerk of the Commission


on 17 day of May, 2017.

Filed with the Clerk on May 17, 2017.

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



RESOLUTION NO. 14-307

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, APPROVING THE STAFF RANKING AND AWARDING CONTRACTS ON A TASK ORDER BASIS FOR GENERAL ARCHITECTURAL SERVICES IN RESPONSE TO RFQ NO. 14-002; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City issued a request for Qualifications for firms capable of providing general architectural services; and

WHEREAS, a ranking committee composed of city staff reviewed the seven (7) responses to the RFQ for a General Architectural Services Consultant, and determined that five (5) firms are particularly qualified, and the City wishes to engage each one on a Task Order basis;

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

Section 1: That the top five responses in response to RFQ No. 14-002, for general architectural services are hereby ranked by staff, and approved by the City Commission as follows:

- (1) Synalovski Romanik Saye
- (2) Bermello Ajamil and Partners, Inc.
- (3) William P. Horn Architect, P.A.
- (4) Bender and Associates, Architects, P.A.
- (5) AMEC

Section 2: That the City Manager is hereby authorized to negotiate and execute contracts on a task-order basis with each of the five top-ranked companies; upon advice and consent of the City Attorney.

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 21st day of October, 2014.

Authenticated by the Presiding Officer and Clerk of the  
Commission on 22nd day of October, 2014.

Filed with the Clerk on October 22, 2014.

Mayor Craig Cates	<u>Yes</u>
Vice Mayor Mark Rossi	<u>Yes</u>
Commissioner Teri Johnston	<u>Yes</u>
Commissioner Clayton Lopez	<u>Absent</u>
Commissioner Billy Wardlow	<u>No</u>
Commissioner Jimmy Weekley	<u>Yes</u>
Commissioner Tony Yaniz	<u>No</u>

  
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CRAIG CATES, MAYOR

ATTEST:

  
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CHERYL SMITH, CITY CLERK

RESOLUTION NO. 12-313

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA APPROVING TASK ORDER NO. 1 OF THE GENERAL ARCHITECTURAL SERVICES CONTRACT FOR DESIGN/TECHNICAL SERVICES AT THE GARRISON BIGHT MARINA TRANSIENT FACILITY/DOCK MASTER BUILDING IN AN AMOUNT NOT TO EXCEED \$122,204.00; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, in Resolution No. 12-220, the City Commission approved a contract with William P. Horn Architect, PA for General Architectural Services; and

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

Section 1: That Task Order No. 1 for William P. Horn, Architect, PA for design/technical services at the Garrison Bight Marina Transient Facility/Dockmaster Building is hereby approved in an amount not to exceed \$122,204.00.

Section 2: That funds for this project are allocated under City Marina budget line item 413-7551-575-6200.

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 7th day of November 2012.

Authenticated by the presiding officer and Clerk of the Commission on November 8, 2012.

Filed with the Clerk November 8, 2012.

  
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CRAIG CATES, MAYOR

ATTEST:

  
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CHERYL SMITH, CITY CLERK