



THE CITY OF KEY WEST

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TO: Jim Scholl, City Manager

FROM: Doug Bradshaw, Senior Project Manager

CC: E. David Fernandez, Asst. City Manager – Operations
Mark Finigan, Asst. City Manager – Administration
Don Craig, Planning Director

DATE: January 20, 2012

SUBJECT: Task Order 1 approval: Bermello Ajamil and Partners, Inc

ACTION STATEMENT:

A resolution approving Task Order 1 with Bermello Ajamil and Partners, Inc for the Truman Waterfront (\$413,900).

BACKGROUND:

The City of Key West Naval Properties Local Redevelopment Authority (LRA) awarded RFQ No. 11-004 –Professional Landscape Architectural/ Engineering/Architectural/Land Surveyor Services for Truman Waterfront Upland Design and Construction Administration to Bermello Ajamil and Partners, Inc (BA) in May 2011 (Resolution #11-261). BA’s contract was approved in November 2011 (Resolution #11-327).

The next step in the process is finalizing the Master Plan based on previous conceptual plans and approval of a Major Development Agreement that will allow the City to move directly into bidding and construction of each identified phase. The activities proposed in Task Order #1 (attached) will authorize BA and its subconsultants to complete the steps necessary to complete this process. Task Order 1 will consist of seven (7) phases and is estimated to take eight (8) months to complete:

- Phase 1 - Project Start Up and Kick Off Meeting
- Phase 2 - Program Development
- Phase 3 - Draft Master Plan/Architectural Development and Refinement
- Phase 4 – Draft Master Plan Presentation to TWAB and BVRAC
- Phase 5 - Master Plan/Architectural Revisions
- Phase 6 - Final Master Plan/Architectural Presentation for TWAB & City Commission Approval
- Phase 7 – Development Plan and Conditional Use Permit

During the seven (7) phases the public will have the opportunity to provided input on the plan at a minimum of eight (8) public meetings (City Commission-LRA, TWAB, Planning, BVRAC, etc.).

Task Order #1 includes the disciplines of landscape architecture, architecture, civil engineering, surveying, structural analysis, renderings, traffic analysis, cost estimating, etc.

PURPOSE & JUSTIFICATION:

In order to move forward with development of the Truman Waterfront, the Master Plan and Major Development Agreement must be completed.

Staff has performed a comprehensive review of the labor rates proposed and have determined that they are consistent with the contract and the mix of labor hours for the labor categories, per phase, are acceptable based on staff's professional opinion. Staffs also reviewed the types of subcontract disciplines proposed as well as hours and in staff's professional opinion are fair and reasonable. Lastly staff compared scope and size of task order to other similar types of projects (Higgs Beach) and based on the size and complexity of the Truman waterfront, the fee is reasonable.

OPTIONS:

There are two options:

1. Approval of the Task Order in its entirety.
2. Disapprove the Task Order and direct the staff to re-negotiate the Task Order with BA

By approving the full Task Order the City will be in the position, once Task Order is completed, to move directly into design and construction documents for bidding purposes.

FINANCIAL IMPACT:

The cost to complete the Task Order is \$413,900. The 2011-2012 budget for the project was estimated at \$500,000. The budget account is 101-4303-543-6300, Project # GR0703.

RECOMMENDATION:

City staff recommends option # 1, LRA approval of the Task Order in its entirety.