



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

MEMORANDUM - Planning Department

Date: 10 April 2013

To: Bogdan Vitas City Manager

From: Donald Leland Craig, AICP
Planning Director

Subject: Glynn Archer City Hall – Bender Architects Contract Analysis

Copy To: Mark Finigan, ACM, David Fernandez ACM and Doug Bradshaw , Sr. Project Mgr.

Attachments: None

Reply Requested by: E-mail Acknowledgement

Message:

After concluding contract negotiations with the Bender Team , at Mark's suggestion I analyzed the contract with MBIK2M for the design of the City Hall at Angela Street to check value for service expected in the design of the same type of building at the new site.

Obviously , there are significant differences between the two sites and the approaches applied to each to achieve the common goal – a new City Hall. At Angela Street the City Hall (26000 sf) and the Fire Station (7200 sf) were an integrated monolithic structure , sharing some common facilities and the approach was all new construction . At Glynn Archer the single purpose renovated space is larger at 35000 sf and the City is required to carefully re-purpose a 1923 school building, while maintaining existing school facilities on the same site. Further the contract expectations in the new case are different because of the knowledge gained from the process of designing the two buildings at Angela Street. Also given the City's concern with budgets for many upcoming projects, a more all- inclusive design/bid/build approach with Glynn Archer was chosen. Finally, City staff has realized it does not have the internal expertise to adequately manage and control the construction and cost control of projects currently conceived and planned. These concerns and deficiencies have been addressed in the proposed Bender contract.

Therefore , when one cursorily compares the Bender Design budget with MBIK2M design budget , incorrect conclusions can be drawn as to the relative seemingly cheaper cost of the MBIK2M contract ,

However, when one compares the services to be provided In the Bender contract with the Ingram (MBIK2M) contract a number of project critical services would be extras to the



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Ingram contract , bringing into line the two contracts on an "apples for apples" basis. Listed below along with the cost represented by the Bender contract amounts are the services which would be extra services with the Ingram contract.

Ingram contract all inclusive - \$1,036,780

Bender contract all inclusive - \$1,740,493

Additional Service Fees to Ingram Contract

Construction Administration and close out	\$225,280
Interior FF&E	\$34,800
Constructability Analysis	\$21,800
CPM Project Scheduling/Cost Analysis	\$40,110
Enhanced LEED Commissioning	\$17,500
Energy Modeling for Sustainability	\$9,000
Acoustic/AV for Auditorium & Bldg.	\$74,450
As Built/As Installed Drawings	\$21,700
Selective Demolition/Bidding	\$49,200
Total	\$493,840

This analysis should be made available to the Commission, if asked.