



THE CITY OF KEY WEST
Engineering Department
3140 Flagler Ave Key West, FL 33040 (305) 809-3965

EXECUTIVE SUMMARY

TO: Bob Vitas, City Manager
E. David Fernandez, Asst. City Manager - Operations
Mark Finigan, Asst. City Manager – Administration

FROM: Doug Bradshaw, Senior Project Manager

DATE: January 23, 2013

RE: **Approval of a Task Order 12.0D01.A from Hayes Cumming Architects in the amount of \$187,783 for a Full Condition Assessment of the Frederick Douglass Community Center.**

ACTION STATEMENT:

Approval of this Task Order 12.0D01.A from Hayes Cumming Architects in the amount of \$187,783 will allow for a Full Condition Assessment of the Frederick Douglass Community Center.

The agreement will be executed pursuant to F.S. 287.055 (CCNA), City Code 2-841, and the City's contract with Hayes Cumming Architects approved by Resolution # 12-220.

PURPOSE AND JUSTIFICATION

The City of Key West is in the process of assessing the condition and functionality of the Frederick Douglass Community Center. As part of the assessment, the City will undertake a study in order to fully determine the condition of the structures and the property. Due to the age of the building(s) and numerous modifications, the City has concerns with the potential environmental and structural issues as well as the ability (and cost) of bringing the building(s) up to current Florida Building Codes.

The full condition assessment will address the following items at the Frederick Douglass Community Center facility (buildings and land):

- Structural Integrity
- Architectural Issues
- Environmental Assessments
- Building Services Issues
- Electrical Issues
- Geotechnical

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

EXECUTIVE SUMMARY

The assessment will require significant testing (some destructive) to identify potential environmental issues such as asbestos, lead based paint, mold and mildew in addition to concrete core sampling, structural, HVAC, geotechnical, plumbing, and electrical.

The final condition assessment report will include the following information:

1. Structural Analysis, Evaluation and Assessment
2. Architectural & Building Systems Issues
3. Environmental Assessment
4. Potential Courses of Action & Preliminary Costs
5. Conceptual Design Approaches
6. Preliminary Construction Budget
7. Select Course of Action & Determine Costs

FINANCIAL IMPACT:

The Full Condition Assessment is \$187,783. The project cost will be charged to TIF funding received and from proceeds from the sale of the Caribbean Spa Property.

RECOMMENDATION:

Staff recommends approving Task Order 12.0D01.A from Hayes Cumming Architects in the amount of \$187,783 which will allow for a Full Condition Assessment of the Frederick Douglass Community Center.