



## THE CITY OF KEY WEST

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

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### EXECUTIVE SUMMARY

**Date:** October 28, 2019

**To:** Greg Veliz, City Manager

**From:** Albiona Balliu, Senior Project Manager

**Cc:** Mark Finigan, Finance Director  
Steve McAlearney, Engineering Director

**Subject:** College Road Affordable Housing Utilities – Key West Resort Utilities Line Extension Agreement

#### **Action Statement**

Ratify the procurement of exempt contractual services for Key West Resort Utilities Line Extension Agreement to provide sanitary sewer to the proposed 104 College Road Affordable Housing units, in the amount of \$236,245.00, pursuant to section 2-797 (4)b of the City of Key West Code of Ordinances.

#### **Background**

City Commission Resolution 18-126 directed the City Manager to “*seek proposals or other plans to expedite the development and construction of affordable workforce housing at the entire 2.62-acre parcel on College Road.*” Subsequent to that resolution, William P. Horn Architect, P.A., developed conceptual plans for a 104, one-bedroom unit housing facility for the City of Key West. The 104 Affordable Housing project will have electrical, mechanical and sewer impact fees, similar to every major development project. Due to the increased site density from commercial office buildings for Mosquito Control, SPCA and Easter Seals to the proposed project containing 104 kitchen and bathroom sinks, showers and toilets, KWRU requires a higher capacity force main. KWRU design includes a new 6” force main that will start at KWRU and cross College Road to meet the increased demand.

KWRU recently completed a publicly advertised competitive bidding process where two responsive, responsible bids were received, with Charley Toppino & Sons, Inc as the lowest bidder at \$185,995. Additions costs include design (\$45,000), Attorney Fees (\$5,000) and FDEP permit application fee (\$250). Total cost \$236,245.00.

### **Purpose and Justification**

Staff requests that the City Manager approve this action procuring exempt contractual services, to be ratified by presentation to the City Commission. The basis for declaring exempt contractual services is detailed as follows:

- Award of this work provides critical time for the completion of necessary pre-construction site-work.
- There are exceptional circumstances as the FCAA and City are repaving all of College Road in November. To prevent delays in both the housing project and the College Road repaving, it is in the best interest of the city to expedite installation of the new force main to avoid the likely requirement to trench across the newly paved road.

This resolution supports Key West Strategic Plan Economy Goal #2: Commercial and residential (re) development that is appropriate to a small city and enhances the sociability of neighborhoods, Economy Goal #4 and Quality of Life Goal #2.

### **Financial Issues**

Construction of Affordable Housing at College Road will access Fund 104 Affordable Housing / Housing Admin / Repair and Maintenance, 104-5401-554.46.

### **Recommendation**

Staff recommends ratifying procurement of exempt contractual services for the KWRU Line Extension Agreement to provide sanitary sewer to the proposed 104-unit College Road Affordable Housing in the amount of \$236,245.00 pursuant to Section 2-797 (4)b of the City of Key West Code of Ordinances.