



THE CITY OF KEY WEST
Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

EXECUTIVE SUMMARY

TO: Jim Scholl, City Manager

FROM: Terrence Justice, Engineering

CC: Jim Bouquet, Director of Engineering

DATE: March 6, 2017

RE: **Mole Pier Boat Washdown Design Services.**

ACTION STATEMENT:

Approve a proposal from Bender & Associates Architects P.A. in the amount of \$19,045 to prepare design and construction documents for the Mole Pier Boat Washdown Facility as requested by the Navy. Authorize necessary budget transfers and amendments.

BACKGROUND:

In lieu of rent payments to the Navy for the use of the Mole pier, the City of Key West (City) has agreed to perform certain In-Kind Projects as per the terms of Public Benefit Lease (PBL) N69450-12-RP-00166 which was approved by Resolution 14-034. In accordance with this lease, the Navy issued the attached In-Kind request letter 11011 AM1SA/108 dated May 17, 2016 requesting the use of in-kind funds for design and construction of a Boat Washdown Facility at the Mole Pier.

The City subsequently requested a work order proposal for Mole Pier Entry Boat Washdown Facility design services from Bender & Associates Architects P.A. (Bender). The proposed fee for this work is \$19,045 per the attached Bender proposal dated February 15, 2016.

MEMORANDUM

PURPOSE AND JUSTIFICATION

Design and construction of a boat washdown facility have been requested by the Navy in conformance with the Public Benefit Lease (PBL) N69450-12-RP-00166 between the City and the U.S. Navy.

FINANCIAL IMPACT:

Funds in the amount of \$19,045 will be transferred from the Navy Reserves Account #602-1900-519-9800 to Navy Repairs and Maintenance Account #602-1900-519-4600 and used to fund a purchase order for Bender under Project Number OM19001601.

Work will be performed in accordance with the General Architectural Services Agreement between Bender and the City as approved by Resolution # 14-307.

RECOMMENDATION:

Staff recommends approval of the work order proposal from Bender in the amount of \$19,045 for design and preparation of construction documents for the Mole Pier Boat Washdown Facility and authorization of necessary budget transfers and amendments.

Approved by:



James K. Scholl
City Manager



Date



February 15, 2017

Mr. Terrence K. Justice
Construction Coordinator Engineering Department
City of Key West
300 white Street
Key West, FL 33040

RE: Truman Waterfront Wash Bay

Dear Terry,

Thank you for asking us to work with you on the new wash bay at the Truman Waterfront Navy Ramp Area. As discussed, the boat wash and Navy diver wash down area was previously bid by the City with the low bid exceeding \$800,000. The City has a budget of approximately \$250,000. You have requested that we redesign the project to meet the City budget restrictions.

We currently have a truck wash bay under construction for Keys Energy on Stock Island. That design is substantially less expensive than the original proposal that the City bid previously. However, even that version will likely exceed your budget.

As a starting point for this proposal, I asked Tony Jenkins from Biltmore Construction to estimate the cost of that design at the Waterfront. Biltmore is currently working on the new Fort Taylor Entry Station, so they are familiar with the site. Their estimate, attached, is \$330,000.

I estimated fees using the State of Florida DMS Fee Guide Calculator for the \$330,000 scope and your \$250,000 budget scope. Using Group "E" – less than average complexity, yield fees of \$24,770 for the estimated scope and \$19,045 for the budgeted scope.

I propose to approach the project as follows: We will design the project using our Keys Energy Wash Bay as a starting point. We already know that this design will exceed your budget. Therefore, we will prepare the construction and bid documents to include a series of alternate bids.

We will provide the following services:

Schematic design phase, 30% submittal, will include a site plan, floor plan, building section and elevations. These documents will be submitted to you for your review and approval.

Design Development/construction documents, 80% submittal, will include all architectural details required for construction, structural, plumbing and electrical plans, schedules and details, as well as specifications and alternate bid items identified. For a project of this scope, we prefer to include the specifications on the drawings. However, we will write a book specification at the City's direction if required. These documents will be submitted to you for your review and approval.

Bidding and Construction documents, 100% submittal, will incorporate all of the drawings, specifications, and other bid forms necessary to bid and permit the work.

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022
www.BenderArchitects.com

Bidding support will include attendance at Pre-bid meetings, responses to bidder questions, and assistance with, or issuance of, addenda.

Construction phase contract administration will include attendance at OAC meetings and site visit inspections as appropriate and/or as needed.

I propose to provide all of the above services for a lump sum fee of \$19,500 which includes all reimbursable expenses. The fee is based on the DMS Fee Guide Calculator using your proposed budget, even though the full scope, including alternates, will be substantially more.

Fees will be prorated as follows:

Schematic Design, 30% Submittal	20%	\$ 3,900
Design/Construction Documents, 80% Submittal	40%	\$ 7,800
Bid/Construction Documents, 100% Submittal	15%	\$ 2,925
Bidding Phase Services	5%	\$ 975
<u>Construction Phase Services</u>	<u>20%</u>	<u>\$ 3,900</u>
Total	100%	\$19,500

Please call if you have any questions. I look forward to working with you.

Sincerely,



Bert L. Bender, Architect

BLB/ddk

**City of Key West
Wash Bay
Budget**

Description	Subcontractor	Budget
General Requirements		\$ 17,949.00
Site Work/Grading	TBD	\$ 20,000.00
Foundations	Bella	In below
Slab on Grade	Bella	\$ 79,000.00
Canopy	JIMCO	\$ 42,395.00
Plumbing	TBD	\$ 10,000.00
Electrical	TBD	\$ 15,000.00
Water Filtration System	Hydro	\$ 49,894.00
	Sub Total	\$ 234,238.00
Phase Fee		\$ 60,986.00
Contingency		\$ 7,027.00
	Sub Total	\$ 302,251.00
Builders Risk		\$ 3,023.00
General Liability		\$ 3,023.00
	Sub Total	\$ 308,297.00
Bond		\$ 3,083.00
	Sub Total	\$ 311,380.00
CM Fee		\$ 18,682.00
	Total	\$ 330,062.00

Wag
(4) 15 vf aguercast pil
Includes trench drain
Wag
Wag

Permitting By Owner
Utility Consumption By Owner

Fee Guide Calculator

For Architectural and Engineering Services

State of Florida, Department of Management Services



Version Posted: March 2015

Project Name:

CONSTRUCTION COST FOR BUILDING (Sitework Not Included)	COMPLEXITY GROUP - PERCENTAGE						
	A	B	C	D	E	F	G
\$ <input style="width: 100px;" type="text" value="330,000"/>	10.26%	9.33%	9.34%	8.42%	7.51%	6.60%	11.59%
CALCULATED FEE	\$33,846	\$30,793	\$30,821	\$27,789	\$24,770	\$21,795	\$38,236

Instructions: Fill in probable construction cost at left and push enter key.

GROUP DEFINITIONS:

- "A" - **CONSIDERABLY MORE THAN AVERAGE COMPLEXITY:** Complex Laboratories, Medical Hospitals
- "B" - **MORE THAN AVERAGE COMPLEXITY:** Average Laboratories, Mental Hospitals, Simple Medical Hospitals, Clinics, Court Houses, Theatres, Complex University Buildings, Special Purpose Classrooms, Laboratory Classrooms, Libraries, Auditoriums, Museums, Air Terminals, Food Service Facilities, Specialized Detention Areas, Detention-Treatment Areas, Residences, Emergency Management Centers
- "C" - **REPAIRS AND RENOVATIONS:** Miscellaneous Repairs and Renovations, Alterations to Office Space or Dormitory Space, Fire Code Corrective Work
- "D" - **AVERAGE COMPLEXITY:** General Office Space, General Teaching Space, Gymnasiums, General Detention Living Facilities, Factory Buildings
- "E" - **LESS THAN AVERAGE COMPLEXITY:** Apartment Buildings, Dormitory Buildings, Service Garages, Stadiums, Repetitive Design Facilities, Office Buildings With Undefined Interior Space (open for later partitioning), Specialized Parking Structures
- "F" - **CONSIDERABLY LESS THAN AVERAGE COMPLEXITY:** Warehouses, Parking Garages, Storage Facilities
- "G" - **BUILDING ENGINEERING SERVICES:** Mechanical, Electrical and Structural not exceeding \$1,000,000 in construction (Not including Site Civil)

ADDITIONAL SERVICES & EXPENSES:


The following services are considered Additional to Basic Services and are not included within the basic fee represented by the fee guides:

- | | |
|---|--|
| <ul style="list-style-type: none"> -Feasibility Studies/ Analysis -Facility Programming -Master Planning -Soils Investigations/Reports -Surveys -Topographic/Boundary
Vegetation/Improvements/Utilities -Measured Drawings of Existing Facilities -Existing Facilities Analysis -Toxic Substance Mitigation Surveys and Consultation -Site Environmental Assessments -Site DRI, PUD, Site Plan Review and/or Zoning Modifications -Traffic Analysis and Traffic Signal Warrant Studies -Civil Engineering Design including Paving/Grading/Utilities
/Drainage/Stormwater Management/Environmental & All Site Permitting -Existing Site Utility Infrastructure Improvements -Site Lighting Design -Landscape Architectural & Irrigation Design -Specialty Consultants
Voice/Data Communications; Electronic/Audio
Visual; Food Service Equipment; Hazardous
Material; Hospital/Laboratory; Interior Design; Indoor
Air Quality; Quality Control; Theater/Acoustical;
Security -Life Cycle Cost (ROI) and/or Federal DOE Energy Analysis | <ul style="list-style-type: none"> -LEED Consultation -Graphic and Signage Design -Special Code Reviews including ACHA -Detailed Cost Estimates -Documents Prepared For:
-Alternate Bids Exceeding Contract Scope
-Excessive Change Orders
-Multiple Construction Contracts
-Record Documents/As Built -Prolonged Construction Contract Administration Services -Structural Threshold Inspections -Project Representation During
Construction Beyond Bi-Monthly Administration -Additional Construction Contract
Administration Services for Multiple Contracts -Building Commissioning and Training Services -Post Occupancy Inspections/ Evaluations -Renderings/ Models - Substantive Changes to Scope, Size or Complexity -Owner Requested Changes to Approved Documents -Reimbursable Expenses*
Including, but not limited to, reproduction/ printing costs,
travel expenses and special mail service expenses |
|---|--|

Fee Guide Calculator

For Architectural and Engineering Services

State of Florida, Department of Management Services



Version Posted: March 2015

Project Name:

CONSTRUCTION COST FOR BUILDING (Sitework Not Included)	COMPLEXITY GROUP - PERCENTAGE						
	A	B	C	D	E	F	G
\$ 250,000	10.48%	9.52%	9.47%	8.57%	7.62%	6.68%	12.17%
CALCULATED FEE	\$26,195	\$23,789	\$23,668	\$21,425	\$19,045	\$16,701	\$30,434

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