



## THE CITY OF KEY WEST

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

MEMORANDUM

### **EXECUTIVE SUMMARY**

**Date:** June 5, 2017

**To:** Jim Scholl, City Manager

**From:** Kreed Howell, Senior Construction Manager

**Cc:** Greg Veliz, Assistant City Manager  
Mark Finigan, Director of Finance

**Subject:** **Unforeseen Spalling and Structural Repairs at Frederick Douglass Gym**

### **ACTION STATEMENT**

Authorize City Manager approving Change Order No. 6 to D.L. Porter Constructors, Inc. for spalling and structural repairs at the Frederick Douglass Recreation Center in the amount of \$250,007.93 as Emergency Procurement per Key West City Code 2-797(2). Waiving Key West Code Section 2-845 and authorize the City Manager to allocate up to \$30,000. in Contingency Allowance. Authorize the City Manager to approve any necessary budget transfers/amendments.

### **BACKGROUND**

Resolution 16-198 of the City Commission of the City of Key West awarded the bid of D.L. Porter Constructors, Inc. (Porter) for the renovation of the Frederick Douglass Recreation Center (Gym). During construction, specifically when the roof was removed, extensive spalling between the roofing system and the concrete wall was observed. Similar spalling was present following window removal. Engineering Services staff requested that an investigation and formal report be issued by Architect of Record Hayes / Cumming Architects (Hayes / Cumming) as to extent of spalling and recommended repairs. Based on this report dated May 11, 2017, condition of the structure has significantly deteriorated due to spalling since an original design investigation in 2013. The necessary process of building demolition, roof removal and roof truss replacement under the current construction project appears to have contributed to additional cracking of the concrete. To stabilize the structure during repairs, shoring is recommended by both Hayes / Cumming's and Porter's structural engineers.

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

Staff recommends shoring installation and repair work be expedited via Emergency Procurement due to the onset of hurricane season.

As requested by the City, Porter relied on the May 11, 2017 report as a scope of work to request spalling repair bids from three specialty sub-contractors. Bid received were:

- Shift Construction           \$137,500.00
- Bella Construction         \$163,175.00
- Schnell Construction       \$235,650.00

Based on these costs, availability and past experience, Porter recommended Shift Construction as the spalling repair subcontractor and Staff concurred. As General Constructor, Porter is assessing normal additional costs and subcontractor mark-up as summarized in attached Change Order Request (COR) #10R dated May 31, 2017. Based on this COR, total proposed cost of Change Order #6 is \$250,007.93. Of this total, \$30,642.00 is for mobilization and installation of necessary shoring. Additionally, Staff recommends a 12% contingency (\$30,000.) due to the potential for encountering additional hidden spalling during concrete removal.

City Manager allocation of the contingency allowance by change order/work directive requires waiving Key West Code Section 2-285. This code section limits the City Manager's authority to approve change orders to 5% of the contract price or \$25,000.00, whichever is less. Allowing the City Manager to approve up to \$30,000. (12% of proposed cost) will provide for timely processing of change requests to address additional spalling and repairs, minimizing project delays for this time critical project and mitigating contractor general conditions charges to the City.

Change Order #6 **does not include** additional Hayes / Cumming fees for investigation and spalling repair oversight.

## **PURPOSE AND JUSTIFICATION**

Spalling has been recently identified in the four walls of Frederick Douglass Recreation Center. The structure current condition will not support portions of the new roof or translucent window panels. Additionally, the structure may not withstand impacts of a severe tropical storm or hurricane. Repairing the tie beams and various columns throughout the Gym is required to complete of the renovation project.

This Resolution supports the City of Key West's Strategic Goal #3, *Parks and recreation areas are accessible to all residents and visitors*, Infrastructure Goal #4, *Long term sustainability of the City's hard assets*.

## **FINANCIAL**

Funding of Change Order #6 for \$250,007.93 and contingency of \$30,000. requires transfer from Infrastructure Reserves Account #101-1900-519-9400 into Account #3031900 5196200 / Project No. PR 1206. The City will subsequently issue a change order to Porter's Purchase Order P082216 in the amount of \$250,007.93.

## **RECOMMENDATION**

Engineering Services Staff recommends authorizing City Manager approval of Change Order No. 6 to D.L. Porter Constructors, Inc. for spalling and structural repairs at the Frederick Douglass Recreation Center in the amount of \$250,007.93 as Emergency Procurement per Key West City Code 2-797(2), waiving Key West Code Section 2-845 and authorize the City Manager to allocate up to \$30,000.n Contingency Allowance as necessary and authorizing the City Manager to approve any necessary budget transfers/amendments.