



THE CITY OF KEY WEST

3140 Flagler Ave Key West, FL 33040 (305) 809-3700

RESOLUTION SUMMARY

EXECUTIVE SUMMARY

TO: Bob Vitas, City Manager
FROM: Doug Bradshaw, Senior Project Manager
CC: David Fernandez, Asst. City Manager
Mark Finigan, Asst. City Manager
Don Craig, Planning Director
DATE: December 30, 2013
SUBJECT: Resolution approving waiving of formal bid procedures for critical path components in order to facilitate development of Phase 1A: Truman Waterfront Multi-Use Field/Horse Stables

ACTION STATEMENT:

This Resolution will approve waiving of formal bid procedures pursuant to City Ordinance section 2-797(4)(b) for critical path components in order to facilitate development of Phase 1A: Truman Waterfront multi-use field/horse stables and authorize the City Manager to approve task orders or enter into contracts for the development.

BACKGROUND:

The City Commission has directed the City Manager to expedite the construction of the multi-use field at the Truman Waterfront in order to have a playable surface within 15-months. The City is currently at the master planning stage and has not begun construction drawings on the field or supporting utilities and infrastructure. Additionally, the City has not finalized the City's approval process of the master plan which is expected first quarter of 2014. In order to meet the 15-month deadline, staff feels that waiving of the formal bid procedure for critical path components is necessary.

Staff proposes the following procedure for critical path components:

1. Development of scope of work for critical path components,
2. Solicit three (3) or more sealed quotes bids from qualified contractors/vendors for the work to be delivered and opened by the City Clerk. Preference will be given to qualified local contractors and vendors,
3. An option to number two (2) above would be to utilize the City's general services or general asphalt contract for the type of work covered under those contracts provided staff documents that the proposed scheduled pricing under the existing contracts are as competitive as prices that the City would expect if procedure two (2) above was followed.

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

4. City Manager authorize and approve the task orders and contracts under 2 and 3 above pursuant to City Ordinance section 2-797(2),
5. All task orders and contracts exceeding the \$20,000 limit will be brought to City Commission for ratification pursuant to City Ordinance section 2-797(2).

Critical Components Include:

1. Demolition of Building 1287 (PAL Building)
2. Construction of synthetic turf multi-use field/Lighting for the field
3. Purchase and installation of prefab horse stable structure
4. Utilities/infrastructure critical to the field/horse stable construction
5. Construction of permanent/temporary roadways critical to field/horse stable

FINANCIAL IMPACT:

These projects are part of the overall Phase 1 portion of the Truman Waterfront development which includes Phases 1A-1D and is estimated to cost \$23 million. Completion of Phases 1A-1D represents development of approximately 80% of the Truman Waterfront footprint and includes the major active and passive recreational areas capable of serving nearly all activities. Not included in these phases is the amphitheater, community center, rehabilitation of building 103 (slated for competitive lessee build out), and associated landscaping/parking lots with these items. The estimated cost for construction of each Phase 1 sub-phase is as follows:

- Phase 1A \$3,588,000
- Phase 1B \$5,787,000
- Phase 1C \$4,388,000
- Phase 1D \$9,404,000

The City currently has budgeted \$11,700,000 for the project. Additional funding will be required to complete Phase 1 and maybe realized through the budget year 2014-15 and beyond infrastructure fund, BP Restore Funds grant (\$7,000,000), Florida Recreation Development Assistance Program Grant (\$200,000), or Tourist Development Council funding. Depending on the level of funding the City is able to secure will drive what Phase 1 components can be constructed at any one time.

PURPOSE & JUSTIFICATION:

In order to be able to complete the planning approval process, complete the design, bid and award, and construct the multi-use field within a 15-month window, waiving of the formal bid process for critical path components is necessary. Staff estimates that following normal bidding procedures, Phase IA could be completed in 24-months.

OPTIONS:

There are 2 options at this point:

1. Approve waiving of formal bid procedures in order to facilitate development of Phase 1A: Truman Waterfront multi-use field/horse stables and authorize the City Manager to approve task orders or enter into contracts for the development.
2. Do not approve waiving of formal bid procedures in order to facilitate development of Phase 1A: Truman Waterfront multi-use field/horse stables.

RECOMMENDATION:

In order to complete construction of the multi-use field within the 15-month window, staff recommends approving waving of formal bid procedures in order to facilitate development of Phase 1A: Truman Waterfront multi-use field/horse stables and authorize the City Manager to approve task orders or enter into contracts for the development.