



THE CITY OF KEY WEST
3140 Flagler Ave Key West, FL 33040 (305) 809-3700

EXECUTIVE SUMMARY

Date: February 19, 2016

To: Jim Scholl, City Manager

From: James Bouquet, P.E., Director of Engineering

Cc: Greg Veliz, Assistant City Manager
Sarah Spurlock, Assistant City Manager

Subject: Approval of a Design Task Order for Martin Luther King Community Center Roof Replacement and Solar System, to William P. Horn Architect, P.A., in the amount of \$35,067.50.

Action Statement

Resolution approving a Design Task Order for Martin Luther King Community Center Roof Replacement and Solar System, to William P. Horn Architect, PA, in the amount of \$35,067.50. Authorize City Manager to execute the Design Task Order.

Background

The existing Martin Luther King Community Center address is 304 Catherine Street, Key West. The building was constructed circa 1957 and consists of a two level, 4,155 square foot concrete masonry unit building with precast concrete double tee floor and roof decks. The existing roof system is experiencing significant leaks and water intrusion into the building interior. A recent visual evaluation of the existing roof condition and past repairs recommended roof replacement. While Engineering was preparing design and construction of the building roof replacement, the local community requested Engineering evaluate the addition of a pool water solar heating and/or photovoltaic solar electrical system to the new roof system.

Before proceeding with designing the roof replacement and selecting a solar system, an evaluation of the building roof system structural integrity and feasibility of a solar system is necessary for determining additional weight and available space constraints of various roofing materials and the solar system.

Once completing a roof system structural evaluation, design would begin of a replacement roof system and various feasible solar systems. At a minimum, the design would include a replacement roof system.

Key to the Caribbean - Average yearly temperature 77 F.

RESOLUTION SUMMARY

William Horn Architect, PA. was requested by Engineering to prepare a task order proposal for design and post-design services of the Martin Luther King Community Center roof replacement in accordance with their General Architectural Services Agreement with the City (Resolution 14-307). As indicated in the attached William Horn Architect P.A. proposal Task Order 15-3 dated February 8, 2016, design services will be performed per the hourly rates established in Resolution 14-307, including, but not be limited to:

<u>Task No.</u>	<u>Description</u>	<u>Not to Exceed Value</u>
1	Structural Report of the Existing Roof Deck	\$5,025.00
2	Preliminary Design and Development of New Roofing and Solar System	\$6,685.00
3	Final Construction Documents and Specifications	\$9,775.00
4	Bid Phase Services	\$2,262.50
5	Construction Administration Phase Services	<u>\$11,320.00</u>
Total Fee		\$35,067.50

Purpose and Justification

The proposed replacement of the Martin Luther King Community Center roof is necessary for protecting building interior integrity and the addition of a solar system reduces Community Center operating costs through electricity consumption conservation.

This project supports the Key West Strategic Plan including meeting Infrastructure Goals #3 *Parks and recreation areas are accessible to all residents and visitors* and #4 *Long term sustainability of the City’s hard assets*.

Financial Impact

This design expenditure has ample funding under budget account 101-7201-519-62.00 / project code IS72011601. Upon approval, a purchase order will be issued to William P. Horn Architect, P.A., for the not-to-exceed amount of \$35,607.50.

Recommendation

Staff recommends approval of a Design Task Order for Martin Luther King Community Center Roof repairs to William P. Horn, Architect, P.A. in the amount of \$35,607.50