

RESOLUTION NO. 16-157

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA APPROVING A TASK ORDER FROM AMEC FOSTER WHEELER ENVIRONMENT AND INFRASTRUCTURE, INC. (AMEC) IN AN AMOUNT NOT TO EXCEED \$22,000.00 FOR PRE-ACQUISITION INSPECTION OF THE FORMER KEY WEST DIESEL PLANT; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, in Resolution No. 12-280, the City Commission approved a contract with AMEC for General Engineering Services and in Resolution 15-208 the contract was renewed for a two-year term; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That a Task Order for AMEC for pre-acquisition inspection of the former Key West Diesel Plant is hereby approved in an amount not to exceed \$22,000.00.

Section 2: That this project will be funded from account #001-1906-519-3100, Professional Services.

Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by

the signature of the Presiding Officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 3rd day of May, 2016.

Authenticated by the Presiding Officer and Clerk of the Commission on 4th day of May, 2016.

Filed with the Clerk on May 4, 2016.

Mayor Craig Cates	<u>Yes</u>
Vice Mayor Clayton Lopez	<u>Yes</u>
Commissioner Sam Kaufman	<u>No</u>
Commissioner Richard Payne	<u>No</u>
Commissioner Margaret Romero	<u>Yes</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Yes</u>

  
CRAIG CATES, MAYOR

ATTEST:

  
CHERYL SMITH, CITY CLERK



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

## **EXECUTIVE SUMMARY**

**TO:** Jim Scholl, City Manager  
**FROM:** Jim Bouquet, P.E., Engineering Director  
**DATE:** March 31, 2016  
**RE:** Pre-acquisition Inspection of the Former Key West Diesel Plant

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### **ACTION STATEMENT**

Authorizing the City Manager to execute a Task Order agreement with Amec Foster Wheeler to complete a pre-acquisition inspection of the Former Key West Diesel Plant in the amount of \$22,000.00

### **BACKGROUND**

As summarized in a memorandum dated October 23, 2015 (attached), the Engineering Services Department reviewed information provided by KEYS Energy Services (KEYS) regarding possible City of Key West (City) acquisition of a portion (the Site) of the Key West Diesel Plant (the Property). The Site consists of three buildings identified as 100 Angela Street, 709 Fort Street and 101 Geraldine Street and the Fort Street Extension right-of-way (ROW). City staff subsequently requested Amec Foster Wheeler (AFW) prepare a proposal to conduct a pre-acquisition inspection of the Site. City and AFW met on site and established the following City objectives for this project:

- Conduct a structural engineering assessment.
- Review existing environmental information provided by KEYS and prepare an executive summary.
- Prepare an engineering cost estimate for demolition of 101 Geraldine Street and rehabilitation (white box) of the remaining two buildings.

The AFW scope of work and fee are presented in the attached proposal dated March 31, 2016.

### **PURPOSE AND JUSTIFICATION**

The intent of the AFW report is to provide baseline structural condition, environmental issues and restrictions, and building stabilization costs for consideration by the City Commission and citizens.

### **FINANCIAL**

The fee to complete this Task Order proposal is \$22,000.00 and will be funded from account #001-1906-519-3100, Professional Services. Work will be performed in accordance with the General Engineering Services Agreement between AFW and the City approved under Resolution 12-280 and extended under Resolution 15-208.

### **RECOMMENDATION**

Staff recommends approving Amec Foster Wheeler to complete a pre-acquisition inspection of the Former Key West Diesel Plant in the amount of \$22,000.00 and authorizing the City Manager to execute the Task Order.



amec  
foster  
wheeler

March 31, 2016

James Bouquet, P.E.  
Engineering Director  
City of Key West, Florida  
3140 Flagler Avenue  
Key West, Florida 33040

Phone: (305) 809-3962  
email: [jbouquet@cityofkeywest-fl.gov](mailto:jbouquet@cityofkeywest-fl.gov)

Re: **Scope of Engineering and Environmental Services for Key West Diesel Plant Property Assessment**

Dear Mr. Bouquet:

**1. Project Description:**

The proposed scope of work shall include the following disciplines:

- Project Management
- Structural Engineering
- Environmental

**Below are the City provided design specifics for the project:**

Amec Foster Wheeler was provided a copy of the City of Key West (City) acquisition memorandum dated October 23<sup>rd</sup>, 2015 which outlined the property assessment recommendations. The memorandum was broken into three sections Environmental, Architectural/Engineering and Planning and Development. Upon receipt of this memorandum, the City and Amec Foster Wheeler had a site visit to determine City objectives for this project:

- 1) Structural Engineering Assessment
- 2) Environmental Assessment
- 3) Engineer Cost Estimate for demolition and rehabilitation "white box" of existing structure

Amec Foster Wheeler used this data to prepare the below scope of work and associated costing.

**2. Work Objective**

This project will consist of a property assessment which will include structural engineering and environmental services. The tasks for the project are: (1) structural and environmental assessments; (2) prepare written report and recommendation for additional services, if required; and (3) engineer cost estimate. Work will be performed in accordance with the General Engineering Services Agreement under Resolutions 12-280 and 15-208 between Amec Foster Wheeler and the City. Acceptance of this proposal by the City will represent approval to utilize Atlantic Engineering Services as a structural engineering subconsultant (per Agreement paragraph 7.6).

Amec Foster Wheeler E&I, Inc.  
5845 NW 158<sup>th</sup> Street  
Miami Lakes, Florida 33014  
Tel + 1 305 828 5588  
Fax + 1 305 828 1799

[www.amecfw.com](http://www.amecfw.com)



### 3. Scope of Work

#### I. Property Assessments

- Amec Foster Wheeler has retained Atlantic Engineering Services to complete a structural assessment, which include the following tasks:
  1. Review existing documents that may be available including, but not limited to, construction drawings, specifications, agreements, and change orders.
  2. Site Visit to observe and record the existing structural conditions.
  3. During survey, we will collect fresh spall samples and perform up to fifteen (15), depth of carbonation tests and package up to eight (8) of the fresh samples for chloride testing by Amec Foster Wheeler Environment & Infrastructure, Inc. in Jacksonville, Florida. If concrete compression testing is required with independent carbonation and chloride testing, AES will outline a testing program to be performed by Amec Foster Wheeler in Miami, Florida, and evaluate the findings of the testing. We anticipate that no more than eight (8) samples will be required for compression testing.
  4. Perform structural analysis based on 1 and 3 above.
  5. Prepare a written report providing a description of findings and conclusions with regard to the above work.
  6. Based on 3 through 5, make recommendations for structural rehabilitation, if required.
- Amec Foster Wheeler will prepare an environmental assessment, which will include the following tasks:
  1. Review existing documents that may be available including, but not limited to, Phase 1 reports, water quality sampling results, and soil sampling results.
  2. A site visit to observe and record the existing soil conditions and any potential contamination loading areas.
  3. Prepare a written report providing a description of findings and conclusions with regard to the above work.
  4. Make recommendations for additional environmental sampling and analysis, if required.
- Amec Foster Wheeler will prepare an engineer cost estimate that will include recommendations from the structural and environmental assessments. The estimate will be a preliminary estimate to white box the structure. This estimate will need to be refined upon completion of additional design analysis not covered under this proposal.

#### 4. Work Products Required

Unless otherwise stated below all documents will be submitted electronically:

- Summary of kick-off meeting, progress meeting minutes, and bi-weekly status reports.
- Structural Assessment Report
- Environmental Assessment Report

#### 5. Performance Schedule

The following tasks are proposed to be completed within the number of months indicated below as counted from the date the City issues the notice to proceed.

<u>Activity</u>	<u>Months</u>
Structural Assessment Report	2



amec foster wheeler



Client City of Key West

Date: 3/31/2016

Scope: Key West Diesel Plant Property Assessment

AMEC Labor Classifications		Hourly Rate	1				TOTAL
			Task 1 - Property Assessments				
			Structural Assessment		Environmental Assessment		
			HOURS	COST	HOURS	COST	HOURS COST
Senior Principal/Senior Project Manager		\$176.00	\$0		8	\$1,408	8 \$1,408
Senior Staff II		\$123.00	\$0		32	\$3,936	32 \$3,936
Admin II		\$88.00	\$0		16	\$1,408	16 \$1,408
		\$60.00	\$0		8	\$480	8 \$480
<b>LABOR SUBTOTAL</b>			<b>0</b>	<b>\$0</b>	<b>64</b>	<b>\$7,232</b>	<b>64 \$7,232</b>
II. UNIT RATES SUBMIT ACTUALS only		COST PER UNIT	Structural Assessment		Environmental Assessment		TOTAL
			UNITS	COST	UNITS	COST	UNITS COST
Vehicle Rentals		\$75.00	\$0		1	\$75	1 \$75
Lodging		\$167.00	\$0		0	\$0	0 \$0
Lodging Tax		\$16.70	\$0		0	\$0	0 \$0
Meals		\$36.00	\$0		1	\$36	1 \$36
Gas (\$0.445/mile)		\$0.45	\$0		330	\$147	330 \$147
Copies (black and white)		\$0.10	\$0		15	\$2	15 \$2
Copies (color)		\$0.80	\$0		0	\$0	0 \$0
Report Binders and Tabs		\$7.00	\$0		0	\$0	0 \$0
<b>IN-HOUSE RECOVERABLES SUBTOTAL</b>			<b>\$0</b>		<b>\$259</b>	<b>\$259</b>	<b>347 \$259</b>
III. SUBCONTRACTORS		COST PER UNIT	Structural Assessment		Environmental Assessment		TOTAL
			UNITS	COST	UNITS	COST	UNITS COST
Atlantic Engineering Services		\$1.00	1	\$13,190			1 \$13,190
<b>SUBCONTRACTOR SUBTOTAL</b>				<b>\$13,190</b>			<b>1 \$13,190</b>
G&A Subcontracted Items		10%		1,319			1,319
<b>SUBCONTRACTOR TOTAL</b>				<b>\$14,509</b>			<b>0 \$14,509</b>
<b>TOTAL BY TASK</b>				<b>\$14,509</b>	<b>\$ 7,491.35</b>		<b>\$22,000</b>
<b>Total Cost for Property Assessment:</b>							<b>\$ 22,000</b>





THE CITY OF KEY WEST

3140 Flagler Ave, Key West, FL 33040 (305) 809-3792

**TO:** Jim Scholl, City Manager

**FROM:** James Bouquet, Director of Engineering

**CC:** Shawn Smith, City Attorney Greg Veliz, Assistant City Manager  
Sarah Spurlock, Assistant City Manager  
Thaddeus Cohen, Director of Planning  
Mark Finigan, Finance Director

**DATE:** October 23, 2015

**SUBJECT:** City Acquisition of Key West Diesel Plant Property

As requested, the Engineering Services Department has reviewed information provided by KEYS Energy Services (KEYS) in a letter to you dated October 15, 2015, regarding possible City of Key West (City) acquisition of a portion (the Site) of the Key West Diesel Plant (the Property). The Site consists of three buildings identified as 100 Angela Street, 709 Fort Street and 101 Geraldine Street and the Fort Street Extension right-of-way (ROW). A survey indicated the area to be acquired is attached. Our findings/recommendations are presented below:

Environmental

- Based on a 2013 survey, relatively small quantities of asbestos containing materials (ACM) including transite panels, wire insulation, pipe insulation and window glazing, were identified in Site buildings. A cost to abate was not provided. An updated ACM survey with abatement costs is recommended.
- In general, painted metal components of the Site buildings (tanks, beams, doors, window frames, stairs, etc.) were reported as painted with lead-based paint (LBP). LBP was not indicated on painted brick. If removed (vs. whole component removal), LBP will need to be handled and disposed as hazardous waste.
- Groundwater contamination above Florida Department of Environmental Protection (FDEP) reporting limits is present on the northeast (KEYS retained) portions of the Property; however, none was reported within the area proposed for acquisition (the Site). A slight exceedance of isopropyl benzene (a

MEMORANDUM

petroleum product) was reported at monitoring well PMW-7, located within the Angela Street ROW off the north corner of 100 Angela Street. Reported concentrations did not exceed FDEP Groundwater Cleanup Target Levels (GCTLs) or Natural Attenuation Default Concentrations (NADCs).

- Neither the Phase II Environmental Site Assessment (ESA) nor the Site Assessment Report indicated sampling was performed beneath the slab of 100 Angela Street. Considering the proximity to PMW-7 and PMW-5 (with reported exceedances of several constituents of concern), sampling of soil and groundwater beneath this building is recommended. Sub-slab soil vapor sampling is also recommended for both 100 Angela Street and 709 Fort Street.
- Property contamination was reported to be decreasing due to natural attenuation. The site is currently managed under a Natural Attenuation Monitoring (NAM) Plan approved by FDEP. Continued quarterly monitoring of seven groundwater wells by KEYS is recommended until no longer required by FDEP. Resulting analysis results should be forwarded to the City for review.
- FDEP may require an Environmental Covenant (deed restriction) be placed on the site; however, it is unclear if this requirement will extend to the portion to be acquired. Regardless, the City should require KEYS and FDEP to indemnify the City from future liability should the contamination plume expand off of the Property and/or onto the City acquired portion. Prior to any acquisition, a meeting with responsible FDEP staff is recommended, with the understanding that an environmental attorney may be required to assist in developing the Environmental Covenant.

#### Architectural/Engineering

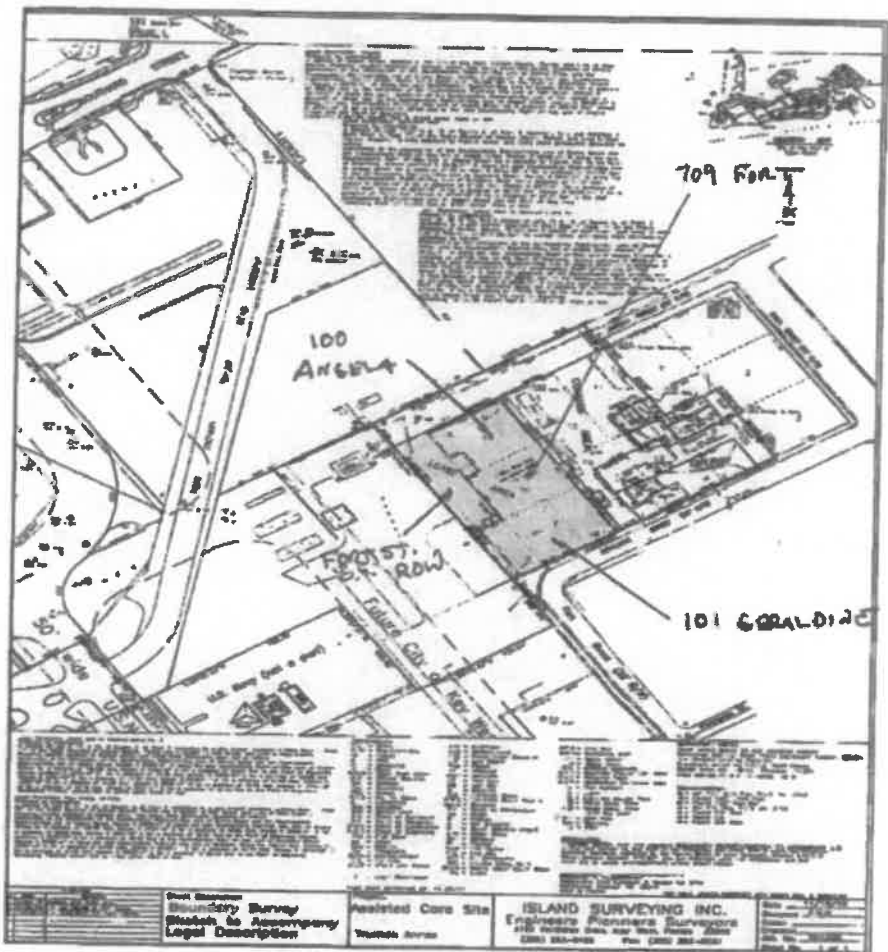
- A structural assessment of the three structures is recommended. The visual assessment recently performed by Atlantic Engineering Services on 101 Geraldine is not adequate. The assessment needs to consider stability of the two westernmost buildings (100 Angela Street and 709 Fort Street) during and after demolition of the easternmost building (101 Geraldine Street), including consideration that the remaining buildings may not be developed in the near future and may require additional support to withstand hurricane winds.
- Demolition of the easternmost building is recommended due to its unsafe/unstable condition and to re-establish the Fort Street Extension ROW. Future use of the ROW may include an access to the Truman Waterfront Park and/or development of the abutting vacant land. As the building is located within the Historic District, demolition will require an "unsafe" designation by the Chief Building Official (CBO).

- A survey of the Property dated November 2010 was conducted by Island Surveying, Inc. A survey of the Fort and Angela Streets ROW dated November 2014 was conducted by AVIROM & Associates, Inc. AVIROM should be retained to verify and consolidate previous surveys and legal descriptions into a single existing conditions plan of the Site, including a topographic survey to support future design, permitting and development efforts.
- Review of the current survey relative to the area of acquisition indicates limited access and limited potential for onsite parking. These limitations further support the need to demolish 101 Geraldine Street to provide addition space.
- The Site is located in flood zone AE-Elevation 6. The building does not appear to meet FEMA requirements and renovation costs would likely exceed 50% of market value, thus requiring reconstruction to meet flood elevation regulations.
- The buildings would require complete renovation including all utility service connections.
- Security fencing would be required around the perimeter of the buildings immediately upon acquisition.
- Miscellaneous materials will require removal from the Fort Street Extension ROW.
- The roof on 100 Angela has been recently been replaced. The other roofs are recommended for replacement.

#### Planning and Development

- The Site is zoned Historic Medium Density Residential (HMDR); however, due to environmental conditions and the adjacent electrical substation, residential use of the Site may not be permitted. Current subject lot coverage ratio is 90%. This would decrease to approximately 60% following demolition of 101 Geraldine Street. Coverage ratio calculations assume that the Fort Street Extension will be developed as a roadway and associated areas are not included in the calculation. Planning Department should conduct a complete review of zoning and potential development options for highest and best use of the buildings, possibly including commercial or use by the City as a Community Services maintenance office/operations/storage facility.
- Development design and associated costs will need to consider compliance with Historic Architectural Review Commission (HARC) guidelines.

- Based on a conceptually similar renovation (New City Hall at Glynn Archer School), the estimated cost to perform environmental abatement, demolish 101 Geraldine Street, and renovate 100 Angela Street and 709 Fort Street to City building code and HARC guidelines would range between \$3 million to \$4.9 million, depending upon the number of floors developed. This estimate does not include "soft costs" such as architectural/engineering design and construction engineering and inspection.
- Demolition should consider salvage/recycling value of existing metal equipment/components in the buildings to reduce overall costs.



Boundary Survey  
 Sketch to Accompany  
 Legal Description

Assisted Core Site  
 Trunk Road

**ISLAND SURVEYING INC.**  
 Engineers, Planners, Surveyors  
 2112 Highway 100, San Jose, Puerto Rico  
 787-251-9100 Fax 787-251-9101

Date: 7/20/00  
 Scale: 1" = 100'  
 Sheet No.: 1 of 1

RESOLUTION NO. 12-280

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, APPROVING STAFF RANKING AND AWARDED CONTRACTS ON A TASK ORDER BASIS TO EIGHT BIDDERS IN RESPONSE TO REQUEST FOR QUALIFICATIONS NO. 12-005 FOR GENERAL ENGINEERING SERVICES; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City issued a Request for Qualifications for engineering firms capable of providing general engineering services; and

WHEREAS, twenty one firms responded, and at a public meeting on September 12, 2012, a committee comprised of City staff members reviewed the responses, and determined eight firms to be particularly qualified, and recommended that the City engage each one on a Task Order basis;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That the responses for general and utility engineering consulting services are hereby ranked by staff, and approved by the City Commission as follows:

- (1) CH2M Hill
- (2) CDM Smith
- (3) Perez Engineering & Development
- (4) Chen Moore
- (5) Black & Veatch
- (6) Calvin Giordano
- (7) AMBC
- (8) C3TS

Section 2: That the City Manager is hereby authorized to negotiate and execute contracts with each of the companies in order of ranking, upon advice and consent of the City Attorney, for a term not to exceed three (3) years, with an option for one-two-year extension.

Section 3: Specific task orders issued pursuant to the contracts shall comply with the City's procurement guidelines.

Section 4: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 2 day of October, 2012.

Authenticated by the presiding officer and Clerk of the Commission on October 3, 2012.

Filed with the Clerk October 3, 2012.

  
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CRAIG CATES, MAYOR

ATTEST:

  
\_\_\_\_\_  
CHERYL SMITH, CITY CLERK



RESOLUTION NO. 15-208

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, RENEWING FOR TWO YEARS THE GENERAL ENGINEERING SERVICES CONTRACTS WITH EIGHT (8) FIRMS, ORIGINALLY AWARDED IN RESOLUTION 12-280; CONSENTING TO ASSIGN THE CONTRACT FOR GENERAL ENGINEERING SERVICES WITH AMEC ENVIRONMENT & INFRASTRUCTURE, INC. TO AMEC FORSTER WHEELER ENVIRONMENT & INFRASTRUCTURE, INC.; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, in Resolution 12-280, the City Commission approved eight (8) engineering firms to provide General Engineering Services for the City of Key West, and authorized the City Manager to negotiate three-year contracts with a two-year renewal; and

WHEREAS, in Resolution 13-111, the City Commission consented to assign the City's General Engineering Services Contract with Corzo Castella Carballo Thompson Salman to Stantec Consulting Services, Inc. for the remaining term of the contract; and

WHEREAS, AMEC Environment & Infrastructure has undergone a name change to AMEC Foster Wheeler Environment & Infrastructure, and City staff recommends that Commission consents to assign the

City's General Engineering Services Contract to the new company name, so that it will continue to provide engineering services to the City, including the same professional staff and equipment necessary to complete task orders in process and to be issued during the remaining term and renewal of the current General and Utility Engineering Services Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That contracts for general engineering services are hereby renewed for a term of additional two years, upon mutually agreed terms for the following eight (8) firms: (1) CH2M HILL; (2) CDM SMITH, Inc. (3) Perez Engineering & Development, Inc.; (4) Chen Moore & Associates (5) Black & Veatch Corporation; (6) Calvin, Giordano & Associates, Inc. (7) AMEC Foster Wheeler Environment & Infrastructure, Inc. (8) STANTEC Consulting Services, Inc.

Section 2: That the City Commission hereby consents to assign the City's General Engineering Services Contract with AMEC Environment & Infrastructure, Inc. to AMEC Foster Wheeler Environment & Infrastructure, Inc. for the remaining term of the contract and two-year renewal.

Section 3: That the City Manager is hereby authorized to execute a two-year renewal upon agreed terms for each of the above-described contracts, upon the advice and consent of the City Attorney.

Section 4: Specific task orders issued pursuant to the contracts shall continue to comply with the City's procurement guidelines.

Section 5: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the Presiding Officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 16 day of June, 2015.


Authenticated by the Presiding Officer and Clerk of the Commission on 17 day of June, 2015.

Filed with the Clerk on June 17, 2015.

Mayor Craig Cates	<u>Yes</u>
Vice Mayor Mark Rossi	<u>Yes</u>
Commissioner Teri Johnston	<u>Yes</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Yes</u>
Commissioner Tony Yaniz	<u>Yes</u>

  
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CRAIG CATES, MAYOR

ATTEST:

  
\_\_\_\_\_  
CHERYL SMITH, CITY CLERK



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

July 8, 2015

Andrew Smyth, P.E.  
Key West Office Manager  
CH2M Hill  
6410 5<sup>th</sup> Street  
Suite 2-A  
Key West, FL 33040-5835

RE: Amendment to Resolution 12-280 – General Engineering Services Agreement

Mr. Smyth,

Upon both parties fully executing this Amendment, the enclosed City Commission Resolution 15-208 exercises the option to renew current General Engineering Services contracts per agreed terms for a period of two (2) additional years through October 2017.

CH2M Hill

By:

  
Signature

7/21/15  
Date

City of Key West

By:

  
James Scholl, City Manager

29 JULY 2015  
Date

*Key is the Caribbean – average yearly temperature 77 ° Fahrenheit.*