



THE CITY OF KEY WEST

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

EXECUTIVE SUMMARY

Date: June 3, 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
Mark Finigan, Finance Director

Subject: Approve the Award of ITB 022-16 *Renovation of Frederick Douglas[s] Recreation Center* to D.L. Porter Constructors, Inc. in the total amount of \$2,083,910.00.

ACTION STATEMENT

This Resolution would approve a contract award of \$2,083,910.00 to D.L. Porter Constructors, Inc. for construction of *Renovation of Frederick Douglas[s] Recreation Center*, approve the use of Owner Direct Purchase program via Key West Code Section 2-797 (4) Exempt Contractual Services to eliminate sales tax fee on selected materials, and authorize the City Manager to execute this agreement and any necessary budget transfers/amendments. Contract award subject to transfer of Caroline Street Corridor and Bahama Village Community Redevelopment Authority funds to the project.

BACKGROUND

Based on results of a condition assessment in July 2013 (Resolution 13-059), the City of Key West authorized Hayes/Cumming Architects (Hayes) to design and prepare construction documents (Resolution 13-295) for renovations to the Frederick Douglass Recreation Center (Douglass Gym). The construction documents were assembled in City ITB 022-16 *Renovation of Frederick Douglas[s] Recreation Center* and bid during April 2016. Responsive bidders consisted of D.L. Porter Constructors, Inc. (Porter) and Burke Construction Group, Inc.

MEMORANDUM

Respective bid proposals and tabulation are attached.

As indicated in the bid tabulation, Porter is the apparent low bidder with a lump sum base bid price of \$2,108,910.00. Following review of the received bids, staff has recommended acceptance of the “4-inch Fiberglass Sandwich Panel Assemblies” as a deductive alternate in the amount of (minus) \$25,000.00.

Acceptance of the base bid and above deductive alternate results in a total lump sum bid cost of \$2,083,910.00.

Article 37, Paragraph 1.10 of the project Supplementary Conditions provide, as an option, the Owner Direct Purchase (ODP) of materials and services. The ODP program eliminates sales tax fees on selected project materials for construction of the Douglass Gym by allowing the City, an entity exempt from sales tax as per State statute, to purchase certain materials.

The Gym is located within the Caroline Street Corridor and Bahama Village Community Redevelopment Authority (CRA) boundaries.

PURPOSE AND JUSTIFICATION

The deteriorated condition of the Douglass Gym is documented in the *Final Report for City of Key West Frederick Douglas[s] Gym Task “A” – Structural Assessment* by Hayes dated July 31, 2013 (refer to Resolution 13-295). Given that the building is a contributing structure within the Bahama Village National Historic District, the proposed renovation will provide compliance with the intent of the Florida Building Code and extend the useful life of the building.

Implementation of the ODP program will reduce overall funding required for this project.

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

FINANCIAL

Proposed funding of the contract award of \$2,083,910.00 is as follows:

Account No. 303-1900-519-6200:	\$1,850,000.00 (PR1206)
Transfer from CRA:	<u>\$ 250,000.00</u>
Total:	\$2,100,000.00

Transfer from CRA will not provide adequate funds for a project contingency. Contingency funds will be proposed for the FY2016/17 budget.

Estimated savings from the ODP program will be determined following receipt of a materials cost breakdown list from Porter after contact award.

RECOMMENDATION

Staff recommends approving a contract award of \$2,083,910.00 to D.L. Porter Constructors, Inc. for construction of *Renovation of Frederick Douglas[s] Recreation Center*, approving the use of Owner Direct Purchase program, and authorizing the City Manager to execute this agreement and any necessary budget transfers/amendments. Contract award is subject to transfer of CRA funds to fully fund the project.