

**CITY OF KEY WEST**  
**MARTIN LUTHER KING JR MEMORIAL**  
**COMMUNITY CENTER**  
**Cost Opinion for Renovations**  
**304 Catherine Street**  
**Key West, Florida**



**Prepared By**

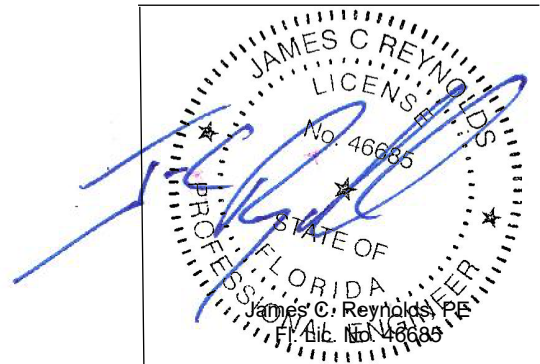
**Perez Engineering and Development, Inc.**  
**1010 Kennedy Drive, Suite 202, Key West, FL.**

**And**

**Reynolds Engineering Services, Inc.**  
**24478 Overseas Hwy, Summerland Key, FL. 33042**



**August 7, 2025**





# Reynolds Engineering Services, Inc.

Mr. Keith Bring, Project Engineer  
City of Key West  
1300 White Street  
Key West, Fl. 33040

August 7, 2025

Re: Cost Opinion for Renovations to Martin Luther King Jr. Community Center

Dear Mr. Bring,

The following is our opinion of probable construction costs to renovate the building and swimming pool that comprise the Martin Luther King Jr. Memorial Community Center facility. This opinion is based on our visual observations of the facility and no destructive investigations or testing were performed. This cost opinion is intended for planning and budgeting purposes only and are not based on a detailed scope of work or design drawings for the renovation of the facility.

1	1st Floor WOMEN'S BATHROOM	\$ 78,750.00
2	1st Floor MEN'S BATHROOM	\$ 86,250.00
3	1st Floor ENTRANCE CORRIDOR	\$ 35,575.00
4	1st Floor CLASS ROOM	\$ 41,650.00
5	1st Floor BAND EQUIPMENT ROOM	\$ 31,490.00
6	1st Floor STORAGE ROOM AND BATHROOMS	\$ 53,570.00
7	1st Floor KIDDIE POOL EQUIPMENT ROOM	\$ 55,500.00
8	2nd Floor LIFEGUARD BREAKROOM	\$ 77,250.00
9	2nd Floor CHEMICAL STORAGE ROOM	\$ 21,000.00
10	ROOF	\$ 47,125.00
11	LIFE GUARD STATION ON POOL DECK	\$ 17,500.00
12	POOL EQUIPMENT SUPPORT FRAME	\$ 46,800.00
13	SWIMMING POOL	\$ 330,000.00
14	EXTERIOR BATHROOMS	\$ 6,800.00
15	BUILDING EXTERIOR	\$ 50,000.00
		\$ 979,260.00
	Architect/Engineer Design Services (15%):	\$ 146,889.00
	Contingency (10%):	\$ 97,926.00
	TOTAL ESTIMATED COSTS:	\$ 1,224,075.00

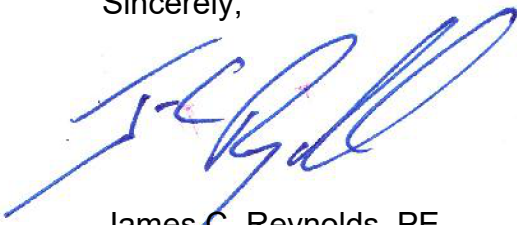
Spalling concrete is the result of corroding steel reinforcement within the concrete. As the reinforcing steel (rebar) within the concrete oxidizes, the steel corrodes and expands exerting pressure on the concrete until the concrete tensile strength is exceeded causing it to crack and break away. Once the concrete is cracked, saltwater air, moisture, carbon dioxide, and other contaminants come into direct contact with the rebar accelerating the corrosion process. For this reason, it is important to repair spalling concrete as soon as practical because it only gets worse and more expensive to fix as time goes on.

Repair of spalling concrete can generally be expected to last 8-10 years. This time frame can be extended through the use of passive cathodic protection of the rebar with sacrificial anodes or through the more technical use of active cathodic protection with rectifiers. Both systems increase the cost of repair with the latter system being significantly more expensive. Repairs that require the replacement of rebar can also be extended with the use of galvanized rebar and, depending on the situation, structural fiberglass rebar.

Although the City completed a relatively extensive spalling repair project at the facility in 2024, corrosion is an ongoing process and there is likely spalling that is active and developing but not yet to the point where the concrete is breaking away. There are a few new areas identified in this cost opinion that are spalling and in need of repair. Spalling concrete will be a recurring issue for the life of this facility and funds for repairs should be planned and budgeted accordingly.

A properly installed roof should have a lifespan of at least 25-30 years. Pool replastering which is included in the Swimming Pool line item is a recurring maintenance item on any concrete swimming pool. The finish coat of a pool should last 10-15 years assuming the water chemistry of the pool is maintained at proper levels.

Sincerely,



James C. Reynolds, PE  
Fl. Lic. No. 46685

## COST OPINION BREAKDOWN

### **1st Floor WOMEN'S BATHROOM**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Paint Ceiling	1,150	SF	\$ 8.50	\$ 9,775.00
Paint Walls	2,000	SF	\$ 8.50	\$ 17,000.00
Seal Pool Wall Leaks	1	LS	\$ 20,000.00	\$ 20,000.00
Acid Wash Floor	1,150	SF	\$ 2.50	\$ 2,875.00
Replace Tiles	200	LF	\$ 15.00	\$ 3,000.00
Replace Exit Signs	3	EA	\$ 500.00	\$ 1,500.00
Repair Plumbing	1	LS	\$ 10,000.00	\$ 10,000.00
Replace Sinks	3	EA	\$ 1,500.00	\$ 4,500.00
Replace Shower Heads	4	LS	\$ 150.00	\$ 600.00
Replace Floor Grating	100	LF	\$ 25.00	\$ 2,500.00
Replace Exit Doors	2	EA	\$ 3,500.00	\$ 7,000.00
Sub-Total:				\$ 78,750.00

### **1st Floor MEN'S BATHROOM**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Paint Ceiling	1,150	SF	\$ 8.50	\$ 9,775.00
Paint Walls	2,000	SF	\$ 8.50	\$ 17,000.00
Seal Pool Wall Leaks	1	LS	\$ 20,000.00	\$ 20,000.00
Acid Wash Floor	1,150	SF	\$ 2.50	\$ 2,875.00
Replace Tiles	200	LF	\$ 15.00	\$ 3,000.00
Replace Exit Signs	3	EA	\$ 500.00	\$ 1,500.00
Replace Light Fixtures	6	EA	\$ 500.00	\$ 3,000.00
Repair Plumbing	1	LS	\$ 10,000.00	\$ 10,000.00
Replace Urinals	3	EA	\$ 1,500.00	\$ 4,500.00
Replace Sinks	3	EA	\$ 1,500.00	\$ 4,500.00
Replace Shower Heads	4	LS	\$ 150.00	\$ 600.00
Replace Floor Grating	100	LF	\$ 25.00	\$ 2,500.00
Replace Exit Doors	2	EA	\$ 3,500.00	\$ 7,000.00
Sub-Total:				\$ 86,250.00

**1st Floor ENTRANCE CORRIDOR**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Entrance Double Doors	1	LS	\$ 5,500.00	\$ 5,500.00
Flood Gates for Entrance	1	LS	\$ 8,500.00	\$ 8,500.00
Acid Wash Floor	350	SF	\$ 2.50	\$ 875.00
Replace Broken Stair Tiles	1	LS	\$ 1,200.00	\$ 1,200.00
Replace Exit Signs	1	EA	\$ 500.00	\$ 500.00
Replace Light Fixtures	4	EA	\$ 500.00	\$ 2,000.00
Replace Water Fountain	1	LS	\$ 4,500.00	\$ 4,500.00
Misc. Electrical Repairs	1	LS	\$ 2,500.00	\$ 2,500.00
Spalling Concrete	1	LS	\$ 10,000.00	\$ 10,000.00
Sub-Total:				\$ 35,575.00

**1st Floor CLASS ROOM**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Paint Walls	900	SF	\$ 8.50	\$ 7,650.00
Replace Floor Tiles	700	SF	\$ 15.00	\$ 10,500.00
Replace 100"X33" Windows	2	LS	\$ 3,500.00	\$ 7,000.00
Replace Doors	2	EA	\$ 3,500.00	\$ 7,000.00
Replace Light Fixtures	4	EA	\$ 500.00	\$ 2,000.00
Misc. Electrical Repairs	1	LS	\$ 7,500.00	\$ 7,500.00
Sub-Total:				\$ 41,650.00

**1st Floor BAND EQUIPMENT ROOM**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Paint Walls	640	SF	\$ 8.50	\$ 5,440.00
Replace Floor Tiles	370	SF	\$ 15.00	\$ 5,550.00
Spalling Concrete	1	LS	\$ 4,500.00	\$ 4,500.00
Replace Doors	2	EA	\$ 3,500.00	\$ 7,000.00
Replace Light Fixtures	1	EA	\$ 500.00	\$ 500.00
Misc. Electrical Repairs	1	LS	\$ 8,500.00	\$ 8,500.00
Sub-Total:				\$ 31,490.00

**1st Floor STORAGE ROOM AND BATHROOMS**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Paint Walls	1,120	SF	\$ 8.50	\$ 9,520.00
Replace Floor Tiles	370	SF	\$ 15.00	\$ 5,550.00
Replace Interior Doors	3	EA	\$ 3,500.00	\$ 10,500.00
Replace Exterior Door	1	EA	\$ 4,500.00	\$ 4,500.00
Add Exit Signs	1	EA	\$ 500.00	\$ 500.00
Replace and Add Light Fixtures	6	EA	\$ 500.00	\$ 3,000.00
Misc. Electrical Repairs	1	LS	\$ 8,500.00	\$ 8,500.00
Replace Sinks	2	EA	\$ 1,500.00	\$ 3,000.00
Misc.Plumbing Repairs	1	LS	\$ 8,500.00	\$ 8,500.00
Sub-Total:				\$ 53,570.00

**1st Floor KIDDIE POOL EQUIPMENT ROOM**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Replace Interior Doors	3	EA	\$ 3,500.00	\$ 10,500.00
Replace Exterior Door	1	EA	\$ 4,500.00	\$ 4,500.00
Add Exit Signs	2	EA	\$ 500.00	\$ 1,000.00
Replace and Add Light Fixtures	5	EA	\$ 500.00	\$ 2,500.00
Storage Shelves for Pool Chemical	1	LS	\$ 7,500.00	\$ 7,500.00
Misc. Electrical Repairs	1	LS	\$ 8,500.00	\$ 8,500.00
Concrete Repair	1	LS	\$ 12,500.00	\$ 12,500.00
Misc.Plumbing Repairs	1	LS	\$ 8,500.00	\$ 8,500.00
Sub-Total:				\$ 55,500.00

## 2nd Floor LIFEGUARD BREAKROOM

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Pool Deck Double Doors	1	LS	\$ 5,500.00	\$ 5,500.00
Repair Roof Beam over Double Doors	1	LS	\$ 8,000.00	\$ 8,000.00
Replace Exterior Door	1	EA	\$ 4,500.00	\$ 4,500.00
Acid Wash Floor	1,500	SF	\$ 2.50	\$ 3,750.00
Infill old window opening	1	LS	\$ 4,500.00	\$ 4,500.00
Replace Exit Signs	2	EA	\$ 500.00	\$ 1,000.00
Replace Light Fixtures	14	EA	\$ 500.00	\$ 7,000.00
Replace 37"x63" Windows	4	EA	\$ 3,500.00	\$ 14,000.00
Misc. Electrical Repairs	1	LS	\$ 4,500.00	\$ 4,500.00
Repair Roof Leak over Stairs	1	LS	\$ 7,500.00	\$ 7,500.00
Paint Walls	2,000	SF	\$ 8.50	\$ 17,000.00
Sub-Total:				\$ 77,250.00

## 2nd Floor CHEMICAL STORAGE ROOM

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Replace and Add Light Fixtures	5	EA	\$ 500.00	\$ 2,500.00
Storage Shelves for Pool Chemicals	1	LS	\$ 7,500.00	\$ 7,500.00
Misc. Electrical Repairs	1	LS	\$ 3,500.00	\$ 3,500.00
Spalling Concrete Repair	1	LS	\$ 7,500.00	\$ 7,500.00
Sub-Total:				\$ 21,000.00

## ROOF

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Remove Solar Collectors	1	LS	\$ 18,000.00	\$ 18,000.00
Replace Roofing	1,650	SF	\$ 15.00	\$ 24,750.00
Replace Parapet Flashing	175	LF	\$ 25.00	\$ 4,375.00
Sub-Total:				\$ 47,125.00

## LIFE GUARD STATION ON POOL DECK

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Replace and Add Light Fixtures	2	EA	\$ 500.00	\$ 1,000.00
Replace Counter Top	1	LS	\$ 3,500.00	\$ 3,500.00
Misc. Electrical Repairs	1	LS	\$ 3,500.00	\$ 3,500.00
Replace Storage Lockers	1	LS	\$ 5,000.00	\$ 5,000.00
Replace 28"x80" Louver Window	1	EA	\$ 4,500.00	\$ 4,500.00
Sub-Total:				\$ 17,500.00

## POOL EQUIPMENT SUPPORT FRAME

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Replace 4-1/2" Diam. Pipe Bases	12	EA	\$ 850.00	\$ 10,200.00
Replace I-Beam Base	1	EA	\$ 2,500.00	\$ 2,500.00
Replace Guard Post Bases	16	EA	\$ 350.00	\$ 5,600.00
Repair Guards	1	LS	\$ 7,500.00	\$ 7,500.00
Remove/Repair Access Ladder	1	EA	\$ 3,500.00	\$ 3,500.00
Install Shade/Roof for Chemical Barrels	1	LS	\$ 5,000.00	\$ 5,000.00
Replace Wood-Framed Storage Box	1	LS	\$ 5,000.00	\$ 5,000.00
Replace Wood-Framed Chemical Roof	1	LS	\$ 7,500.00	\$ 7,500.00
Sub-Total:				\$ 46,800.00

## SWIMMING POOL

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Re-Plaster Swimming Pool	5,800	SF	\$ 25.00	\$ 145,000.00
Replace Main Pool Filter System	1	EA	\$ 80,000.00	\$ 80,000.00
Replace Kiddie Pool Filter System	1	EA	\$ 30,000.00	\$ 30,000.00
Repair Pool Leaks	1	EA	\$ 75,000.00	\$ 75,000.00
Sub-Total:				\$ 330,000.00



## EXTERIOR BATHROOMS

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Paint Men's Room Walls, Ceiling, Floor	400	SF	\$ 8.50	\$ 3,400.00
Paint Men's Room Walls, Ceiling, Floor	400	SF	\$ 8.50	<u>\$ 3,400.00</u>
Sub-Total:				\$ 6,800.00

## BUILDING EXTERIOR

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Seal and Paint Exterior Walls	5,000	SF	\$ 10.00	<u>\$ 50,000.00</u>
Sub-Total:				\$ 50,000.00

TOTAL ESTIMATED COST: \$ 979,260.00