



THE CITY OF KEY WEST
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EXECUTIVE SUMMARY

TO: Jim Scholl, City Manager

FROM: E. David Fernandez, Asst. City Manager - Operations
Mark Finigan, Asst. City Manager – Administration
Don Craig, Planning Director
Doug Bradshaw, Senior Project Manager

DATE: May 25, 2012

RE: **Approval of a Task Order 6-12-FAC from CH2M Hill in the Amount of \$273,816 for a Full Condition Assessment of the Glynn Archer School Facility.**

ACTION STATEMENT:

Approval of this Task Order 6-12-FAC from CH2M Hill in the amount of \$273,816 will allow for a Full Condition Assessment of the Glynn Archer School Facility.

The agreement will be executed pursuant to F.S. 287.055 (CCNA), City Code 2-841, and the City's contract with CH2M Hill approved by Resolution # 07-331 and extended and amended through Resolution 10-287.

PURPOSE AND JUSTIFICATION

The City of Key West is in the process of negotiating the transfer of a portion of the Glynn Archer School Facility from Monroe County to the City. The transfer will include Buildings A, B, and C. As part of the agreement, the City will undertake a due diligence process in order to fully assess the condition of the structures and the property. Due to the age of the existing school, the City has concerns with the potential environmental and structural issues as well as the ability (and cost) of bringing the building(s) up to current Florida Building Codes.

The full condition assessment will address the following items at the Glynn Archer facility (buildings and land):

- Structural Integrity
- Architectural Issues
- Environmental Assessments
- Building Services Issues
- Electrical Issues
- Geotechnical

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

The assessment will require significant testing (some destructive) to identify potential environmental issues such as asbestos, lead based paint, mold and mildew in addition to concrete core sampling, structural, HVAC, geotechnical, plumbing, and electrical.

The final condition assessment report will include the following information:

- Results of the structural investigation,
- Structural analysis of each building to include connection assessment, floor loadings, identification of all load bearing walls, and overall condition of each building,
- Recommendation to retain or demolish each building,
- Condition of the building envelope and a description of all areas that do not meet the current Code,
- Suggestions for modifications to bring the buildings into compliance for the 2010 Florida Building Code,
- A report detailing areas of materials containing asbestos, lead-based paint, and mold and suggested methods of remediation,
- Assessment information on the location and condition of existing HVAC-related equipment and its suitability for reuse in the planned City Hall. The report will also detail the condition of the domestic water and sewer piping and its suitability for reuse,
- Results of the investigation into cisterns and cesspool locations, conditions and existing conditions. Recommendations for remediation if necessary,
- Results of the investigation of the roof drainage discharge system and recommendations for modifications if necessary,
- Results of the electrical system investigation,
- Suggestions for modifying the system to meet current National Electric Code (NEC) and Florida Building Code,
- Recommendation to retain or replace any or all of the electrical system in each building,
- Soil Loading Capacity in pounds per square foot, type of soils present, and the thickness and elevations of the individual soil types identified,
- Results of the soil and groundwater analysis of these tests.

FINANCIAL IMPACT:

The Full Condition Assessment is \$273,816. The project cost will be charged to the City Hall project GN0905 in cost center 303-1900-519.

RECOMMENDATION:

Staff recommends approving Task Order 6-12-FAC from CH2M Hill in the amount of \$273,816 which will allow for a Full Condition Assessment of the Glynn Archer School Facility.