

RESOLUTION NO. 22-071

A RESOLUTION OF THE CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING A TASK ORDER FROM KCI TECHNOLOGIES, INC. IN AN AMOUNT NOT TO EXCEED \$201,835.00 FOR PROFESSIONAL ENGINEERING AND DESIGN SERVICES FOR THE GREENE, ELIZABETH AND CAROLINE STREET TIF IMPROVEMENTS PROJECT; AUTHORIZING ANY NECESSARY BUDGET TRANSFERS OR ADJUSTMENTS; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, in Resolution 17-207, the City Commission approved a three-year contract with Keith & Schnars for General Engineering Services. In Resolution 19-111, the name Keith and Schnars was changed to KCI Technologies, Inc., and in Resolution No. 20-142, the City Commission renewed the contract with KCI Technologies, Inc. for two years; and

WHEREAS, Greene, Elizabeth and Caroline Streets in and approaching the Key West Bight area require improvement tasks including, but not limited to, traffic patterns, bicycle lanes, flood mitigation, landscape and lighting improvements as set forth in the attached Scope of Services; and

WHEREAS, KCI Technologies has satisfactorily completed several task orders for the City, and City staff recommends authorization of this Task Order as set forth in the attached Scope of Services.

NOW, THEREFORE, BE IT RESOLVED BY THE CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY, AS FOLLOWS:

Section 1: That a Task Order from KCI Technologies, Inc. for Professional Design Services for the Greene, Elizabeth and Caroline Street TIF Improvements project is hereby approved in an amount not to exceed \$201,835.00.

Section 2: That funds for this project are budgeted in the Caroline Street Tax Increment Fund account #603-5503-555-6300, Project Code CS55032001, and any necessary budget transfers or adjustments are hereby approved.

Section 3: That the City Manager is authorized to execute any necessary documents, upon consent of the City Attorney.

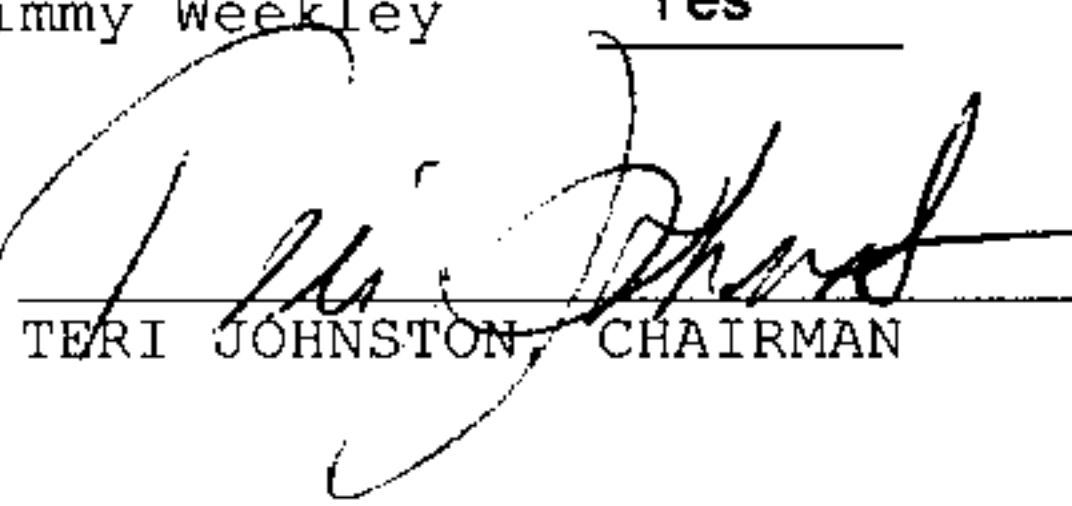
Section 4: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Agency.

Passed and adopted by the Caroline Street Corridor and Bahama Village Community Redevelopment Agency at a meeting held this 1st day of March, 2022.


Authenticated by the presiding officer and Clerk of the Agency on March 2, 2022.

Filed with the Clerk March 2, 2022.

Chairman Teri Johnston	<u>Yes</u>
Vice Chair Sam Kaufman	<u>Yes</u>
Commissioner Gregory Davila	<u>Yes</u>
Commissioner Mary Lou Hoover	<u>Yes</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Yes</u>


TERI JOHNSTON, CHAIRMAN

ATTEST:


CHERYL SMITH, CITY CLERK

CIA 2



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

EXECUTIVE SUMMARY

Date: February 2, 2022

To: Patti McLauchlin, City Manager

From: Kelly Crowe, P.E., City Engineer

Cc: Mark Finigan, Finance Director
Todd Stoughton, Assistant City Manager
Steve McAlearney, Engineering Director

Subject: Authorization to Approve a Design Task Order to KCI Technologies, Inc. for a Greene, Elizabeth and Caroline Street TIF Improvements Project.

Action Statement

Authorize the City Manager to approve a task order to KCI Technologies, Inc (KCI) in the amount of \$201,835.00 for design of the Greene, Elizabeth and Caroline Street TIF improvements project and approve any necessary budget transfers.

Background

This project will address several existing issues along Greene Street, Elizabeth Street and Caroline Street between Simonton Street and Elizabeth Street (please refer to attached site map). Elizabeth Street from Caroline to Greene is currently a narrow two-way street where vehicles must carefully pass one another while avoiding parked cars. The intersection of Greene and Elizabeth experiences periodic flooding both during rain events and extreme high tides. In addition, the area is the entrance to Key West Bight and would benefit from aesthetic upgrades.

Within the past year, staff has worked with KCI to evaluate the efficacy of turning Elizabeth and Greene into a one-way street from Caroline toward Simonton. Their analysis supports the conversion of the street segments into a one-way street. A public meeting was held on February 8, 2021, to discuss the conversion, and staff received support from the local community for the one-way concept. By converting this segment into a one-way, it is possible to add a dedicated bicycle lane as well as mitigate the issue of vehicle-to-vehicle conflicts. The bicycle lane will connect the existing bicycle lane along Caroline to the Key West Bight as well as continue the bicycle lane along

Caroline Street.

In September 2021, staff and Jacobs Engineering substantially completed work on determining Sea Level Rise design criteria. The effects of sea level rise are evident within the project limits with sunny day flooding events, most notably at the intersection of Greene and Elizabeth. The project will utilize the criteria in evaluating long term drainage improvements along with road hardening techniques to mitigate the effects of future sea level rise.

Finally, the design scope includes tasks for landscape and lighting improvements to provide an additional aesthetic component to the project. The exact scope has not yet been determined; however, the intent is to provide a more comprehensive project similar to the 2015 Caroline Street Improvements.

Purpose and Justification

KCI (formerly Keith & Schnars) has an existing General Engineering Services contract with the City of Key West. The contract was authorized per Resolution 17-207 and extended for a two (2) year period per Resolution 20-142. The name change to KCI Technologies, Inc. was recognized per Resolution 19-111.

The project supports the 2021 Key West Strategic Plan: Priority #2, Sea Level Rise, Priority #3, Roads and Sidewalks, #6 Traffic and Pedestrian Friendliness

Financial Issues

The project limits are within the Caroline Street Corridor Redevelopment Area (CRA) and is eligible to utilize Tax Increment Financing (TIF) for project expenditures. Funds for the design task order will be used from account #603-5503-555-6300 (Caroline Street Tax Increment Fund), Project Code CS55032001. Upon execution, staff will issue a Purchase Order to KCI in the amount of \$201,835.00

Recommendation

Staff recommends authorizing the City Manager to approve a task order in the amount of \$201,835.00 for design of the Green, Elizabeth and Caroline Street TIF Improvements project and approve any necessary budget transfers.



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

6500 N. Andrews Avenue • Fort Lauderdale, FL 33309 • Phone 954-776-1616

City of Key West

Design Services for Roadway Improvements

Greene Street, Elizabeth Street, and Caroline Street from Simonton Street to Simonton Street

Purpose and Objectives

The City of Key West proposes to implement roadway and streetscape improvements on Greene Street (from Simonton Street to Elizabeth Street), on Elizabeth Street (from Greene Street to Caroline Street), and Caroline Street (from Elizabeth Street to Simonton Street). The desired improvements include reconstruction of the existing roadway to implement a two (2) lane undivided roadway, new concrete sidewalks (minimum width 6 feet), a 5' wide bicycle lane in the southwest direction, parallel parking on one side of the road (northeast direction), landscape improvements, and decorative lighting installations.

Scope of Work

The CONSULTANT will provide engineering services for the design of roadway and streetscape improvements on Greene Street, Elizabeth Street and Caroline Street from Simonton Street to Simonton Street (approximately 1,357.94 linear feet, 0.257 miles).

SURVEY SERVICES:

The City of Key West will provide a topographic survey and right-of-way delineation of the project area in electronic format (AutoCAD (.dwg) or MicroStation (.dgn)). A Digital Terrain Model (DTM) will be provided.

ROADWAY ANALYSIS AND DESIGN:

Engineering design services for this project include design, analysis and agency coordination required to provide construction documents for the reconstruction of approximately 1,357.94 linear feet (0.257 miles) on Greene Street, Elizabeth Street and Caroline Street. On Greene Street and Elizabeth Street the proposed roadway will include one (1) 12 foot wide travel lane (southwest direction on Greene Street and northwest

direction on Elizabeth Street), a 5-foot-wide bicycle lane (northeast direction on Greene Street and southeast direction on Elizabeth Street), a 7-foot-wide parallel parking lane with landscape bulb outs (southwest direction on Greene Street and northwest direction on Elizabeth Street), curb and gutter, and 11-foot-wide sidewalks on both sides of the street. On Caroline Street the proposed roadway design will include two (2) 11-foot-wide travel lanes, a 5-foot-wide bicycle lane in the southwest direction, a 7-foot-wide parallel parking lane with landscape bulb outs in locations as desirable in the northeast direction, curb and gutter, and 6-foot-wide sidewalks on both sides of the street. Drainage improvements will include modified/relocated drainage structures to maintain the existing drainage system and flow patterns. The City of Key West - Sea level Rise Policy recommends elevating existing roadways to accommodate the anticipated effects of sea level rise. Due to the need to maintain access to existing surrounding developments it is impractical to effectively elevate this roadway segment. As an alternative mitigation strategy to maintain roadway serviceability with potential for groundwater intrusion (sea level rise) into the roadway base structure, the design will propose the use of asphalt base (black base) for roadway reconstruction. *(Note: Consultant will work with City's Drainage/Resiliency consultant, Jacobs Engineering Group, to incorporate any additional resiliency improvements they may recommend)* Sidewalk improvements will be designed to accommodate required ADA criteria and applicable design standards. Assistance with public notification of the proposed project will be provided through attendance and participation at one public information meeting.

SIGNING AND PAVEMENT MARKINGS:

The CONSULTANT shall prepare Signing and Pavement Marking Plans in accordance with all applicable manuals, guidelines, standards, handbooks, and procedures. Signing & Marking plan sheets will include all necessary information related to the project design elements and all associated reference files.

SIGNALIZATION:

There is an existing traffic signal on Caroline Street at the intersection with Simonton Street. The existing traffic signal is a diagonal span wire assembly supported on joint use Keys Energy Services concrete strain poles. The proposed roadway improvements will include sidewalk bulb outs and/or adjustments to the horizontal alignment to avoid impacting the existing traffic signals. No modification to the existing traffic signalization is anticipated. Signalization Plans analysis and design are not included in this Task Work Order Scope of Services.

LIGHTING:

Decorative lighting is proposed along Greene Street, Elizabeth Street, and Caroline Street that is consistent with decorative lighting on other portions of Caroline Street and surrounding roadways. To establish a lighting system that provides for adequate levels of illumination and uniformity it is anticipated that the lighting system will utilize light fixtures mounted on low level decorative poles supplemented by higher level cobra head fixtures mounted on Keys Electric Services poles. The Consultant will coordinate the analysis and design of the lighting system with Keys Electric Services. The CONSULTANT shall prepare Lighting Plans in accordance with all applicable manuals, guidelines, standards, handbooks, and procedures. Lighting plan sheets will include all necessary information related to the project design elements and all associated reference files.

LANDSCAPE AND IRRIGATION:

The CONSULTANT shall prepare Landscape and Irrigation Plans for the project limits. Landscape plans will include both hardscape and landscape details. Hardscape plans will detail areas to receive decorative pavement, materials, and pattern. Proposed selection of street lighting, benches and trash receptacles will include details and specifications. Landscape plans will provide location of proposed trees, shrubs, sod and ground cover, details, technical specifications, and notes. Irrigation plans will show piping, sleeving, details, and technical specifications. The water source is to be municipal water.

UTILITIES:

The Consultant will identify existing utilities based on the survey provided by the City of Key West, as-built plans, records and redline markups provided by the City of Key West and Utility Agencies/Owners (UAO's). The Consultant will identify potential conflicts with the proposed plans and identified existing utilities and coordinate with the City of Key West and UAO's for necessary utility relocations. Relocation of existing utilities will be the responsibility of the City of Key West and/or UAO's as necessary and appropriate.

DESIGN STANDARDS:

The engineer shall prepare a complete set of construction plans following technical standards set forth in the Florida Department of Transportation (FDOT) design criteria set forth in the *Standard Specifications, Standard Plans*, and the *Manual of Uniform Minimum Standards for Design, Construction, and Maintenance of Standard Streets* (Florida Green Book). Additional criteria from the American Society of State Highway and Transportation Officials (AASHTO) *A Policy on Geometric Design of Highways and Streets*, Federal Highway Administration (FHWA) *Manual on Uniform Traffic Control Devices (MUTCD)* and Institute of Traffic Engineers (ITE) *Traffic Engineering Handbook* may also be applicable.

DELIVERABLES:

The construction plans shall include the following:

- Roadway Typical Sections
- Roadway Plans / Details identifying areas of pavement to be resurfaced, ADA ramp and Sidewalk modifications and drainage modifications.
- Plans shall also include sidewalk restoration details and tree protection details
- Location and identification of utilities within the right of way area provided by the City of Key West
- Re-striping of roadway alignment (shown of signing and marking plan sheets)
- Standard Maintenance of Traffic narrative referencing applicable FDOT standard Indexes
- General Notes, Details, and specifications

Deliverables supplied to the CITY shall include the following:

- 30% Construction Plans and Cost Estimate
 - Two hard copies
 - One electronic file (PDF format)

- 60% Construction Plans and Cost Estimate
 - Two hard copies
 - One electronic file (PDF format)
- 90% Construction Plans and Cost Estimate
 - Two hard copies
 - One electronic file (PDF format)
- 100% Construction Plans and Cost Estimate
 - Two hard copies
 - One electronic file (PDF format)
- Final "Approved for Construction" Plans and Cost Estimate
 - One original signed and sealed
 - One electronic file (PDF format)
- Final "Approved for Construction" Plans – one CD with Electronic files (MicroStation format)
- Final "Approved for Construction" Cost Estimate - One electronic file (Excel format)

Project Schedule and Staff Hours Estimate

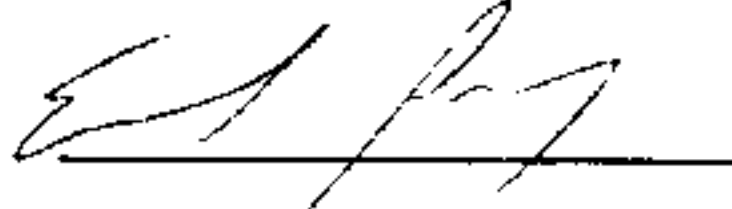
This is a lump sum Task Work Order (TWO) with the exception of Landscape and Irrigation Design services which will be invoiced on a Time and Materials (T&M) basis. The CONSULTANT agrees to begin work upon issuance of the TWO and complete all work tasks within twelve (12) months from NTP.

The CONSULTANT shall prepare and submit to the CLIENT monthly project invoice and progress reports. Project staff hours estimates are provided in Exhibit A.

1. ROADWAY ANALYSIS AND DESIGN..... \$107,965
2. SIGNING AND PAVEMENT MARKINGS..... \$ 15,035
3. LIGHTING..... \$ 21,070
4. LANDSCAPE AND IRRIGATION (T&M).....\$ 46,045
5. UTILITIES..... \$ 11,720

Total estimated fees \$201,835.00
(Including staff hours cost, proposed traffic data collection and other direct expenses)

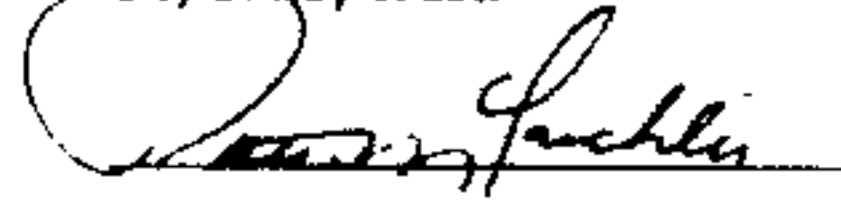
Consultant:

 Date: 3/9/22

~~E. Bryan Wilson, PE~~ Erick Fry, PE
Practice Leader—Transportation Vice President
KCI TECHNOLOGIES INC



City of Key West:

 Date: 3/4/2022

Patti McLaughlin
City Manager
City of Key West



Exhibit A - Staff Hours Estimate

Name of Project: Design Services for Roadway Improvements- Greene Street, Elizabeth Street, and Caroline Street
 County: Monroe
 FPN: N/A
 FAP No.: N/A
 Consultant Name: KCI Technologies, Inc.
 Consultant No.: 491900206.00
 Date: 1/31/2022
 Estimator:

Staff Classification	Principal	Director	Senior Project Manager	Project Manager	Senior Associates	Associates 2	Associates 1	CADD Technician	Admin. Assistant	Field Crew Supervisor	Project Surveyor	SH By Activity	Salary Cost By Activity	Average Rate Per Task
Task 1. Roadway Analysis and Design	0	36	104	257	233	114	0	0	0	0	0	746	\$107,985	\$144.73
Task 2. Signing and Pavement Marking	0	4	12	35	35	20	0	0	0	0	0	106	\$15,035	\$141.84
Task 3. Lighting	0	6	19	49	49	24	0	0	0	0	0	147	\$21,070	\$143.33
Task 4. Landscape and Irrigation	0	12	40	107	107	57	0	0	0	0	0	323	\$46,046	\$142.55
Task 5. Utilities	0	4	12	28	28	6	0	0	0	0	0	80	\$11,720	\$146.50
Total Staff Hours	0	64	187	476	452	223	0	0	0	0	0	1,402	\$201,836.00	\$143.96
Total Staff Cost	\$0.00	\$12,160.00	\$32,726.00	\$71,400.00	\$61,020.00	\$24,590.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			

SALARY RELATED COSTS:
 OVERHEAD: \$201,836.00
 OPERATING MARGIN: \$0.00
 FOCM (Facilities Capital Cost Money): \$0.00
 EXPENSES: \$0.00

SUBTOTAL ESTIMATED FEE:
 Subconsultant: \$201,836.00

SUBTOTAL ESTIMATED FEE:
 Traffic Data Collection: \$201,836.00
 Other Direct Expenses: \$0.00

GRAND TOTAL ESTIMATED FEE:
 \$201,836.00