



THE CITY OF KEY WEST

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EXECUTIVE SUMMARY

Date: November 17, 2016
To: Jim Scholl, City Manager
From: L. Creed Howell, Senior Construction Manager
CC: Jim Bouquet, Director of Engineering
Subject: Addressing Unforeseen Conditions
Frederick Douglass Gym

Action Statement

Authorize City Manager approval of Change Order No. 3 to D.L. Porter Constructors, Inc. in the amount of \$119,412.66 to address unforeseen conditions encountered during construction of *Renovation of Frederick Douglas[s] Recreation Center*.

Background

As a result of structural failure and condemnation of a portion of the Douglass Gym, the City of Key West authorized Hayes/Cumming Architects (Hayes) to design and prepare construction documents 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*. Following completion of construction documents and the bidding process, a contract was subsequently awarded to D.L. Porter, Inc. (DLP) under Resolution 16-198 and construction commenced. During the demolition phase of the work, unforeseen conditions were encountered including no foundation footing, water damage, unanticipated utility lines and spalling. To address these unforeseen conditions and enhance structural integrity of both the renovated gym and the abutting Roosevelt Sands section, DLP issued Change Order Request #6 including the following work items:

- Demolish east roof slab of the gym where concrete is badly spalled, including demolition and debris removal.

Key to the Caribbean - Average yearly temperature

77° F.

MEMORANDUM

Addressing Unforeseen Conditions

Frederick Douglass Gym

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- Excavate and remove unsuitable soils (rubble, rocks, broken concrete, organics) beneath footing to a depth of 16 inches to achieve compaction. Excavation will be backfilled with clean aggregate to bottom of footing, compacted and tested.
- Furnish and install new concrete footer and concrete masonry unit (CMU) wall adjacent to western wall of the Roosevelt Sands facility abutting the gym. Demolition of slab, walls and ceiling/roof at the clinic will allow a straight footer and CMU wall to be installed and the “bump-out” area closed up.
- Install new wood framing at the end of the gable roof to include hurricane clips, new siding and infill above the void between Roosevelt Sands and Douglass Gym. Stucco will be applied to the plywood infills between both structures.
- Additional tile is needed to accommodate the increase in size of the Men’s restroom; however, this cost will be partially offset by a credit for plumbing, fixtures and toilet accessories in Restroom 120.

The total cost of COR #6 in the amount of \$119,412.66 has been incorporated in Change Order No. 3. The scope of work associated with this change order is consistent with the project design changes prepared by Hayes and approved by the City Commission under Resolution 16-355.

Purpose and Justification

This Change Order provides for materials, labor and equipment to address unforeseen conditions identified during construction of the Frederick Douglass Gym and enhance the structural integrity of both the gym and adjacent Roosevelt Sands facility.

Repairs to the Frederick Douglass Gym project is consistent with the City’s Strategic Plan including Infrastructure Goal #4 – *Long term sustainability of the City’s hard assets.*

Financial Issues

Change Order No. 3 to DLP for \$119,412.66 will be funded from the dedicated project contingency in Account #303-1900-519-6200 (Project PR1206).

Recommendation

Staff recommends authorizing the City Manager to approve Change Order No. 3 to D.L. Porter Constructors, Inc. in the amount of \$119,412.66 to address unforeseen conditions encountered during construction of *Renovation of Frederick Douglas[s] Recreation Center.*