



## THE CITY OF KEY WEST

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

MEMORANDUM

### EXECUTIVE SUMMARY

**Date:** February 14, 2017

**To:** Jim Scholl, City Manager

**From:** Jim Bouquet, P.E., Director of Engineering

**Cc:** Greg Veliz, Assistant City Manager  
Mark Finigan, Director of Finance

**Subject:** **Construction of Angela Street Access from Bahama Village to the Truman Waterfront Park**

### ACTION STATEMENT

Approve construction of the Truman Waterfront Angela Street Access in the amount of \$217,960.77 to the Charlie Toppino and Sons, Inc. Approve purchasing exemption *In the Best Interest of the City* to exempt this purchase from the competitive bid requirements per Key West City Code 2-797(4)b. Authorize the City Manager to approve any necessary budget transfers/amendment and execute necessary documents.

### BACKGROUND

Naval Properties Local Redevelopment Authority (LRA) Resolution 14-137 provided for Major Development Plan and Conditional Use Approval of the Truman Waterfront Parcel. As indicated on the associated Master Plan (attached) and so stated in resolution attachments, a new park access is to be constructed using the Angela Street right-of-way. Consistent with this requirement, Resolution 15-247 approved a task order to Stantec Consulting Services, Inc. (Stantec) for design of Bahama Village Connectivity to the park via Angela Street. With consideration of the limited right-of-width, emergency vehicle access, traffic flow out of the park following an event and prioritizing pedestrians and bicycle users, the design incorporates one-way egress from the park along the Angela Street right-of-way, including the portion formerly occupied by KEYS Energy Services. A new sidewalk will be constructed along the northern side of the street. Based on discussions with the Key West Fire Department Fire Marshall, the sidewalk will be constructed of 6-inch thick reinforced concrete to allow emergency vehicles additional width for access into the park. Construction drawings as prepared

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

by Stantec are attached.

To facilitate coordination with construction of Phase IA of the Truman Waterfront Park, including the adjacent parking area, drainage improvements and roadway access transitions, Engineering Services recommends that construction of the Angela Street access be performed by Charlie Toppino and Sons, Inc. (CTS). CTS was awarded the Phase IA contract under Resolution No. 15-326 and construction commenced in December 2015. In response to a request by the City, CTS submitted a Work Change Directive Proposal dated February 1, 2017 in the amount of \$217,960.77 for Angela Street access construction. The proposal was compared to a cost estimate provided by Stantec, what the cost would have been if constructed by CTS under their current Right-Of-Way Improvement contract with the City, and the current project funding level. The proposed construction cost of \$217,960.77 determined to be reasonable work for the specified work.

## **PURPOSE AND JUSTIFICATION**

Construction of the Angela Street Access will provide Bahama Village with direct pedestrian-bicycle access to the Truman Waterfront Park. The access will also provide for personal vehicle egress and facilitate emergency vehicle ingress and egress.

Construction of the Angela Street access to the Truman Waterfront Park is consistent with the approved Truman Waterfront Park Master Plan and the City of Key West's Strategic Goal #3 *Parks and Recreation areas are accessible to all residents and visitors* and Goal #5 *All of the City's Destinations and Resources Are Accessible to Residents and Visitors*.

## **FINANCIAL ISSUES**

The change order cost of \$217,960.77 is fully funded under Account #102-4102-541-6300/Project No. GN 1511. To expedite and facilitate coordination with construction of Phase IA of the Truman Waterfront Park, including the adjacent parking area, drainage improvements and roadway access transitions, it is *In the Best Interest of the City* to exempt this purchase from the competitive bid requirements per Key West City Code 2-797(4)b. and issue a purchase order to CTS to construct the Angela Street Access.

## **RECOMMENDATION**

Engineering Services staff recommends approving construction of the Truman Waterfront Angela Street Access in the amount of \$217,960.77 to the Charlie Toppino and Sons, Inc., exempting, *In the Best Interest of the City*, this purchase from the competitive bid requirements per Key West City Code 2-797(4)b and authorizing the City Manager to approve any necessary budget transfers/amendment and execute necessary documents.