



THE CITY OF KEY WEST

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EXECUTIVE SUMMARY

Date: Revised June 16, 2017
To: Jim Scholl, City Manager
From: Jim Bouquet, Director of Engineering
Subject: Additional Architectural/Engineering Services
Frederick Douglass Gym

Approved
J. Scholl
15 JUNE 2017

6/16/17

Action Statement

Ratify City Manager approving Change in Services Notification 02 from Hayes-Cumming Architects for \$31,885.23 to provide additional architectural/engineering services at the Frederick Douglass Gym addressing unforeseen conditions as Emergency Procurement per Key West City Code 2-797(2).

Background

Resolution 16-198 of the City Commission of the City of Key West awarded the bid of D.L. Porter Constructors, Inc. (Porter) for the renovation of the Frederick Douglass Recreation Center (Gym). During construction, specifically when the roof was removed, extensive spalling between the roofing system and the concrete wall was observed. Similar spalling was present following window removal. Engineering Services staff requested that an investigation and formal report be issued by Architect of Record Hayes / Cumming Architects (Hayes / Cumming) as to extent of spalling and recommended repairs. Based on this report dated May 11, 2017, condition of the structure has significantly deteriorated due to spalling since an original design investigation in 2013. The necessary process of building demolition, roof removal and roof truss replacement under the current construction project appears to have contributed to additional cracking of the concrete. To stabilize the structure during repairs, shoring is recommended by both Hayes / Cumming's and Porter's structural engineers.

MEMORANDUM

City Commission subsequently approved Porter to proceed with necessary repairs under Resolution 17-160. To prepare the initial investigation including the May 11, 2017 report and provide inspection/oversight (up to five visits by Professional Structural Engineer) during the repair process, Engineering Staff requested the City Manager approve, via Emergency Procurement, Hayes Change in Services Notification 02 for \$31,885.23.

Purpose and Justification

Hayes was originally authorized to proceed with project architectural services including contraction oversight under Resolution 13-295. Change in Services Notification #2 provides additional architectural/engineering services to support spalling repair identified in the four walls of Frederick Douglass Recreation Center during the 62 days of additional contract time awarded to Porter. The structure current condition will not support portions of the new roof or translucent window panels. Repairing the tie beams and various columns throughout the Gym is required to complete of the renovation project. during construction of the Frederick Douglass Gym to address unforeseen conditions and cost reduction measures.

Porter is commencing repair work on June 12, 2017 and will expedite with consideration of structure stability during hurricane season. Emergency procurement of Hayes services per Key West City Code 2-797(2) is required to provide necessary architectural/engineering support and oversight of repairs.

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 in Services Notification 02 from Hayes-Cumming Architects for \$31,885.23 will be funded from account #303-1900-519-6200 (Project PR1206) using project contingency funds and savings from Owner Direct Purchase of materials.

Recommendation

Engineering Services recommends ratifying City Manager approving Change in Services Notification 02 from Hayes-Cumming Architects for \$31,885.23 to provide additional architectural/engineering services at the Frederick Douglass Gym addressing unforeseen conditions as Emergency Procurement per Key West City Code 2-797(2).