



THE CITY OF KEY WEST

201 William Street Key West, FL 33040 (305) 809-3790

EXECUTIVE SUMMARY

TO: Jim Scholl, City Manager

FROM: Karen Olson, Deputy Director Port & Marine Services

DATE: June 19, 2017

SUBJECT: Approve Change Order #1 to Dockmaster / Transient Restroom Design Task Order

ACTION STATEMENT

Resolution approving Change Order #1 to the Dockmaster / Transient Restroom Design task order with William P Horn Architect, PA in the amount not to exceed \$21,500 for redesign in an attempt to reduce construction costs.

BACKGROUND

The transient bath house which includes toilet facilities and showers has exceeded its life expectancy. Although renovated in the past, the facility is substandard and detracts from our transient guests staying at the marina. The dockmaster offices are located in a trailer directly adjacent to the transient bath house. The space is small with no public restrooms and lacks adequate storage and work space. A combined use facility will provide a modern transient facility with toilet facilities, showers, laundry, dockmaster offices, storage, work space and public restrooms.

Resolution #12-313 approved Task Order #1 for the design / technical services for the Garrison Bight Marina Transient Facility / Dock Master Building to William P Horn Architect, PA.

Bids were received for ITB#17-004 Dockmaster / Transient Restroom Building – City Marina at Garrison Bight in March 2017. Staff reviewed the breakdown of the proposals received and determined the line item pricing to be over budget, unbalanced and high for the scope of work and recommended rejection of all bids. Resolution #17-144 rejected all bids for this project.

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

PURPOSE & JUSTIFICATION

Seaport staff met with the Architect to discuss options for reducing costs but maintaining the footprint and architectural appeal of the building. Design changes will include modifying the sloped roof to a flat roof, removing curved deck, providing an ADA lift instead of a ramp, eliminating the oil center relocation from scope, installing pressure treaded decking in place of IPE hardwood and providing stained concrete in place of tile floors. Additive Alternates will be provided for the decking and flooring.

In addition to the design modifications the Bid Schedule will be modified to limit the mobilization, general/supplemental, bonds and demobilization line item to 10% maximum of the construction costs. Staff also believes having an extended bid time along with an earlier pre-bid meeting will give contractors from South Florida, and further, the opportunity to provide pricing.

With the above modifications staff believes construction costs for the new building will be reduced to within the revised budget estimate of \$1,600,000.

FINANCIAL IMPACT

Funds for design modification will come from account 413-7551-575-6200 GB1301

RECOMMENDATION

Staff recommends approving Change Order #1 to the Dockmaster / Transient Restroom Design task order with William P Horn Architect, PA in the amount not to exceed \$21,500 for redesign in an attempt to reduce construction costs.

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