



THE CITY OF KEY WEST

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EXECUTIVE SUMMARY

Date: December 1, 2017

To: Jim Scholl, City Manager

From: Kreed Howell, Senior Construction Manager

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

Subject: Approve the Award of ITB# 18-008 *Truman Waterfront Park Building 103 Demolition* to D.L. Porter Constructors, Inc. in the total amount of \$481,000.

ACTION STATEMENT

Naval Properties Local Redevelopment Authority approve a contract award of \$481,000 to D.L. Porter Constructors, Inc. (DLP) for demolition of former Navy Building 103 located at Truman Waterfront Park inclusive of the landscape allowance of \$25,000 and all utility, and permitting fees. Authorize the City Manager to execute this agreement and any necessary budget transfers/amendments.

BACKGROUND

Based on an inspection of former Navy Building 103 (the Building) on August 8, 2017, the Chief Building Official (CBO) posted the Building as structurally 'Unsafe' due to extensive spalling. Engineering staff then requested clarification/guidance from the Historic Architecture Review Committee (HARC) representative as to HARC's position relative to demolition of the Building. In a memorandum dated August 22, 2017, Enid Torregrosa (HARC's staff representative) provided reference to City Code Section 102-221 Unsafe Structures, specifically "*If the CBO declares a building or structure unsafe in the historic zoning districts and to be demolished, Chapter 14 of the Code and Section 102-221 of the Land Development Regulations prevails.*" Further investigation of the structure by Tetra Tech determined that both interior and exterior surfaces were coated with lead based paint, with some areas reporting very high lead

MEMORANDUM

levels. Tetra Tech recommended lead based paint be removed and properly disposed as hazardous waste prior to renovation or demolition.

Based on information available, Engineering Services recommended demolition of the vertical components of the structure. The foundation would remain to support future development and existing unsafe floor pits backfilled. Staff presented this recommendation to demolish the Building to the Truman Waterfront Advisory Board (TWAB) on October 16, 2017. Following discussions, TWAB voted to approve the demolition.

On November 11, 2017, Engineering staff advertised Invitation to Bid 18-008 for the demolition of the Building. Bids were opened on November 29, 2017 and responsive bidders consisted of: D.L. Porter Constructors, Inc., Burke Construction Group, Inc., and Charlie Toppino and Sons Construction, Inc. The bid tabulation is as follows:

<i>Bidder</i>	<i>Base Bid</i>	<i>Landscape Allocation</i>	<i>Total</i>	<i>Responsive</i>
D.L. Porter	\$456,000.00	\$25,000.00	\$481,000.00	Yes
Burke Construction	\$509,832.00	\$25,000.00	\$534,832.00	Yes
Toppino and Sons	\$809,250.00	\$25,000.00	\$834,250.00	Yes

Respective bid proposals and bid tabulation are attached.

As indicated in the bid tabulation, D.L. Porter Constructors, Inc. (DLP) was the apparent low bidder, with Burke Construction Group, Inc. (BCG) as the second low bidder. Following review of the received bids against available funding, staff recommends contract award to DLP.

Acceptance of the DLP's lump sum base bid of \$456,000 and the Landscape Allocation of \$25,000 results in a total contract award amount of \$481,000. BCG's corresponding bid including the Landscape Allocation exceeded DLP's bid by \$53,832 (10%).

PURPOSE AND JUSTIFICATION

Building 103 is currently in a state of disrepair and aesthetically detracts from the abutting Truman Waterfront Park Phase IA. The Building has been declared unsafe by the City's CBO who supports demolition. The estimated cost to remove lead based paint and stabilize the structure prior to any planned redevelopment (e.g., event center, museum, restaurant) is estimated to exceed \$1,000,000. Engineering Services recommends demolition of the Building to facilitate cost-effective construction of a future structure (to be determined by TWAB and the Naval Properties Local Redevelopment Authority) on the existing footprint. In the interim, soil would be placed over the slab and landscaped, providing additional greenspace to Phase 1A of the Truman Waterfront Park.

This resolution supports Key West Strategic Plan Infrastructure Goal #3, *Parks and recreation areas are accessible to all residents and visitors*, and Culture Goals #1, 2 and 3.

FINANCIAL

The project lump sum cost of \$481,000 is funded from budget account 1014303 5436300 Project # TR1501. Full funding is currently available to demolish the Building in the FY 2017 budget.

RECOMMENDATION

Engineering staff recommends Naval Properties Local Redevelopment Authority approve a contract award of \$481,000 to D.L. Porter Constructors, Inc. (DLP) for demolition of former Navy Building 103 located at Truman Waterfront Park inclusive of the landscape allowance of \$25,000 and all utility, and permitting fees, and authorize the City Manager to execute this agreement and any necessary budget transfers/amendments.