



THE CITY OF KEY WEST
1300 White Street, Key West, FL 33040 (305) 809-3792

EXECUTIVE SUMMARY

TO: Jim Scholl, City Manager

FROM: James Bouquet, Director of Engineering

DATE: January 21, 2018

SUBJECT: Truman Waterfront Park Phase 1B including Building 1287
Renovation/Addition and Multi-Purpose Field

ACTION STATEMENT:

Authorize a Task Order to K2M Design for Professional Design Services for Park Phase 1B including Building 1287 Renovation/Addition and Multi-Purpose Field in the amount of \$179,480.00 in accordance with revised Truman Waterfront Park Phase 1B Master Plan. Authorize City Manager to approve Task Order and any necessary budget transfers/amendments.

BACKGROUND

The Key West City Commission Resolution 17-245 directed City staff to report on the feasibility of renovating Building 1287 (aka: PAL) including estimated costs of renovation, recommended uses and immediate repairs to necessary to preserve the structure. However, the Truman Waterfront Park Development Master Plan approved by the Naval Properties Local Redevelopment Authority (LRA) under Resolution 12-285 and Phase 1 design under Resolution 14-095 specified demolition of the building and construction of a multi-purpose athletic field at that location. Considering the ongoing City Commission direction to site additional athletic fields within Key West and that the Community Center proposed for Truman Waterfront Park Phase 1B is now planned for inclusion in the Fredrick Douglass Gym Expansion Project, staff proposes a formal revision to the Master Plan. The revised plan incorporates preserving/renovating and adding an addition to Building 1287 (including rest rooms and attached horse stables), a FIFA regulation size soccer field, paved parking, landscaping and green space. The proposed plan provides increased area for race boat staging and vehicle parking during events. The conceptual Building 1287 renovation drawings and Revised Phase IB Master Plan previously prepared by K2M Design (K2M) and presented to City Commission on January 3, 2018 are attached.

The revised Phase IB Master Plan including proposed the multi-purpose field and renovation/addition to Building 1287 is on the February 20, 2018 Truman Waterfront Advisory Board agenda for consideration and approval.

To support Phase 1B design, staff requested a Task Order proposal from K2M under their General Architectural Services agreement with the City (Resolution 17-190). K2M subsequently provided a not-to-exceed fee of \$179,480.00 as presented in the attached proposal dated January 18, 2018 for the requested services. K2M will provide the following subtasks:

- Pre-Design Services
- Schematic Design
- Design Development
- Construction Documents
- Permitting

Perez Engineering and Development (Perez) has been added to the K2M project team for this Task Order. Perez is very familiar with the project site have previously performed civil engineering design for Truman Waterfront Park Phase 1A and the Amphitheater.

The Task Order does not include bid or construction period services.

PURPOSE & JUSTIFICATION

Staff compliance with City Commission Resolution 17-245 requires architectural and engineering support renovate Building 1287. Maintaining all or part of Building 1287 requires revising the Truman Waterfront Park Master Plan to facilitate construction of a new multi-purpose field.

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

FINANCIAL IMPACT:

The cost to complete the Task Order will not exceed 179,480.00. \$131,540.00 of this fee is funded in budget account 101-4303-543-6300 (Project Number IS43031801-Truman Waterfront Park Phase 1B). The remaining \$47,940.00 will be transferred from Infrastructure Surtax Reserves, budget account 101-1900-519-9400.

Staff has reviewed the proposed fee and found the labor hours reasonable for the required work and hourly rates consistent with K2M's General Architectural Services fee schedule. The building component of the fee aligns with the State of Florida Fee Guide Calculator for Architectural and Engineering Services.

RECOMMENDATION:

Staff recommends authorizing a Task Order to K2M Design for Professional Design Services associated with Truman Waterfront Park Phase 1B design in the amount of \$179,480.00, and authorizing City Manager to approve Task Order and any necessary budget transfers/amendments.