



THE CITY OF KEY WEST

3140 Flagler Ave, Key West, FL 33040 (305) 809-3792

EXECUTIVE SUMMARY

TO: Jim Scholl, City Manager

FROM: Kreed Howell, Senior Construction Manager

DATE: February 12, 2018

SUBJECT: Frederick Douglass Gymnasium Project Closeout

ACTION STATEMENT

Authorizing the City Manager to approve Final Project Closeout Reconciliation in the amount of \$93,758.88 using available project funds for unforeseen conditions encountered and additional work required to complete construction of the Frederick Douglass Gym. Extend the project substantial completion date by 130 calendar days to January 14, 2018. Authorize any necessary budget transfers.

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). Consistent with reconstruction of an existing 90-year-old structure, encountering unforeseen conditions and work items not covered in the construction documents are to be expected.

Since commencing work in August 2016, unforeseen conditions and additional work items have been addressed and documented in Contractor Change Order Requests (CORs). To close out the project, these CORs have been condensed into one Final Reconciliation Change Order. This Final Reconciliation and backup documentation are attached and include the following:

- During excavation for new building canopy, abandoned concrete footings were encountered outside area of original building footprint and removed to install new canopy footings and sanitary sewer pipe. (\$3,249.)
- During demolition of roof system, three (3) abandoned large fan housings were removed to mitigate potential for future leaks in the new roof. (\$3,800.)

- The project was designed in 2013 to the building code in effect at that time; however, upon inspection in 2016, the City Building Department required the roof fasteners comply with the current (2014) Building Code. (\$4,460.)
- As directed by City Urban Forestry Manager, the landscaping plan was revised to install new plantings focused around the gym, rather than the Roosevelt Sands Building planned for future renovation. Revised landscaping plan required new irrigation system (\$6,197.)
- The electrical room was intended to have an exposed ceiling. Following selective demolition, it was determined to frame-in the ceiling, providing a safer working environment for City maintenance personnel. (\$7,037.)
- The weight room was intended to have an exposed ceiling. For safety and aesthetics, the ceiling was framed and stuccoed. (\$3,118.)
- A moisture barrier was installed under the flooring in the new construction portion as required to meet tile manufacturer's specifications for humidity control. (\$8,095.)
- A light was added in the Electrical Room as required by the Key West Building Department (\$1,985)
- During Hurricane Irma, scaffold had to be removed from the building perimeter and subsequently reinstalled after the storm. Cost includes labor and additional rental period for boom lift and scaffold material. (\$14,844.)
- Concurrent with new Surface America gym floor installation, the perimeter surfaces of the gym and weight room and electrical room floors were painted to provide a finished appearance. (\$9,595.)
- Two doors were originally specified to receive new lever door hardware; however, the Building Department subsequently required panic devices on all doors. (\$7,620)
- As requested by the City, DLP paid the FCAA fee for a the new 2-inch water meter (\$7,102.)
- The addition of low voltage information technology equipment to provide secure connectivity to the Gym (\$4,275.)

Total final reconciliation, inclusive of the Contractor's overhead, profit, insurance and bonds (\$12,381.88) for the above CORs is \$93,758.88

DLP's current contract indicates project substantial completion on September 06, 2017. The City and DLP agreed that delays due to Hurricane Irma and installation of the new gym floor as

authorized by City Commission resulted in 130 justifiable calendar days to be added to the project contract time, extending the project “substantial completion” date to January 14, 2018. Project final completion is February 13, 2018.

PURPOSE AND JUSTIFICATION

Addressing the identified unforeseen conditions and additional work items in a timely manner and in accordance with good engineering and construction practice is critical to providing a structurally stable and aesthetic gymnasium, office and Community Resource Room.

Final Reconciliation costs have been reviewed by City staff and the Architect of Record, Andrew Hayes of Hayes Cumming Architects (Hayes) and determined to be reasonable for the level of effort required.

The improvement of infrastructure is critical to meeting the current and future needs of the City. This project is in accordance with the City of Key West’s Strategic Goals #4: *Long term sustainability of the City’s hard assets* and #5: *All of the City’s Destinations and Resources Are Accessible to Residents and Visitors*.

FINANCIAL ISSUES

Project dedicated funds for the Final Reconciliation in the amount of \$93,758.88 are available under Account #3031900 5196200 (Project PR 1206). Currently there are sufficient funds available and unencumbered in the project account.

RECOMMENDATION

Staff recommends authorizing the City Manager to approve Final Project Reconciliation in the amount of \$93,758.88 using available project funds for unforeseen conditions encountered and additional work required during construction of the Frederick Douglass Gym, extending the project substantial completion date by 130 calendar days to January 14, 2018 and authorizing any necessary budget transfers.