

RESOLUTION NO. 09-321

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AUTHORIZING EXECUTION OF AN INTERLOCAL AGREEMENT WITH THE MONROE COUNTY SCHOOL BOARD TO PROVIDE FOR PAYMENT ASSISTANCE FOR THE HOB CONCESSION STAND AND ENSURING THE SCHOOL BOARD'S PROMPT RECONSTRUCTION OF PROMISED SPORTS FIELDS AT POINCIANA SCHOOL; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City and School Board have various interlocal agreements regarding the public's use of School District facilities; and

WHEREAS, the School Board previously committed to the reconstruction of sports fields at Poinciana School, which were displaced when the new school was built; and

WHEREAS, the City contributed large amounts of valuable fill for the field reconstruction pursuant to City Commission Resolutions in June and August of 2008; and

WHEREAS, the City previously budgeted \$120,000.00 to reimburse the School Board for the construction of a concession stand at HOB School, but for which no resolution authorizing the expenditure of funds has been passed.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That the City agrees to release funds for reimbursement of \$120,000.00 of certified expenditures for the concession stand at HOB School, contingent upon execution of an interlocal agreement acceptable to the City Manager and City

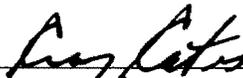
Attorney which provides for the prompt reconstruction of sports fields at Poinciana School.

Section 2: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 3rd day of December, 2009.

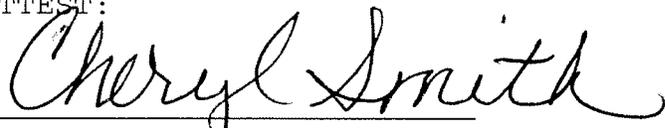
Authenticated by the presiding officer and Clerk of the Commission on December 4, 2009.

Filed with the Clerk December 4, 2009.



CRAIG CATES, MAYOR

ATTEST:



CHERYL SMITH, CITY CLERK

**SECOND ADDENDUM TO RECREATIONAL INTERLOCAL AGREEMENT
BETWEEN THE SCHOOL BOARD OF MONROE COUNTY, FLORIDA AND
THE CITY OF KEY WEST, FLORIDA**

THIS SECOND ADDENDUM TO THE RECREATIONAL INTERLOCAL AGREEMENT ("Agreement") is made and entered into this 15 day of December 2009, by and between THE CITY OF KEY WEST, FLORIDA, a Florida municipal corporation ("City"), and THE SCHOOL BOARD OF MONROE COUNTY, FLORIDA, as the contracting agent for the School District of Monroe County, Florida ("School Board"), in order supplement the original Inter Local Agreement ("Original Agreement") entered into between the parties on the 31st day of March, 1998, a copy of which is attached hereto as Exhibit "A", as follows:

RECITALS

1. School Board owns, operates, and controls the Horace O'Bryant Middle School ("HOB") located at 1105 Leon Street, Key West, Florida 33040. HOB was one of three schools which was the subject of the Original Agreement.
2. The Original Agreement was intended to expand public recreational facilities and sports facilities while also providing additional recreational and sports facilities to the students of Monroe County. The Original Agreement set forth the parties respective rights and obligations regarding the construction, maintenance, and use of the designated recreational facilities at Key West High School, Gerald Adams Elementary School, and HOB ("Recreational Facilities"). The Recreational Facilities were previously identified in the Original Agreement as composite exhibit "A." Subsequent to execution of the Original Agreement, substantial alterations were made to the Recreational Facilities. Accordingly, exhibit "A" to the Original Agreement is hereby replaced by the following: Key West High School exhibit "B" hereto; Gerald Adams exhibit "C" hereto, and HOB exhibit "D" hereto.
3. Previously, the School Board and City staff agreed that the construction of a concession stand/restroom facility at HOB would benefit the community and students of Monroe County. The School Board, at its own expense, constructed and/or installed a concession stand/restroom facility at HOB. The City agreed to reimburse the School Board for the construction and installation of the concession stand/restroom facility in an amount not to exceed \$120,000.00. It is additionally understood that the City in good faith provided approximately \$250,000 worth of construction fill material to the School Board for the replacement of the Poinciana School soccer fields. The School Board agrees to continue to follow the 2009-2010 adopted 5 year facilities plan with the proposed investment of \$450,000 to restore the Poinciana School soccer fields in year 2010-2011. The City agrees to pursue available grant funding with the School Board to secure additional funding to complete the project as scheduled.
4. The Parties desire to enter into this Agreement to set forth their respective rights and obligations regarding the construction, installation, and maintenance of the new

concession stand/restroom facility at HOB, as well as provide for the reconstruction of fields at Poinciana School.

NOW THEREFORE, in consideration of the mutual covenants of the parties set forth in this agreement, and other valuable consideration, the sufficiency and receipt of which is acknowledged by the parties, it is hereby agreed to between the parties as follows:

1. The above recitals are true and correct and incorporated herein.
2. Purchase of Materials and Supplies
 - a. School Board shall pay the cost of purchasing any and all materials and supplies necessary for the construction and installation of the new concession stand/restroom facility.
 - b. If necessary, School Board shall pay all costs, fees, and expenses relating to any design matters related to the construction and installation of the new concession stand/restroom facility, including, but not limited to, engineering fees and/or architectural fees.
 - c. Upon presentation of proper documentation of expenditures, City shall reimburse School Board for any and all expenditures related to the foregoing in an amount not to exceed \$120,000.00.
3. Maintenance and Operation of Concession Stand/Restroom Facility
 - a. Maintenance and operation costs for the concession stand/restroom facility shall be shared between School Board and City in accordance with the provisions of Paragraph 7, of the Original Agreement.
4. Use Schedule

Scheduling and use of the concession stand/restroom facility shall be in accordance with Paragraphs 7 and 8 of the Original Agreement.

(Any revised scheduling or use parameters can be inserted here.)

5. Poinciana School Fields

The School Board shall adhere to its 2009-2010 adopted 5 year facilities plan and shall invest a minimum of \$450,000 to restore the Poinciana School soccer fields in year 2010-2011. Additionally, the School Board and City shall utilize available resources and work cooperatively to secure grant funds to restore the fields.

6. In the event of a conflict, the provisions contained herein shall control over conflicting provisions in the Original Agreement. In all other respects, the Original Interlocal Agreement, dated March 31, 1998, remains in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seal, the day and year first written above.

Witness:

Sally M. Smith
Print Name: Sally M. Smith

THE SCHOOL BOARD OF
MONROE COUNTY, FLORIDA

Christie L. Martini
Print Name: Christie Martin

By: Andy D. Griffiths
Print Name: Andy Griffiths
Title: Board Chair

Witness:

Susan P. Harrison
Print Name: SUSAN P. HARRISON

CITY OF KEY WEST

Cheryl Smith
Print Name: Cheryl Smith

By: Craig Cates
Print Name: Craig Cates
Title: MAYOR



B.W.
Sprague, Inc.

Construction Manager / #CGC 019795
Key West / Tampa, FL 33040

25 November 2009

Attn: Mr. Gary Bowman
City of Key West
525 Angela Street
Key West, FL 33040

Ref: HOB Sports Concession Stand

Subj: Cost Estimate

To Whom it may concern,

As requested I visited the HOB New Concession Stand to analysis a cost estimate and found the following:

1. CMU exterior structure / columns & beams / painted
2. V-crimp metal sloped roof
3. Assumed pile foundation
4. Elevated concrete slab on grade
5. Concrete ADA ramp
6. ADA metal hand rails
7. Women & Men ADA restrooms complete with fixtures
8. Concession and serving room
9. Pull up exterior grill at serving opening
10. Office area with storage room
11. All room have lighting
12. Total outside dimensions 20' x 40' (800 sq ft)

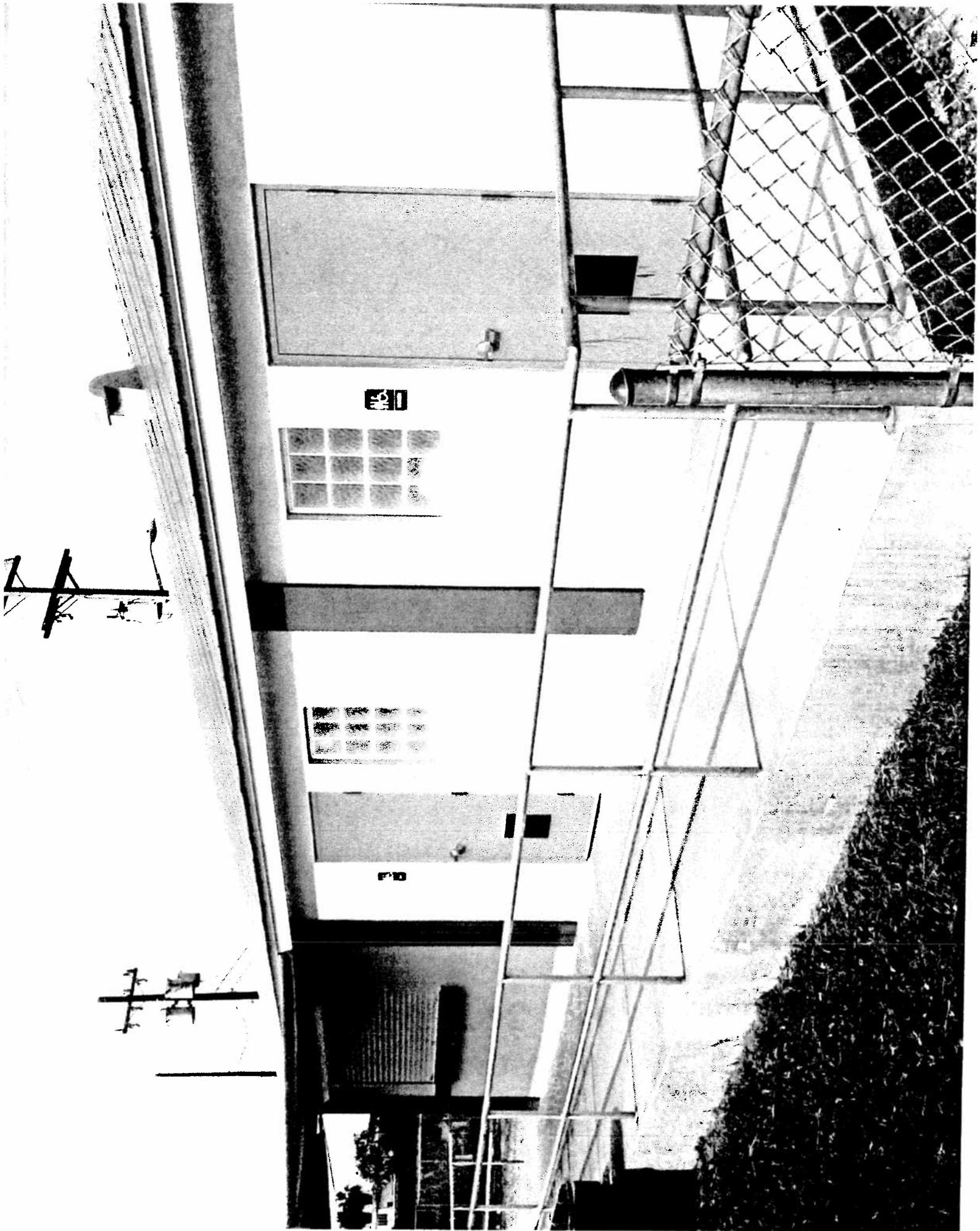
With this information and being built in Key West, I estimate the cost to be at \$250.00 per sq ft.

If you should require more info, please let me know.

Respectfully,

Bill Sprague

Bill Sprague / BW Sprague, Inc.





B. W.

SPRAGUE, INC.

*Owner's Representative
Construction Management
Construction Program Manager
#CGC019795 / #QB29147 / #BN5805
Kim Sprague / President
Bill Sprague / Vice President*

BILLY (BILL) W. SPRAGUE
825 Duval Street (mailing address only)
Key West / Tampa, FL 33040
(305) 797-8676 cell
(305) 295-6081 fax
E-Mail hwsprague@bellsouth.net

Qualifications

- **State of Florida Class A General Contractor's License**
- **State of Florida Building Inspector Certificate**
- **International Building Code Inspector Certification**
- **Florida Dept. of Education Uniform Building Code Inspector Certificate**
- **Northeastern University Building Design & Management Certificate**
- **American Society of Safety Engineers**
- **American Concrete Institute**
- **U. S. Building Council**
- **The American Institute of Architects**
- **State of Florida Notary Public Certificate**
- **United States Dept. of Labor OSHA 502 Certificate**
- **REDICHECK Certificate of Completion**
- **Florida Keys Community College Instructor / State Building License Certification**
- **City of Key West, FL Occupation License**
- **Monroe County, FL Occupation License**
- **City of Tampa, FL Occupation License**
- **Hillsborough County, FL Occupation License**
- **State of Florida Corporate Business License**

** Copies of license and other certificate are not included with this e-mail but may be obtained upon request.*

Billy (Bill) W. Sprague
825 Duval Street
Key West, FL 33040

Personal Data

Born: Saint Joseph, MO.
Education: Central High School
Northeastern University / Boston / Certification Construction Management
Numerous Certifications
Military: U.S. Army / Honorable Discharge
U.S. Air Force / Honorable Discharge

Summary of Experience

Over 35 years professional experience in the construction industry with the last 20 years directed toward Construction Management. I have held a Florida State Class A General Contractors License for over 25 years.

Projects

USA

- Million Dollar Residential Homes
- Commercial & Residential Land Developments
- Civil Projects / Roads / Bridges
- Public Entertainment Facilities
- Elementary, High Schools & State Universities
- Chemical / Industrial Plants
- NFL & College Stadium
- Research & Development Laboratories
- Federal, State & Local Correctional Facilities
- Hurricane Restoration
- Condo & Congregate Living Facilities
- Interior & Exterior Theater
- Educational Diving & Hyperbaric Chamber Facilities
- Commercial & Residential Historical Renovation
- Entertainment Clubs / Resorts / Restaurants
- Airport Facilities & Hangers
- Fire Stations
- Medical Clinic / Image & Surgical
- Educational Facilities

OVERSEAS

- PGA-Golf Course / Philippines
- War Restoration / Kuwait
- Multi High Rise Condo & Office Complex / Saudi Arabia

Accomplishments / Memberships

- Florida Class A General Contractor's License / CGC019795
- Florida Standard Building Code Inspector / BN5805
- Certified Florida Uniform Building Code Inspector
- OSHA 500 / 502 Inspector Certification
- Florida DOT Medical Certification
- Numerous Business & Safety Certification
- Numerous State College Certifications
- Florida Special State Fire & Safety Inspector
- Private General Aviator Pilot License
- 2003 Florida Businessman of the Year Nominee
- American Society of Safety Engineers (ASSA)
- American Institute of Architects (AIA)
- National Fire Protection Association (NFPA)
- United States Green Building Council (USGBC)
- American Concrete Institute (ACI)

Job Descriptions Served

- Corporate Officer of Family Owned Construction Business
- Estimator / Scheduler
- Safety Coordinator
- Project Superintendent
- Project Manager
- Senior Project Manager
- Fire Safety Inspector
- Owner's Representative
- Construction Manager
- V.P. / B.W. Sprague, Inc.

Outside Interest

- Masonic / Scottish Rite / Shrine
- Boy Scouts of America / NESA
- Tampa Bay Rough Riders Historical Club
- Private Pilot / NOPA & EAA

Bill (Bill) W. Sprague
825 Duval Street
Key West, FL 33040

Employment History

A. B.W. Sprague, Inc. / Construction Manager 1998-Present

1. City of Miami Springs Community Center	\$ 5,000,000
2. Islamorada Village of Islands	
• Founder Park / Community Center	\$ 1,500,000
• Founder Park Restroom & Shower Facility	\$ 906,000
• Fire Station #19	\$ 1,590,000
• Fire Station #21	\$ 4,500,000
3. Key West City Hall (Design Team Member)	\$25,000,000
4. Physicians Image Clinics (FL & LA)	\$ 1,500,000
5. Keys Federal Credit Union Headquarter Office	\$ 6,000,000
6. Florida Key Electric Cooperative Warehouse / Maintenance & Office Complex	\$14,000,000
7. Monroe County Sheriff Office	
• New Crime Lab	\$ 200,000
8. City of Marathon	
• Fire Station #14	\$ 6,000,000
9. Key West Surgical Center	\$ 2,000,000
10. Beachside Key West Resort	\$ 70,000.00
11. Florida Keys Community College	
• Hurricane Restoration	\$ 2,500,000
12. Island City Air / FOB / General Aviation Terminal / Key West	\$ 1,500,000
13. Hyatt Hotel & Resort Key West / Renovation	\$ 8,000,000
14. Million Dollar Resident, Key West, FL	\$ 1,300,000
15. Historical Renovation of Residence, Key West, FL	\$ 500,000
16. Exterior Ample Theater, Key West, FL	\$ 150,000
17. Renovation of Tennessee William Fine Art Theater, Key West, FL	\$ 600,000
18. Renovation Key West Night Club, Key West, FL	\$ 100,000
19. Hurricane George Reconstruction, Key West, FL	\$ 750,000
20. Environmental Science & Pavilion Laboratory, Key West, FL	\$ 75,000
21. Hyperbaric & Dive Classroom, FKCC / Key West, FL	\$ 400,000
22. Key West Hyatt Windward Point Resort, Key West, FL	\$20,000,000
23. Renovate Day Inn, Key West, FL	\$ 150,000
24. Renovate Holiday Inn, Marathon, FL	\$ 175,000
25. Hyatt Coconut Plantation Resort , Naples, FL	\$45,000,000
26. Dept. of Juvenile Justice Center, Key West	\$23,000,000
27. Florida International University, School of Architecture, Miami	\$43,000,000
28. Mel Fisher Historical renovation Project	\$ 6,500,000
29. Monroe County Sheriff Aircraft Hanger, Marathon, FL	\$ 4,500,000
30. Monroe County Sheriff Mariner's Substation, Isandmorada, FL	\$ 3,400,000
31. Seminole Theater Historical Renovation	\$ 6,000,000

32. FKCC / TW Theater Renovation	\$ 1,500,000
33. Marathon Family Guidance Center, Marathon, FL	\$ 4,000,000
34. Key West Beachside Holiday Inn Restoration	\$ 3,000,000
35. Sloppy Joe's Key West Renovation	\$ 2,500,000
36. Hyatt Key West Hotel Dock Replacement	\$ 450,000
37. First State Bank of the Key, Marathon, FL	\$ 1,500,000
38. First State Bank of the Key, Key West, FL-Concrete Restoration	\$ 100,000
39. First State bank of the Keys, Key West, Roof Replacement	\$ 157,000
40. FKCC / TW Restroom Renovation	\$ 250,000
41. FKCC / TW Theater Lobby Expansion	\$ 666,000
42. Beachside Key West Hotel/ Condo Project	\$80,000,000
43. GSA / Homeland Security Office, Key West	\$ 4,000,000
44. Hyatt Hotel & Resort, Key West Renovation	\$ 6,000,000
45. Key West Fire House Historical Renovation, Key West	\$.500,000
46. FKCC Hurricane Dennis, Rita, Katrina & Wilma Repairs	\$ 4,000,000
47. Construction Manager Islamorada, Village of Islands	2008-
48. Construction Manager City of Marathon, FL	2006-
49. Construction Manager Monroe County Sheriff Dept.	2002-
50. Construction Manager Florida Keys Community College	1979-
51. First State Bank of the Keys Loan Inspections Inspector	
• A number of residential & commercial properties	
52. Spottswood Companies Construction Manager	
• Beachside Key West Resort	\$80,000,000
• Holiday Inn Key West Resort / Hurricane Wilma Damage & Renovation	\$ 2,500,000
• Faro Blanco Resort / Marathon, FL	\$65,000.000
• Boot Key Resort / Marathon, FL	\$35,000,000

Brown & Root Building

1987-1997

U.S. & Worldwide

1. PGA Golf Course, Santa Rosa, Laguna Philippines & Frank Lloyd Wright Design Club House	\$26 million
2. Business Development, Jeddah, Saudi Arabia	\$50 million
3. New Mexico State Prison, Hobbs N.M.	\$26 million
4. Florida Keys Community College, Key West, FL	\$23 million
5. Roach Carolina Drug & Research & Development Plant	\$500 million
6. Texas Juvenile Correctional Facility, Hondo, TX	\$15 million
7. Plymouth County Correctional Facility, Plymouth, MA	\$70 million
8. Donald Wyatt Federal Detention Facility, Central Falls, RI	\$30 million
9. University of Florida North End Zone Expansion, Gainesville, FL	\$23 million
10. Desert Storm War Rehabilitation, Kuwait	\$75 million
11. State of Florida Hardee County Correctional Facility	\$35 million
12. State of Florida Charlotte County Correctional Facility	\$28 million

B.W. Sprague Contracting / Individual 1986-1987
Tampa, FL.

1. Construction Consultant – New Residential & Commercial Projects \$2 million
2. Renovation of Industrial Manufacturing Terminal \$.5 million

Sprague / Miller Construction, Inc. 1984-1986
St. Joseph, MO.

1. Construction Manager / President
2. General Contractor
3. Commercial Developer / Government Housing
4. Civil Developer
5. Historical renovation

Sprague Construction, Inc. (Family Business) 1982-1984
St. Joseph, MO.

1. General Contractor / Vice president
2. Commercial Development
3. Residential Development
4. Concrete Specialty Contractor
5. Civil Development

Hobbs Construction Company 1981-1982
Bradenton, FL.

1. Manatee County Correctional Justice Center, Bradenton, FL \$10 million
2. Gator Bowl Renovation, Jacksonville, FL \$10 million

Sprague Construction, Inc. (Family Business) 1982-1970
St. Joseph, MO.

1. General Contractor
2. Commercial Development
3. Residential Construction
4. Civil Development
5. Residential Homes

Billy (Bill) W. Sprague
825 Duval Street
Key West, FL 33040

Personal References:

1. Hayes / Cummings Architect
689 Ninth Street North
St. Petersburg, FL
Andrew Hayes
(727) 894-6633

2. Florida Keys Electric Coop
91605 Overseas Highway
Tavernier, FL 33070
Scott Newberry / CEO
(305) 852-2431

3. Hyatt Hotels Corporation
9000 Universal Blvd.
Orlando, FL 32819
Brad Marmon
(407) 264-9777

4. Hillsboro Sheet Metal
4113 Nebraska Ave.
Tampa, FL 33673
Lenny Lorenzo
(813) 232-5191

5. Monroe County Sheriff Dept
5525 College Road
Key West, FL 33040
Colonel Rick Ramsey
(305) 292-7001