

Request for Additional Information



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

December 11, 2011

VIA ELECTRONIC MAIL

Ms. Gina Kennedy
General Manager, Conch Harbor Retail Center, LLC
951 Caroline Street
Key West, Florida 33040

**RE: Application for Tax Increment Appropriation
Harbor Walk Project
Request for Additional Information and Clarification**

Dear Ms. Kennedy:

The City is in receipt of your timely submitted application for the Harbor Walk Project. Staff has conducted a preliminary review of the application and is requesting the following additional information or clarification regarding the submitted materials:

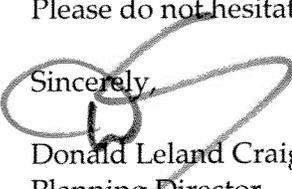
- Describe how the proposal relates specifically to the Community Redevelopment Area Plan principals;
- Describe how the proposed project relates to the Bight Master Plan, specifically the proposed arch and historical markers proposed in your scope of work;
- Describe where and why underwater lights are proposed and how they relate to and support the use of the City's Harbor Walk facility;
- Describe how this application will promote green services;
- Clarify how and by whom the cost estimates were obtained. Please provide the cost estimates.

This additional information is requested by December 28, 2011.

Your project presentation is tentatively scheduled before the Community Redevelopment Agency on Wednesday, January 18, 2012. The CRA meets after the City Commission meeting; that meeting convenes at 6:00 p.m. Please be prepared to describe the key aspects of your project in 10 minutes or less and to answer questions that may be posed by the board. In addition, staff or board members may have additional information or clarification requests during the review period. The ranking and allocation approvals are also expected to take place that night.

Please do not hesitate to call me with any questions or concerns.

Sincerely,


Donald Leland Craig, AICP
Planning Director

Xc: Mark Finigan, Assistant City Manager
Shawn Smith, City Attorney
CRA Files

Amended Application Information



December 15, 2011

Mr. Donald Craig
Planning Director, City of Key West
PO Box 1409
Key West, FL 33041-1409

RE: Request for Additional Information

Mr. Craig,

We appreciate the review that your staff has made on the application we have submitted.

The application for the proposed Harbor Walk project relates to the majority of the objectives that are described in the Community Redevelopment Plan. In many sections of the plan relating to the Caroline Street Corridor and the waterfront, specifically in Section 4.03, it states that it is to recognize the unique characteristics of our community by way of, "recognizing the historical, architectural, and cultural character of the community fabric, the neighborhoods and businesses which comprise the subarea, the importance of the existing and historic seaport area along the Key West Bight (including the ferry terminal) and the evolving Caroline Street Commercial corridor and the pedestrian-oriented connections which link the subarea to the larger environment of the City." This Harbor Walk is a vital pedestrian connection to the larger environment of the city. Conch Harbors' section of the Harbor Walk is open to the general public with the City having an easement. The main focus is to create a seamless Harbor Walk. At this point the city appears to be nearing completion on their section of the Harbor Walk. We are proposing to install the same light fixtures both above and below water as well as the same cohesive design for signage and building materials. The purpose of the underwater lighting is to help guide the pedestrians along the bight while making it pleasing to the eye. The arch that we are proposing would be a way to draw the pedestrian traffic from the Ferry Terminal side down through the bight and past several of the business both private and city run. Historical markers along the way, much like the markers that are currently situated at the end of Grinnell St, would be a way to educate our visitors on "the historical working waterfront for fishermen, shrimpers, and sponge harvesters of Key West". This helps to make our waterfront not only a connection, but also a destination.

This plan promotes green services by encouraging travelers to park the cars and to enjoy a stroll through our city. The Harbor Walk would also be constructed of Ipe. Ipe has many green aspects, as it does not require a chemical finish as most decking materials would and it also has a 25 year expected lifespan compared to 10-15 years of traditional pressure treated lumber.

For bids for the installation of the Harbor Walk we worked with the contractors that the city used to bid out this project. At the time of application the city was still determining the type of lighting both underwater and post lights that would be used. They were also unsure of the look of the signage that they were going to be using. All bids were put out based on preliminary discussions with city personnel. We bid the Harbor Walk construction out to McKendry Builders, D.L. Porter Constructors, & Bayshore Construction. We did put the project out to bid with two other contractors but the job was not cost effective for them to bid. We received a preliminary quote from Nearshore electric for both the underwater and the post lights. We are also awaiting a bid from Unlimited Electric. We obtained a signage proposal from Key Largo Canvas & Awning and are awaiting one from Southernmost Signs. Architectual/Engineering quotes were received from both Michael Ingram and Perez Engineering.

Much like the city, our main goal is to "Preserve, emphasize and expand public waterfront access". For any further clarification please feel free to contact us.

Sincerely,



Gina Kennedy
General Manager
Conch Harbor Retail Center, LLC.

McKendry Builders inc.
80 Palm Dr. Key West Fl 33040
cell- 305-304-7937 & Tele. Fax 305-745-4228
License # CGC1505150

Bid Proposal 8/23/10

**Conch Harbor Marina Boardwalk Replacement &
Repairs**

951 Caroline st. Key West Fl. 33040

- 1- Scope of work
 - a- Remove all decking from existing boardwalk.
 - b- Replace joists
 - c- Install Ipe wood decking 5/4"x 6" and stainless steel fasteners

Total Price \$121,000.00

July 13, 2011

Via e-mail: ginamkennedy@hotmail.com
Ms. Gina Kennedy

BID PROPOSAL

RE: Conch Harbor Bight Harbor Walk/Dock Board Replacement/Installation

Dear Gina:

At your request, we have priced the deck board replacement for both the continuation of the boardwalk which ties into the City's boardwalk and the two piers that come off of that boardwalk. This proposal is based on the same specifications the City used for their project, with the only exceptions being the following:

- We will remove and reinstall the existing post lights on the boardwalk, however, if you elect to purchase the same fixtures that the City will be using, there would be an additional charge. The design to support the new fixture is extensive and requires additional framing and fasteners under the dock.
- The City is also installing LED and/or pathway lighting on the boardwalk; we have not included that in this proposal.

Based on that clarification the price to furnish and install the 5/4 x 6" IPE decking, with the removal and reinstallation of all pedestals, fire boxes, fuel pump, cleats, sump pumps, ladders, boat boxes, covered canopy at a finger dock, etc. for the boardwalk and piers would be Two Hundred Fourteen Thousand Nine Hundred Thirty-Seven and 00/100 Dollars (\$214,937.00). Should you elect to do only the boardwalk portion of the project that price would be Seventy-Six Thousand One Hundred Ninety-Seven and 00/100 Dollars (\$79,197.00).

In recent e-mail correspondence with John Castro he mentioned that you've had discussions with the City about the lighting issues and you may be interested in purchasing what they're buying. Please keep in mind that if you elect to take that course, we can certainly not only do the installation, but can handle the purchasing process so you receive everything required.

Thank you for the opportunity to provide you with this proposal. If you have any questions feel free to contact me at your convenience.

Sincerely
D.L. PORTER CONSTRUCTORS, INC.



C. Marshall White
Vice President

CMW/pj

Bayshore Construction, Inc.

6834 Areca Blvd
Sarasota, FL 34241

Telephone (941) 927-8565
Fax (941) 927-5027

July 22nd, 2011

Conch Harbor Marina
951 Caroline St.
Key West, FL 33040

Attn: Gina Kennedy

RE: Re-decking of boardwalk

PROPOSAL

Bayshore Construction, Inc. will extract and haul off-site the existing framing and decking of the 220' by 16' boardwalk.

We will reconstruct as per attached plan:

- o Doubled 2" by 10". 40 pressure treated beams every 12' bolted to existing foundation with 5/8" diameter stainless steel bolts, two per connection.
- o 2" by 10".40 Pressure treated joists installed on 16" centers attached to the beams with 2" by 10" stainless steel joist hangers.
- o 5/4" by 6" IPE decking attached to joist with 2 1/2" #10 stainless steel screws, two per connection.
- o Existing bumpers will be reattached to new framing with 5/8" diameter stainless steel bolts, two per connection.
- o Existing conduit will be reattached to stringers where applicable.
- o Light poles will be disconnected and remounted assuming mounting brackets and such are in fair condition.

Bayshore Construction, Inc. will execute the above work for the sum of: **\$78,137.00**. Price includes the City of Key West building permit fee.

Note: Bayshore Construction, Inc. is assuming foundation piling or system is in acceptable condition for reattachment. Any foundation pile work found in unsatisfactory condition for reattachment will be an extra cost for material and labor above and beyond the proposal cost.

Sincerely submitted,



Doug Martin
President



Nearshore Electric, Inc.

State Certified Electrical Contractor

#EC13001186

Scope of Work

Proposal # 110922

CONFIDENTIAL

Owner: Conch Harbor Marina Assn. Ltd. ~ Attn: Gina

Phone: (305) 294-2933 ~ Fax: (305) 295-0673

Email: gina@keyscaribbean.com

Project: New Post Lights

Project Address: Conch Harbor Marina
Key West, Fl. 33040

September 27, 2011

To all concerned,

We are pleased to offer you our proposal for the electrical work required at Conch Harbor Marina in Key West, Florida. All work performed by Nearshore Electric, Inc. shall conform to current codes, regulations, and project specifications. All work performed by Nearshore Electric, Inc. shall be warranted for a period of one year. The following breakdown describes the items and services that Nearshore Electric, Inc. shall provide as well as any exclusion from our scope of work. Bid valid for 30 days.

INCLUDED IN BID:

Post Lights included in this proposal match the specifications of the City of Key West's proposed, new post lights

- ◆ Remove eight(8) existing post lights on boardwalk
- ◆ Supply stainless steel lag-bolts to secure new post lights to new decking
- ◆ Supply and install eight(8) new post lights on boardwalk
- ◆ Workers Comp/General Liability/Longshoreman's Insurance
- ◆ Taxes
- ◆ Warranty

Labor/Materials: \$2,564.00

Fixtures: \$49,536.00

EXCLUDED FROM BID:

- ◆ Permit fees
- ◆ Repair/Replacement of existing conduit, power wiring, and lighting controls
- ◆ Repair/replacement of existing decking/under decking light supports
- ◆ Disposal of post lights

We propose to furnish material and labor, complete in accordance with the above specifications, for the lump sum of: *Fifty Two Thousand One Hundred Dollars and No Cents (\$52,100.00)*

With payments to be made as follows: *Balance due upon completion*

Authorized Signature _____
Brian Perry ~ Sales Manager

Date 9/27/11

Acceptance of proposal:

I understand that I am bound to this agreement to pay the balance upon completion of work. I further understand and agree that any cost incurred by Nearshore Electric, Inc. caused by collection action on my account, including attorney's fees, court cost and interest due to delinquency, or returned check fee (\$50.00) will be my responsibility and will be paid as part of my balance. If this is a corporation, the undersigned agrees to be personally responsible for any purchases made by the corporation pursuant to this agreement. The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above. Purchaser agrees all materials to remain seller's possessions until paid in full.

Owner's Signature _____

Date _____



**KEY LARGO CANVAS PRODUCTS
KEY LARGO AWNING COMPANY**

Division of Cross Key Marine
Canvas & Upholstery, Inc.
P.O. Box 1865 Key Largo, FL 33037
(305) 451-1302
FAX (305) 451-1259

INVOICE NO.
38862

ORDER

(SAME UNLESS OTHERWISE INDICATED)

SOLD TO Conch Harbor Marina 293-0584
951 Caroline St. 294-2933
Key West, FL 33040
(305) 293-0584

SHIP TO Conch Harbor Marina 293-0584
Att: Craig Hunt/Gina Kennedy
Or Tim Root 360-2916
Key West, FL 33040
(305) 293-0584

Page 1

ACCOUNT NO.	SALESMAN NO.	PURCHASE ORDER NO.	SHIP VIA	COL.	PPD.	DATE SHIPPED	TERMS	INVOICE DATE	PAGE
C0584	BOB	HOLD-A				/ /	C.O.D.	09/26/11	

QTY ORDERED	QTY SHIPPED	QTY B/O	ITEM NO.	DESCRIPTION	UNIT PRICE	DISC %	EXTENDED PRICE
1	1		HARBOR WALK	<p>Fabricate and install New freestanding Archway Sign at beginning of the Boardwalk Sign support columns to be 8 x 8" Aluminum Columns with decorative capitols to match others at the Marina. The Sign Banner to be a hollow core welded aluminum product with the back side to be flat for mounting on the columns and will have a clean fastener free surface on back that would allow signage to be also placed on the back side of the banner for those walking East on the boardwalk and exiting on Grinell St. the Sign Copy to be individual Cast letters with chisled faces having approximately a 3/4" relief. All of the sign components to be painted with self-etching zinc primer and topcoated with automotive urethane enamel Finish. Mounted on one column there will be a 2' wide by 3' tall directory board with Changable Copy panels for individual business use.</p> <p>Cost to obtain building permits will be the responsibility of the owner. The approximate fee schedule is:</p> <p>\$300.00 Minimum Engineering Fee Structural Drawings, 3% of awning price Research and staff time \$60.00/hr Application Delivery/Permit pickup 35/hr Rendering, site plan or Sign Calculations Building Department Fees (per receipt) Notice of Commencement filing fee</p>	13775.00		13775.00

*** CONTINUED ***

SALE AMOUNT	
MISC. CHARGES SALES TAX FREIGHT	
TOTAL	

Thank You!