



VILLAGE OF KEY BISCAINE

Office of the Village Manager

October 8, 2008

Village Council
Robert L. Vernon, *Mayor*
Jorge E. Mendia, *Vice Mayor*
Michael Davey
Enrique Garcia
Steve Liedman
Thomas Thornton
Patricia Weinman

Village Manager
Genaro "Chip" Iglesias

MEMORANDUM

TO: Honorable Mayor and Members of the Village Council

FROM: Genaro "Chip" Iglesias, Village Manager 

RE: Vertical expansion of Key Biscayne Community Center

RECOMMENDATION

Since funds have not been allocated towards the construction of this project, I am recommending that we add this as a project to be considered when we bring the 5-year Capital Improvement Plan for Council review and approval. At that time, a funding decision can be made and the project prioritized in relationship with other capital needs. I firmly recommend this project due to the value it would add to our Community Center and provide for a space that can meet many current and future programming needs.

BACKGROUND

The Village Council included a budget line item in the 2008 annual budget for the preparation of Architectural / Engineering documents for the vertical expansion of the Community Center. The documentation has been completed and is ready for permitting and public bidding.

Skyline Management Group has prepared a detailed estimate, copy attached, indicating a probable cost of approximately \$2.1M. Final construction cost can only be determined by procuring formal proposals in a competitive bidding process.

The 2008 budget estimated the cost of the document preparation to be \$155,000, to date \$100,516 has been incurred in this effort. A formal bid letting, scope review and award analysis, including printing of bidding documents, is estimated to cost an additional \$7,000 to \$10,000.

The Community Center Advisory Board has reviewed the project and unanimously recommends moving forward.

Skyline Management Group

VKB Community Center Vertical Expansion

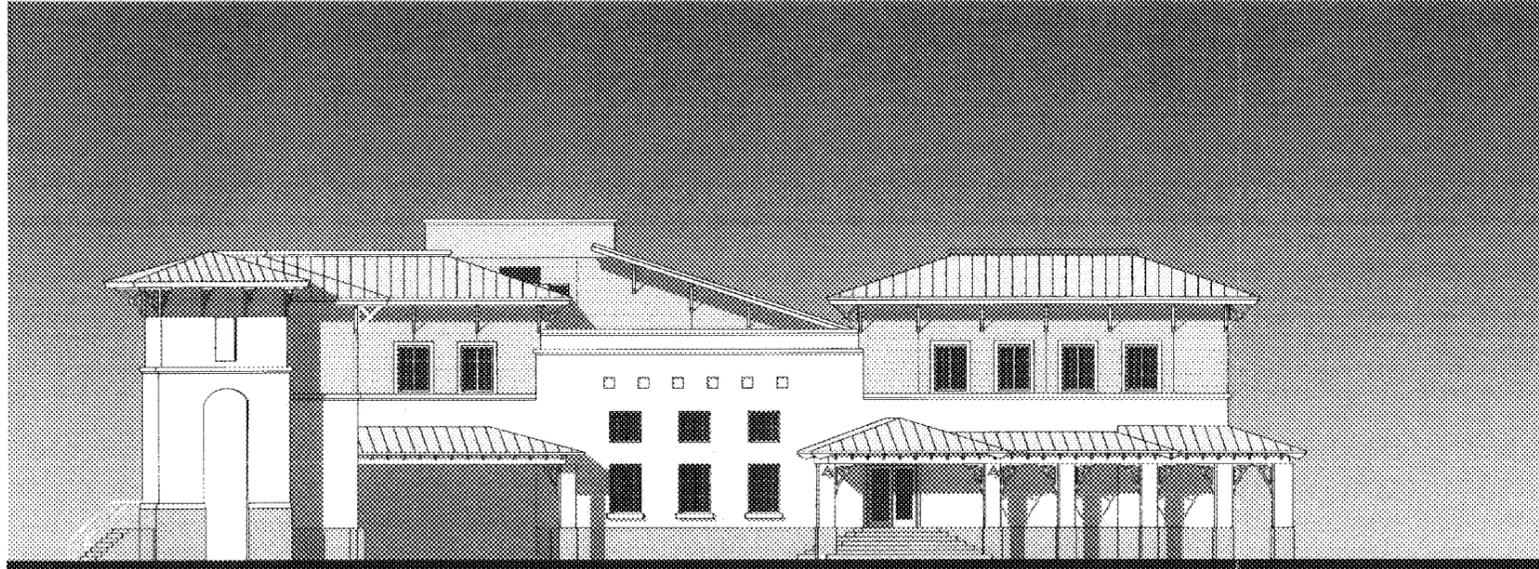
Estimate Summary Sheet

May 3, 2008

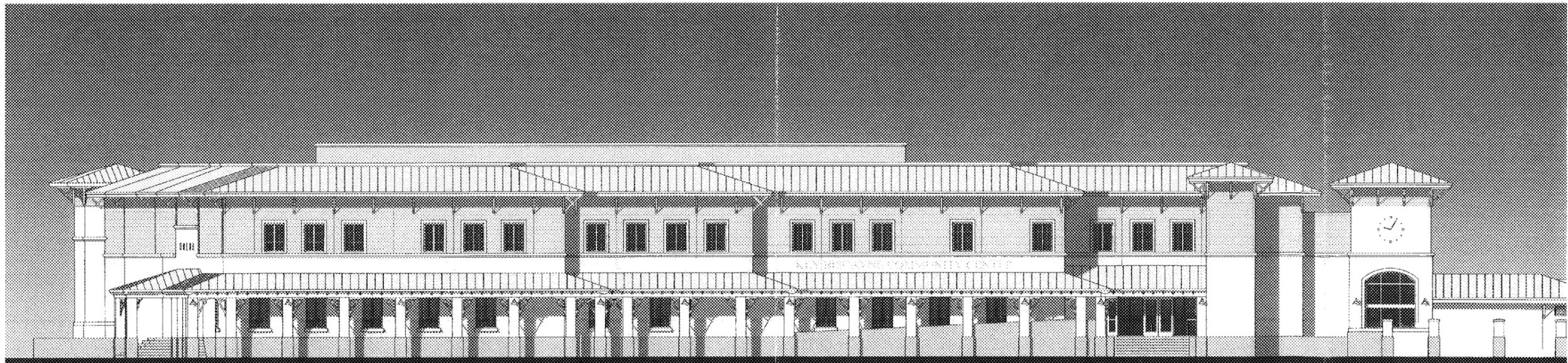
Revised 9-08-08

Div. Description	Unit	Quantity	Cost Unit	Total Cost
1 Demolition / Relocations	EA	4,956	\$ 6.95	\$ 34,444
1 Site Work / Landscape	EA	1	\$ 23,500.00	\$ 23,500
2 Foundations				
3 Concrete	SF	1,820	\$ 42.50	\$ 77,350
3 Conc Exterior Slab				
4 Masonry	SF	4,956	\$ 11.25	\$ 55,755
5 Structural Steel	SF	5,286	\$ 37.95	\$ 200,604
5 Miscellaneous Metals	LS	1	\$ 37,500.00	\$ 37,500
6 Rough Carpentry	SF	4,956	\$ 14.50	\$ 71,862
6 Millwork & Trim	LS	1	\$ 25,000.00	\$ 25,000
7 Roofing & Sheet Metal (new construction)	SF	4,956	\$ 17.50	\$ 86,730
7 Roofing & Sheet Metal (exist. construction)	SF	1,250	\$ 12.50	\$ 15,625
7 Caulking & Sealants	LS	1	\$ 12,500.00	\$ 12,500
7 Waterproofing	SF	3,126	\$ 7.65	\$ 23,914
7 Insulation	LS	4,956	\$ 3.35	\$ 16,603
8 Doors, Frames & Hardware	EA	10	\$ 575.00	\$ 5,750
8 Special Doors			\$ -	\$ -
8 Storefront & Glass	SF	150	\$ 45.00	\$ 6,750
9 Exterior Stucco	SF	4,956	\$ 6.85	\$ 33,949
9 Drywall & Framing	SF	4,956	\$ 9.75	\$ 48,321
9 Hard Tile	SF	950	\$ 9.95	\$ 9,453
				\$ -
9 Wood Floor	SF	4,006	\$ 12.50	\$ 50,075
9 Painting	Sf	4,956	\$ 1.35	\$ 6,691
10 Toilet Accessories and Partitions	LS	1	\$ 1,250.00	\$ 1,250
10 Miscellaneous Specialty Items	LS	1	\$ 9,500.00	\$ 9,500
13 Special Construction	LS	1	\$ 12,500.00	\$ 12,500
14				
15 Fire Protection	SF	4,956	\$ 3.25	\$ 16,107
15 Plumbing	SF	4,956	\$ 5.75	\$ 28,497
15 HVAC	SF	4,956	\$ 11.45	\$ 56,746
16 Electrical	SF	4,956	\$ 12.50	\$ 61,950
Subtotals				\$ 1,028,924
Contractor's General Conditions @ 10%				\$ 102,892
Contractor's Fee @ 5%				\$ 51,446
Contractors Insurance @ 1.5%				\$ 15,434
Performance & Payment Bond @ .0075%				\$ 7,727
Subtotals				\$ 1,206,424
Contingency 15% (Design & Construction Contingency)				\$ 180,964
A/E Fees incl. CA	LS	1	\$ 195,000.00	\$ 195,000
Equipment	LS	1	\$ 17,500.00	\$ 17,500
Furnishings	LS	1	\$ 35,000.00	\$ 35,000
Owner Representative	Mtl	15	\$ 10,000.00	\$ 150,000
Difficulty Factor, Incl. OT, Open Facility,ETC.	%	25		\$ 301,606
Totals				\$ 2,086,494

KEY BISCAIYNE COMMUNITY CENTER



SOUTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS

SCALE: 1"=10'
MAY 22, 2008



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Architects • Planners • Interior Designers



**CURRIE
SOWARDS
AGUILA
ARCHITECTS**

Architects, Planners
& Interior Designers

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ISSUED FOR :

BIDS
PERMIT 09-01-08
CONSTRUCTION
SEAL

PROJECT TITLE
**VILLAGE OF
KEY BISCAIYNE
RECREATION
CENTER
2nd LVL. ADD.**

**VILLAGE OF
KEY BISCAIYNE, FL**
REVISIONS

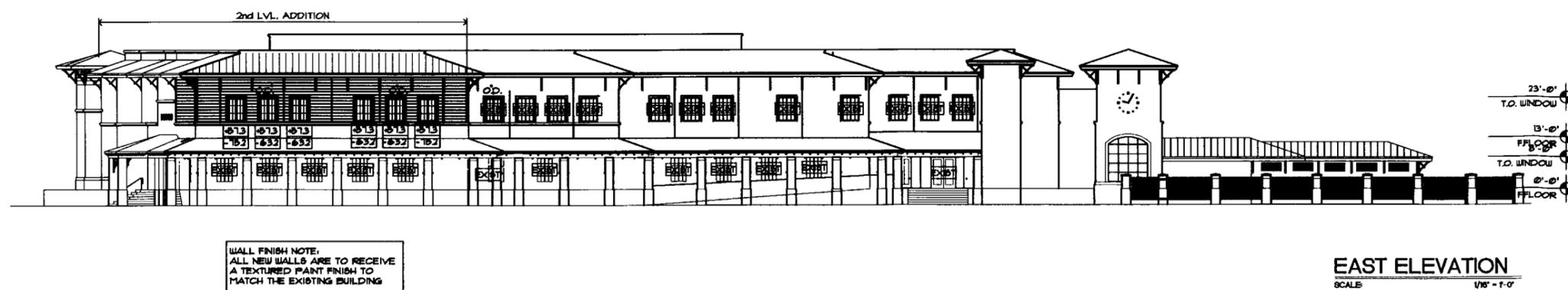
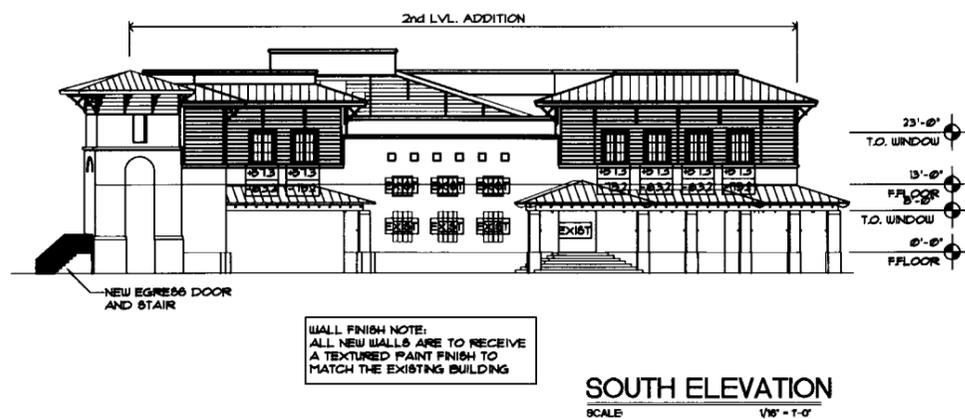
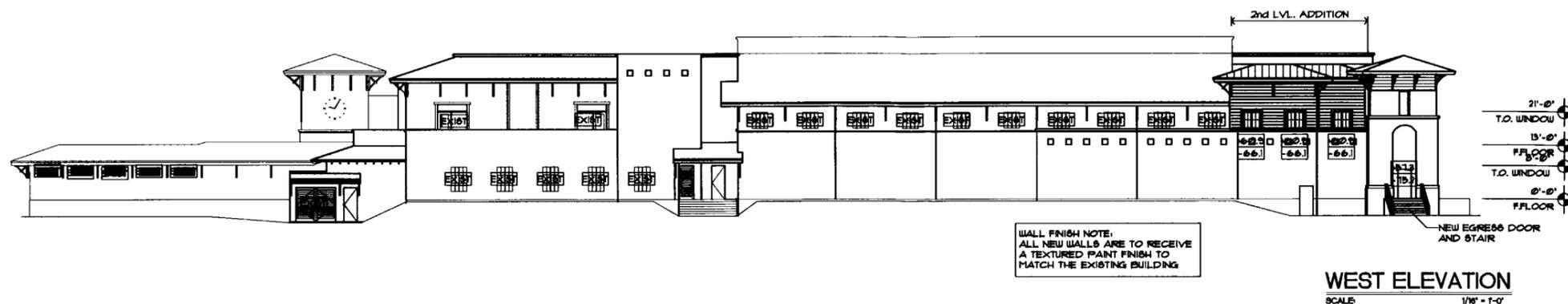
THESE DRAWINGS ARE PREPARED PER
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REPRESENT THE ARCHITECT AND ENGINEERS
DESIGN CONCEPT. THEY ARE NOT INTENDED
TO PROVIDE EVERY DETAIL OR CONDITION
REQUIRED TO CONSTRUCT THE BUILDING.
THE CONTRACTOR THROUGH SUBMITTALS
AND OTHER COORDINATION EFFORTS IS
FULLY RESPONSIBLE FOR PROVIDING A
COMPLETE AND OPERATIONAL BUILDING
WHETHER INDICATED ON THE PLANS OR NOT.

FILE NUMBER
402A301

DRAWING TITLE
**OVERALL
EXTERIOR
ELEVATIONS**

DATE 09-01-08 DRAWN BY BBRH
JOB NUMBER 070402
DRAWING NUMBER

A3.01



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PERMIT SET 09-01-08