RESOLUTION NO. 13-059

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA APPROVING TASK ORDER NO. 12.0D01.A FROM HAYES/CUMMING ARCHITECTS, PA IN AN AMOUNT NOT TO EXCEED $187,783.00 FOR ARCHITECTURAL SERVICES FOR A FULL CONDITION ASSESSMENT OF THE FREDERICK DOUGLASS COMMUNITY CENTER; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, in Resolution No. 12-220, the City Commission approved a three-year contract with Hayes/Cumming Architects for General Architectural Services; and

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

Section 1: That Task Order No. 12.0D01.A from Hayes/ Cumming Architects, PA for a full condition assessment of the Frederick Douglass Community Center is hereby approved in an amount not to exceed $187,783.00.

Section 2: That funds for this project will be funded under TIF funding received and from proceeds from the sale of the Caribbean Spa Property.

Section 3: 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 20th day of February, 2013.

Authenticated by the presiding officer and Clerk of the Commission on February 20, 2013.

Filed with the Clerk February 21, 2013.

CRAIG CATES, MAYOR

ATTEST:

CHERYL SMITH, CITY CLERK

THE CITY OF KEY WEST
Engineering Department
3140 Flagler Ave Key West, FL 33040 (305) 809-3965

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

TO: Bob Vitas, City Manager
E. David Fernandez, Asst. City Manager - Operations
Mark Finigan, Asst. City Manager – Administration

FROM: Doug Bradshaw, Senior Project Manager

DATE: January 23, 2013

RE: **Approval of a Task Order 12.0D01.A from Hayes Cumming Architects in the amount of $187,783 for a Full Condition Assessment of the Frederick Douglass Community Center.**

ACTION STATEMENT:
Approval of this Task Order 12.0D01.A from Hayes Cumming Architects in the amount of $187,783 will allow for a Full Condition Assessment of the Frederick Douglass Community Center.

The agreement will be executed pursuant to F.S. 287.055 (CCNA), City Code 2-841, and the City's contract with Hayes Cumming Architects approved by Resolution # 12-220.

PURPOSE AND JUSTIFICATION
The City of Key West is in the process of assessing the condition and functionality of the Frederick Douglass Community Center. As part of the assessment, the City will undertake a study in order to fully determine the condition of the structures and the property. Due to the age of the building(s) and numerous modifications, the City has concerns with the potential environmental and structural issues as well as the ability (and cost) of bringing the building(s) up to current Florida Building Codes.

The full condition assessment will address the following items at the Frederick Douglass Community Center facility (buildings and land):

- Structural Integrity
- Architectural Issues
- Environmental Assessments
- Building Services Issues
- Electrical Issues
- Geotechnical

The assessment will require significant testing (some destructive) to identify potential environmental issues such as asbestos, lead based paint, mold and mildew in addition to concrete core sampling, structural, HVAC, geotechnical, plumbing, and electrical.

The final condition assessment report will include the following information:

1. Structural Analysis, Evaluation and Assessment
2. Architectural & Building Systems Issues
3. Environmental Assessment
4. Potential Courses of Action & Preliminary Costs
5. Conceptual Design Approaches
6. Preliminary Construction Budget
7. Select Course of Action & Determine Costs

FINANCIAL IMPACT:
The Full Condition Assessment is $187,783. The project cost will be charged to TIF funding received and from proceeds from the sale of the Caribbean Spa Property.

RECOMMENDATION:
Staff recommends approving Task Order 12.0D01.A from Hayes Cumming Architects in the amount of $187,783 which will allow for a Full Condition Assessment of the Frederick Douglass Community Center.

TASK ORDER 12.0D01.A

ARCHITECTURAL SERVICES FOR CONDITION ASSESSMENT OF THE FREDERICK DOUGLASS RECREATION CENTER

This TASK ORDER 12.0D01.A is issued under the terms and conditions of the MASTER AGREEMENT TO FURNISH GENERAL ARCHITECTURAL SERVICES TO THE CITY OF KEY WEST ("AGREEMENT") between the City of Key West ("CITY") and HAYES | CUMMING ARCHITECTS, P.A. ("ARCHITECT") executed on August 7, 2012, which is incorporated herein by this reference.

A. SCOPE OF SERVICES
Specific services which the ARCHITECT agrees to furnish are summarized on the attached statement entitled TASK ORDER 12.0D01.A "SCOPE OF SERVICES." The "Scope of Services" defines the work effort anticipated for the Work Order. This Work Order, when executed, shall be incorporated in and shall become an integral part of the Master Agreement.

B. TIME OF COMPLETION
Work under this Task Order will begin immediately following acceptance and completed expeditiously subject to coordination with the City of Key West staff. Work will commence upon the receipt of Purchase Order and Notice to Proceed from the City of Key West Engineering Department. Assuming timely review and approval by the City of each task listed and other key milestones, we anticipate completion in 150-180 days from Notice to Proceed. Work may be performed at any time as requested by the CITY within 6 months after the date of execution of this Task Order, at which time the Task Order will expire.

C. COMPENSATION
Compensation for the labor portion of TASK ORDER 12.0D01.A Tasks A, B and C will be on a lump sum fee basis as stipulated in Article 5, Paragraph 5.1.1 of the AGREEMENT. Compensation for all expenses will be on a Cost Reimbursable-Per Diem basis as stipulated in Article 5, Paragraph 5.1.2 of the AGREEMENT. The estimated compensation is shown on the attached statement entitled TASK ORDER 12.0D01.A COMPENSATION.

D. ACCEPTANCE
By signature, the parties each accept the provisions of this TASK ORDER 12.0D01.A, and authorize the ARCHITECT to proceed at the direction of the CITY's representative in accordance with the "SCOPE OF SERVICES." Start date for this project will be no later than ten (10) days after execution of this authorization.

For HAYES | CUMMING ARCHITECTS

By: _____
Andrew M. Hayes, AIA, LEED BD+C
Managing Principal

For CITY OF KEY WEST

By: _____
Bob Vitas
City Manager

Dated the _____ day of _____, 2013

ATTEST: _____

TASK ORDER 12.0D01.A

ARCHITECTURAL SERVICES FOR CONDITION ASSESSMENT OF THE FREDERICK DOUGLASS RECREATION CENTER

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For HAYES | CUMMING ARCHITECTS

By: _____
Andrew M. Hayes, AIA, LEED BD+C
Managing Principal

For CITY OF KEY WEST

By: _____
Bob Vitas
City Manager

Dated the 22 day of February 2013

ATTEST: Angela Buddle

TASK ORDER 12.0D01.A

ARCHITECTURAL SERVICES FOR CONDITION ASSESSMENT OF THE FREDERICK DOUGLASS RECREATION CENTER

SCOPE OF SERVICES

Project Description

The CITY is currently analyzing the feasibility and usefulness of the Frederick Douglass Recreation Center to determine the appropriate course of action. If feasible, the City could repair and utilize the facility to continue recreation services. Due to the age of the existing building, the City has concerns with the potential structural, architectural and environmental issues as well as the ability (and cost) of bringing the building up to current Florida Building Codes.

Purpose

The CITY has requested that the ARCHITECT provide assistance with preliminary inspections, the preparation of a condition assessment report of the existing building and determining a course of action. This assessment is necessary to determine the feasibility of renovation of this structure and its ability to comply with current Florida Building Codes. It is also necessary to determine the extent of work that will be required for repair and renovation of the building if the CITY chooses to continue utilizing this facility.

This assessment will require significant testing (some destructive) to identify potential structural, architectural, mechanical, electrical and environmental issues; such as asbestos, lead based paint, mold and mildew.

This Task Order 12.0D01.A is to provide the City with a complete condition assessment of the existing Frederick Douglass Recreation Facility and assist the CITY to determine the appropriate course of action with regard to future use. The condition assessment will address the following items:
- Structural Integrity
- Architectural & Building Systems Issues
- Environmental Assessments

The inspection, testing and condition assessment of the Frederick Douglass recreational facility will include: Gymnasium & Stage, Restrooms, Offices, Kitchen and Storage areas.

Scope of Services

The following tasks describe the activities to be performed for the analysis, testing, reporting, supporting documentation, preliminary design and construction cost data to be prepared by the ARCHITECT.

Task A – On-Site Structural Analysis, Evaluation and Assessment Report

Task B - Condition Assessment Report

- Task B.1- On-site Building Envelope & Hazardous Materials Assessment
- Task B.2 – Preparation of a Condition Assessment Report

Task C – Potential Courses of Action & Preliminary Costs

- Task C.1 – Conceptual Design Approaches
- Task C.2 – Preliminary Construction Budget
- Task C.3 – Select Course of Action & Determine Costs

TASK ORDER 12.0D01.A

ARCHITECTURAL SERVICES FOR CONDITION ASSESSMENT OF THE FREDERICK DOUGLASS RECREATION CENTER

Task A – On-Site Structural Analysis, Evaluation and Assessment Report

The ARCHITECT's team will include structural personnel along with the contracted services of a local responsible and professional General Contractor to provide on-site testing, exploratory demolition and repair. Based on the data obtained the inspection team will prepare a Structural Assessment Report.

An initial observation walk through will be conducted to generally assess the overall condition of the building structure. This preliminary assessment will document existing conditions of the facility and seek to discover the problems and challenges that exist. An initial determination will be made on the ability of existing recreation activities to continue within the building.

STRUCTURAL
The structural testing and evaluation will include the following:

- Concrete Roof Deck: Concrete core samples (3 3/4" diameter) to be taken for compressive strength, chloride content and determine reinforcement in the concrete roof deck (Approximately 10 locations).
- Concrete Wall: Concrete core samples (3 3/4" diameter) to be taken at three typical gymnasium column conditions; sidewall, end wall and corner. Concrete core samples to be taken 2 to 3 feet above top of window openings and at mid-height tie beam. Core samples also to be taken along southwest wall between gymnasium and one story office/restroom area; within each structural bay along common tie beam at mid-wall height (Approximately 24 total locations).
- Floor/Foundation: Provide access to the foundation by providing 24" by 24" minimum openings along the exterior of the building perimeter in approximately 6 locations. Obtain concrete core samples (3 3/4" diameter) from the floor slab to be taken for compressive strength, chloride content and determine reinforcement along gymnasium floor, adjacent to stage and along common wall between gymnasium and office/restroom area. In approximately 6 locations (Approximately 12 total locations).

The building structural information obtained on member sizes, locations and connections will be used to perform a structural analysis of the building and suggestions for retrofitting the building to meet 2010 Florida Building Code and hurricane requirements. The results of the structural analysis will be used to determine if the existing structure has sufficient structural capacity to continue to be used as a recreation center. ARCHITECT will work with the City to obtain any available information on the buildings.

A $52,000 budget allowance has been included in this subtask for selected removal and repair of the existing roof, floor and walls, as well as any required permitting. These monies are to be paid to the General Contractor that performs the field work. The ARCHITECT will obtain quotes from three (3) local General Contractors (if available) prior to entering into an agreement for the work. The $52,000 is an expense to the work and separate from the ARCHITECT's labor costs for professional fees.

A Structural Evaluation report will be provided for the City's review and the ARCHITECT will schedule a review meeting where up to two team members will attend, (all others will attend via conference call, as required) to review the report and address questions.

A determination will be made at this point as to what portions of the building, if any, are feasible to renovate. ARCHITECT will incorporate comments and discussion items into the final report and deliver final documents.

Deliverables
- An electronic copy of the draft Structural Assessment for review by CITY staff
- Four (4) copies of final Structural Assessment and two (2) electronic copies in PDF format.

Task B - Condition Assessment Report

Upon acceptance of the Structural Assessment Report by the City the ARCHITECT shall obtain an authorization to proceed with Task B. This task will be limited to the portion of the existing building determined to be viable for renovation in Task A.

This report will include hazardous materials, architectural, electrical, and mechanical personnel. The ARCHITECT's inspection team, along with the contracted services of responsible and professional sub-contractors, will provide on-site evaluations, inspections and testing of the existing Frederick Douglass Recreation Facility. Based on the data obtained the inspection team will prepare a Condition Assessment Report.

Task B.1- On-site Building Envelope & Hazardous Materials Assessment

The ARCHITECT'S team will need to obtain sufficient information to perform a building envelope and hazardous materials analysis. HAYES | CUMMING ARCHITECTS will retain the services of a licensed and insured roofing contractor and industrial hygienist to complete the testing, removal and repairs necessary.

ARCHITECTURAL & BUILDING SYSTEMS

The Architectural testing and evaluation will include the following:
- Building & Fire Code Compliance
- Life Safety & Egress Compliance
- ADA Compliance
- Roof Membrane Investigation: Remove 2'-0" by 2'-0" area of existing roof membrane and roofing material down to the top of the structural deck. This will occur in three locations; two above the gymnasium and one above the one story office/restroom area. The top of concrete decking must be exposed and clear of debris.
- Roof drainage discharge system and recommendations for modifications if necessary.
- Exterior Envelope - Walls/Windows/Doors: Test mill thickness of paint and inspect caulking/sealing of all joints and corners. Inspect flashing/caulking at selectedl window/door openings and attempt to determine pressure strength of existing windows/doors.
- Insulation – determine 'R' values of exterior wall systems and compliance to Florida Energy Code Requirements

TASK ORDER 12.0D01.A

ARCHITECTURAL SERVICES FOR CONDITION ASSESSMENT OF THE FREDERICK DOUGLASS RECREATION CENTER

Destructive testing methods will be performed to determine the assembly and condition of the buildings' exterior envelope and interior components. Core samples of the roof systems will be taken to identify membrane and type of insulation. Portions of the interior ceilings will be removed to observe the underside of the decking. Portions of the interior walls will be removed to determine insulation type and wall components. Samples of each system will be tested to determine if they contain hazardous materials. The openings described above in the structural task will also be used for the architectural assessment.

The building systems testing and evaluation will include the following:
Assessment of the types and condition of HVAC equipment and plumbing in the building using consultant staff. We will:

- interview maintenance staff to obtain information on the current and past condition and problems of the plumbing in the building; access will be required for the crawl spaces and ceiling spaces
- determine the location and sizes of domestic water and sewer piping and the location of connections to the city utility piping mains; access to these locations will be coordinated with the access required for structural and architectural considerations.
- Provide a report detailing the location and condition of existing HVAC related equipment and its suitability for reuse. The report will also detail the condition of the domestic water and sewer piping and its suitability for reuse.

An electrical investigation and evaluation using consultant staff will include the following:

- General overview inspection of main electrical service, existing electrical feeders/ sub-feeders and distribution panels
- Inspection of:
    - conductors and raceways above the dropped ceilings in several locations within the building
    - concealed conductors and raceways above fixed ceilings utilizing openings cut for structural and architectural inspections.
- Provide a report detailing the location and condition of existing electrical equipment and its suitability for reuse.

HAYES | CUMMING ARCHITECTS requests copies of any existing building architectural, structural, mechanical, plumbing and electrical plans and specifications.

ENVIRONMENTAL
The Environmental testing and evaluation will include the following:

- Environmental inspection and testing will focus on determining the location and extent of materials containing asbestos, lead-based paint and/or mold contamination;
- HAYES | CUMMING ARCHITECTS will retain the services of a certified industrial hygiene consulting firm. A lead inspector, asbestos inspector and Florida-licensed Mold Assessor will be onsite to examine materials, collect samples of representative materials, and to test for lead-based paint on materials.
- Asbestos: A walk-through of the interior and exterior of the subject building to visually assess suspect friable and non-friable asbestos-containing materials (ACM) for condition, homogenous areas, and functional spaces. They will collect representative bulk samples

from the interiors/exteriors and roofs of the structure and transport the samples to an in-house asbestos laboratory for analysis. They estimate a maximum of ___ samples will be required to assess each reasonably accessible homogenous area (HA) in the building. Bulk samples will be analyzed using Polarized Light Microscopy (PLM). Any friable materials found to contain less than 10% asbestos by visual estimation will require analysis by the objective Point Count Method for confirmation of asbestos content, per United States (US) Environmental Protection Agency (EPA) regulations.

- Lead Based Paint: The industrial hygenist will conduct a limited lead-based paint survey in reasonably accessible representative rooms, common areas, and exteriors of the subject structure using the X-ray fluorescence (XRF) method of lead detection. The survey will be performed using state of the art work practices based on a modified version of the protocol established by the Department of Housing and Urban Development (H.U.D.). Up to 10 confirmatory paint chip samples may be collected, if necessary, to verify any "inconclusive" findings produced by the XRF method. The paint chip samples will be analyzed using Atomic Absorption Spectrophotometry (A.A.S.) methods.
- Mold: The industrial hygenist will conduct a walk-through inspection of the building using visual assessment to determine suspect mold growth on building materials. In addition, they will use infrared thermography and direct reading moisture meters to determine possible areas of water intrusion into the building that could provide the moisture necessary for mold growth. If suspect mold growth is observed, up to 15 direct "tape lift" samples will be collected for examination using optical microscopy by an Environmental Microbiology Laboratory Accreditation Program (EMLAP) certified laboratory.
- The industrial hygenist will require access to all areas of the building to conduct the testing.

A $20,000 budget allowance has been included in this subtask for the roofing and environmental testing services. These monies are to be paid to the Testing Agency that performs the field work. The $20,000 is an expense fo the work and separate from the ARCHITECT's labor costs for professional fees.

HAYES | CUMMING ARCHITECTS requests copies of any previous reports detailing the locations of asbestos and/or lead containing materials in the buildings.

Deliverables: Test reports and field documentation from above tasks will be included in the Condition Assessment Report.

Task B.2 – Preparation of a Condition Assessment Report

The ARCHITECT will prepare and submit a Condition Assessment Report (including testing data) of the Frederick Douglass facility to the CITY.

The Condition Assessment Report will include the following information;

- Results of the structural investigation.
- Structural analysis of the building to include connection assessment, floor loadings, load bearing walls, and overall condition of the building.
- Suggestions for modifications to bring the building into compliance with the 2010 Florida Building Code, as well as recommendation for potential reuse/retrofit approaches.

- Condition of the building envelope and a description of all areas that do not meet the current Code.
- Results of the investigation of the roof drainage discharge system and recommendations for modifications if necessary.
- Assessment information on the location and condition of
    - existing HVAC-related equipment and its suitability for reuse.
    - domestic water and sewer piping and its suitability for reuse.
    - electrical system investigation and suggestions for modifying the system to meet current National Electric Code (NEC) and Florida Building Code.
- Industrial hygienist will produce a report detailing areas of materials containing asbestos, lead-based paint, and mold and suggested methods of remediation.

Deliverables: The ARCHITECT will submit an electronic copy of the draft Condition Assessment Report for the City's review. Upon completion of City's review the ARCHITECT will schedule a review meeting where up to two team members will attend, (all others will attend via conference call, as required) to review document and address questions. ARCHITECT will incorporate comments and discussion items and deliver final documents.

Deliverables
- An electronic copy of the draft Structural Assessment for review by CITY staff
- Four (4) copies of final Structural Assessment and two (2) electronic copies in PDF format.

Task C – Potential Courses of Action & Preliminary Costs

Upon acceptance of the Final Condition Assessment Report by the City the ARCHITECT shall obtain an authorization to proceed with Task C. Once authorization is received from the CITY, the ARCHITECT shall use the Condition Assessment Report from Task A to complete Task B.

Task B will develop the minimum conceptual design drawings and outline specifications necessary to allow a General Contractor consultant to prepare preliminary construction cost data for the following possible courses of action (plus any others developed during Task A):

A. Demolition of the building, removal from the site and any required hazardous material remediation
B. Minimal repair/renovation necessary to bring the building into compliance with 2010 Florida Building Code and hurricane requirements
C. Repair/renovation necessary to obtain 25-30 additional years use of the structure as currently utilized by the CITY.

Task C.1 – Conceptual Design Approaches

A set of conceptual drawings and outline specifications will be developed to the level of 40% Construction Documents in order to create a construction budget for each course of action.

Course of Action A - Demolition of the building, removal from the site and any required hazardous material remediation

Conceptual Drawings

- Architectural Site Plan

Outline Scope of Work
- Single Page Overview

Course of Action B – Minimal repair/renovation necessary to bring the building into compliance with 2010 Florida Building Code and hurricane requirements

Conceptual Drawings

The above items listed in Course of Action A plus:
- Architectural Floor Plan
- Architectural Roof Plan
- Exterior Elevations
- Wall Sections
- Building Envelope Details
- Window/Door Schedule & Typical Details
- Structural Foundation Plan
- Structural Roof Framing Plan
- Structural Connection Details
- Structural Framing Repair/Remediation Details

Outline Specifications
- Scope of Work Overview /Concrete/Masonry/Insulation/Roofing/Paint/Exterior Doors/Windows

Course of Action C - Repair/renovation necessary to obtain 25-30 additional years use of the structure as currently utilized by the CITY.

Conceptual Drawings
- The above items listed in Courses of Action A & B plus:
- Reflected Ceiling Plan
- Room Finish Schedule
- Interior Partition Details & Finish Schedule
- Mechanical Plan & Equipment Schedule
- Plumbing Plan & Fixture Schedule
- Electrical Plan & Light Fixture Schedule

Outline Specifications
- The above items listed in Courses of Action A & B plus:
- Interior Metal Framing/Gypsum Board/Finishes/Mechanical-General/Plumbing-General/Electrical-General

Task C.2 – Preliminary Construction Budget

The ARCHITECT will retain the services of a construction manager to develop construction cost budgets associated with each of the possible courses of action considered in Task B.1.

TASK ORDER 12.0D01.A

ARCHITECTURAL SERVICES FOR CONDITION ASSESSMENT OF THE FREDERICK DOUGLASS RECREATION CENTER

Task C.3 – Select Course of Action & Determine Costs
The ARCHITECT will submit an electronic copy of the draft Conceptual Drawings & Outline Specifications along with construction cost budgets for each course of action for the City's review.

Upon completion of City's review the ARCHITECT will schedule a review meeting where a course of action will be selected. Up to two team members will attend, (all others will attend via conference call, as required) to review documents and address questions. ARCHITECT will incorporate comments and discussion items and deliver final documents.

Deliverables
- An electronic copy of the draft 40% Construction Documents, Outline Specifications and Construction Cost Budgets for review by CITY staff
- Four (4) copies of final 40% Construction Documents, Outline Specifications and Construction Cost Budgets and two (2) electronic copies in PDF format.

Assumptions

The following assumptions were used in the development of this Task Order:

- ARCHITECT does not mark-up any expenses or subcontractor costs per the current Master Services Agreement (MSA).
- Complete access to the facility will be provided.
- City will assist ARCHITECT team to obtain access to roofs and high ceiling areas.
- Budget allowances have been included for the following: repair of wall, ceiling, and floor openings; repair of the roof; concrete coring; and hazardous materials testing services.
- This scope of work does include limited cost estimating for the project.
- This scope of work does not include zoning, setback or historical research.
- Any inspection reports, testing results and drawings will be made available to the ARCHITECT.

Obligations of the CITY

To assist in performing the activities outlined in this proposal, the CITY will provide the following:
- The CITY will obtain and provide all available information on this facility from its archives within 15 days of signing this task order.
- The CITY will coordinate access to the facility for the inspections.
- The CITY will provide all required zoning, setback and/or historical requirements.

- The CITY will arrange for employee(s) familiar with the facility to be present during the testing phase.
- Required CITY employees will be available during the preliminary inspections.

Additional Services

The ARCHITECT will, as directed, provide additional services that are related to the project but not included within this Scope of Services. These and other services can be provided, if desired by the CITY, as an amendment to this Task Order upon the mutual agreement of the parties. Work will begin for the Additional Services after receipt of a written notice to proceed from the CITY. Such Additional Services may include:

- Phase 2 Environmental Site Assessment if required.
- Containment and disposal of hazardous materials generated when the openings are cut into the ceiling, floor, walls and roof if hazardous materials are present.
- Additional building inspections other than the those listed under Task A and B.

Compensation

The estimated compensation for TASK ORDER 12.0D01.A is shown on the attached statement entitled TASK ORDER 12.0D01.A COMPENSATION.

TASK ORDER 12.0D01.A

ARCHITECTURAL SERVICES FOR CONDITION ASSESSMENT OF THE FREDERICK DOUGLASS RECREATION CENTER

Attachment A

TASK ORDER 12.0D01.A COMPENSATION

TASK ORDER 12.0D01.A COMPENSATION
ARCHITECTURAL SERVICES FOR THE CONDITION ASSESSMENT OF FREDERICK DOUGLASS FACILITY

Task	Hours	Labor	Expenses	Total Cost
Task A - On-site Analysis & Assessment	168	$ 23,978	$ 55,575	$ 79,553
Task B - Condition Assessment Report	340	$ 46,972	$ 23,875	$ 70,847
Task C –Courses of Action & Preliminary Costs	296	$ 36,658	$ 725	$ 37,383
Total	**804**	**$107,608**	**$ 80,175**	**$ 187,783**

COMPENSATION BREAKDOWN

Task Order No. 12.0D01.A

Last Revised: 01/03/2013

TASK NO.	TASK DESCRIPTION	HOURLY RATE	TOTAL HOURS	LABOR COST	NUMBER	EXPENSE COST	LINE ITEM TOTAL
A	**ON-SITE ANALYSIS & ASSESSMENT**						
	ARCHITECTURE						
	Managing Principal	$180.00	16	$2,880			
	Sr. Intern	$88.00	16	$1,408			
	STRUCTURAL ENGINEERING						
	President	$180.00	18	$3,240			
	Sr. Project Manager	$155.00	22	$3,410			
	Project Manager	$145.00	24	$3,480			
	Structural Tech	$105.00	16	$1,680			
	CAD Tech	$95.00	8	$760			
	Construction Administrator	$95.00	16	$1,520			
	MECH/ELEC/ PLUMB ENGINEERING						
	Principal, PE	$170.00	16	$2,720			
	SCHEDULING/COST CONTROL						
	Principal	$180.00	16	$2,880			
	EXPENSES						
	Allowance - Concrete Testing/General & Roofing Contractors				1	$52,000	$52,000
	Site Visit (Personnel-5)				1	$2,850	$2,850
	Site Visit (Personnel-1)				1	$425	$425
	Reprographics/Shipping				1	$300	$300
TASK LABOR			168	$23,978			
TASK EXPENSES						$55,575	
TASK SUB TOTAL							**$79,553**

B	**CONDITION ASSESSMENT REPORT**						
	B.1: On-site Building Envelope & Hazardous Materials Assessment						
	ARCHITECTURE						
	Managing Principal	$180.00	16	$2,880			
	Staff Architect	$125.00	16	$2,000			
	Sr. Intern	$88.00	16	$1,408			
	Admin/Student	$42.00	0	$0			
	MECH/ELEC/ PLUMB ENGINEERING						
	Principal, PE	$170.00	16	$2,720			
	Project Manager	$125.00	16	$2,000			
	FORENSICS						
	Principal	$180.00	16	$2,880			
	SCHEDULING/COST CONTROL						
	Principal	$180.00	16	$2,880			
	B.2: Condition Assessment Report						
	ARCHITECTURE						
	Managing Principal	$180.00	32	$5,760			
	Staff Architect	$125.00	8	$1,000			
	Sr. Intern	$88.00	20	$1,760			
	Admin/Student	$42.00	12	$504			
	STRUCTURAL ENGINEERING						
	President	$180.00	4	$720			
	Sr. Project Manager	$155.00	8	$1,240			
	Project Manager	$145.00	8	$1,160			
	Structural Tech	$105.00	0	$0			
	CAD Tech	$95.00	24	$2,280			
	Construction Administrator	$95.00	4	$380			
	MECH/ELEC/ PLUMB ENGINEERING						
	Principal, PE	$170.00	28	$4,760			
	Project Manager	$125.00	16	$2,000			
	Engineer Intern	$80.00	12	$960			
	Clerical	$40.00	12	$480			
	FORENSICS						
	Principal	$180.00	40	$7,200			
	EXPENSES						
	Allowance - Hazardous Materials Testing				1	$20,000	$20,000
	Site Visit (Personnel-5)				1	$2,850	$2,850
	Site Visit (Personnel-1)				2	$425	$850
	Reprographics/Shipping				1	$600	$600
TASK LABOR			340	$46,972			
TASK EXPENSES						$23,875	
TASK SUB TOTAL							**$70,847**

C	POTENTIAL COURSES OF ACTION & PRELIMINARY COSTS						
	C.1 -Conceptual Design Approaches						
	ARCHITECTURE						
	Managing Principal	$180.00	16	$2,880			
	Staff Architect	$125.00	24	$3,000			
	Sr. Intern	$88.00	60	$5,280			
	Admin/Student	$42.00	4	$168			
	STRUCTURAL ENGINEERING						
	President	$180.00	10	$1,800			
	Sr. Project Manager	$155.00	12	$1,860			
	Project Manager	$145.00	0	$0			
	Structural Tech	$105.00	16	$1,680			
	CAD Tech	$95.00	26	$2,470			
	Construction Administrator	$95.00	0	$0			
	MECH/ELEC/ PLUMB ENGINEERING						
	Principal, PE	$170.00	24	$4,080			
	Project Manager	$125.00	32	$4,000			
	Engineer Intern	$80.00	24	$1,920			
	Clerical	$40.00	8	$320			
	C.2 - Preliminary Construction Budgets						
	SCHEDULING/COST CONTROL						
	Principal	$180.00	40	$7,200			
	EXPENSES						
	Site Visit (Personnel-5)				0	$2,850	$0
	Site Visit (Personnel-1)				1	$425	$425
	Reprographics/Shipping				1	$300	$300
TASK LABOR			296	$36,658			
TASK EXPENSES						$725	
TASK SUB TOTAL							**$37,383**
PROJECT LABOR			804	$107,608			
PROJECT EXPENSES						$80,175	
TASK ORDER TOTAL							**$187,783.00**

McCarthy and Associates, Inc.
CONSULTING•ENGINEERS

2555 Nursery Road, Suite 101
Clearwater, FL 33764
Phone: (727) 536-8772
Fax: (727) 538-9125
www.mccarthyassoc.com

October 19, 2012

Mr. Andy Hayes
Hayes/Cumming Architects P.A.
2210 Central Avenue, Suite 100
St. Petersburg, FL 33712

Re: Frederick Douglas Recreation Center
McCarthy Project No. 12302

Dear Andy:

A copy of our field report when Mark Erkkila accompanied you to the site on October 10, 2012 is enclosed. The older section of the building was deemed to be unsafe and you and Mark met with Key West officials on that day to close the facility. Subsequently, at your request, we are finalizing the temporary shoring drawings to allow occupancy of the gymnasium only.

Sincerely,
McCarthy and Associates, Inc.

E. M. McCarthy

E. Michael McCarthy, P.E.
President

Enclosure

McCarthy and Associates, Inc.
CONSULTING • ENGINEERS

FIELD REPORT | SITE VISIT #01

Project: Frederick Douglas Recreation Center Temporary Shoring
McCarthy Project No.12302

Location: Key West, Florida

Date: October 10, 2012

Contractor: N/A

Present: Andy Hayes, Hayes/Cumming Architects P.A.
Mark Erkkila

Comments:

1. I arrived on site to further investigation the existing modified structural conditions of the original single story area adjacent to the gymnasium.

2. Workers were removing the existing ceiling to expose the roof system.

3. There are numerous locations where original load bearing masonry walls have been removed that were supporting the concrete roof slab. The only portion of the existing walls that remain is the top of wall tie beams. These beams were obviously not designed as clearspan beams.

4. There were two concrete columns that have been cut and removed.

5. There are three large areas on the bottom of the roof slab that have spalled with heavily rusted exposed rebar. This to be due to long term water intrusion.

6. There are many locations where concrete/tie beam reinforcing is exposed at the bottom of the beams and is also heavily rusted.

7. The worst case of exposed beam reinforcing is over the men's room where what was apparently a 28" deep concrete beam spanning the entire width of the building has had 5" ± of concrete chipped off for the entire span exposing the bottom reinforcing. This condition has seriously compromised the structural integrity of the beam and possibly transferred stresses/damage into the gymnasium wall concrete beam and column.

8. There is also a piece of concrete roof slab that now cantilevers over the health department building addition within the ceiling space. This slab was presumably part of an exterior covered walkway that was partially removed which was not intended to cantilever.

9. Given the existing conditions observed while on site it is our opinion that the overall structural integrity of the building has created an unsafe condition.

10. See attached photos.

Copy to: Andy Hayes, Hayes/Cumming

By: Mark Erkkila
Mark Erkkila, Construction Admin.

2555 Nursery Road, Suite 101, Clearwater, FL 33764 Tel: (727) 536-8772 Fax: (727) 538-9125

Frederick Douglas Recreation Center Temporary Shoring Photographs
McCarthy Project No. 12302

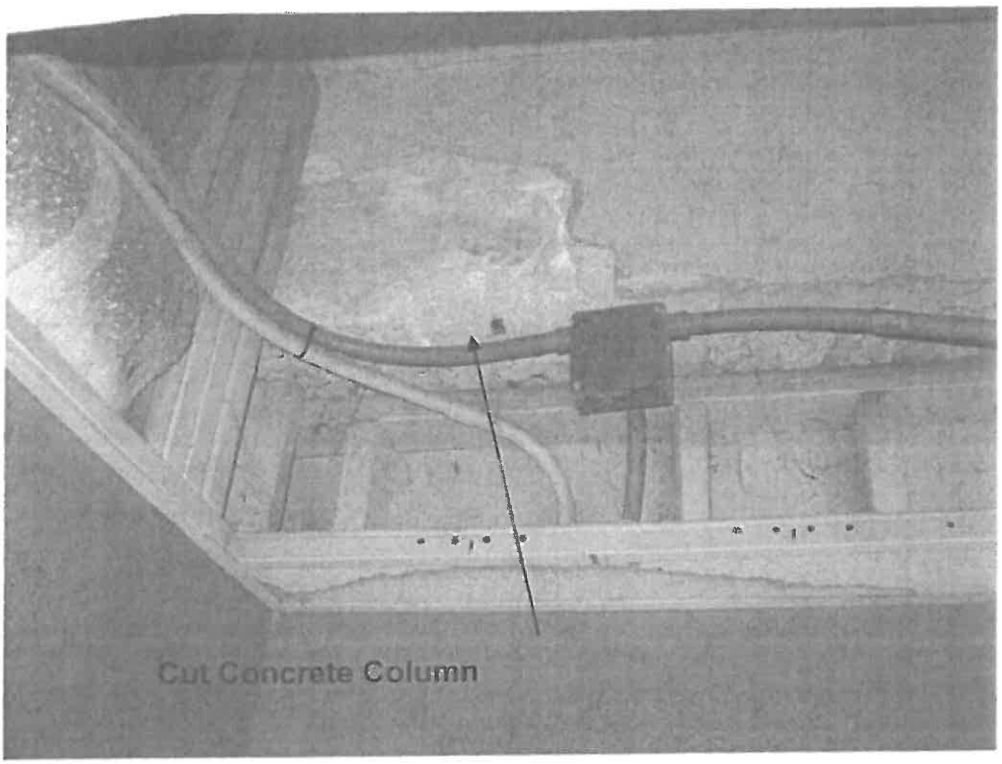
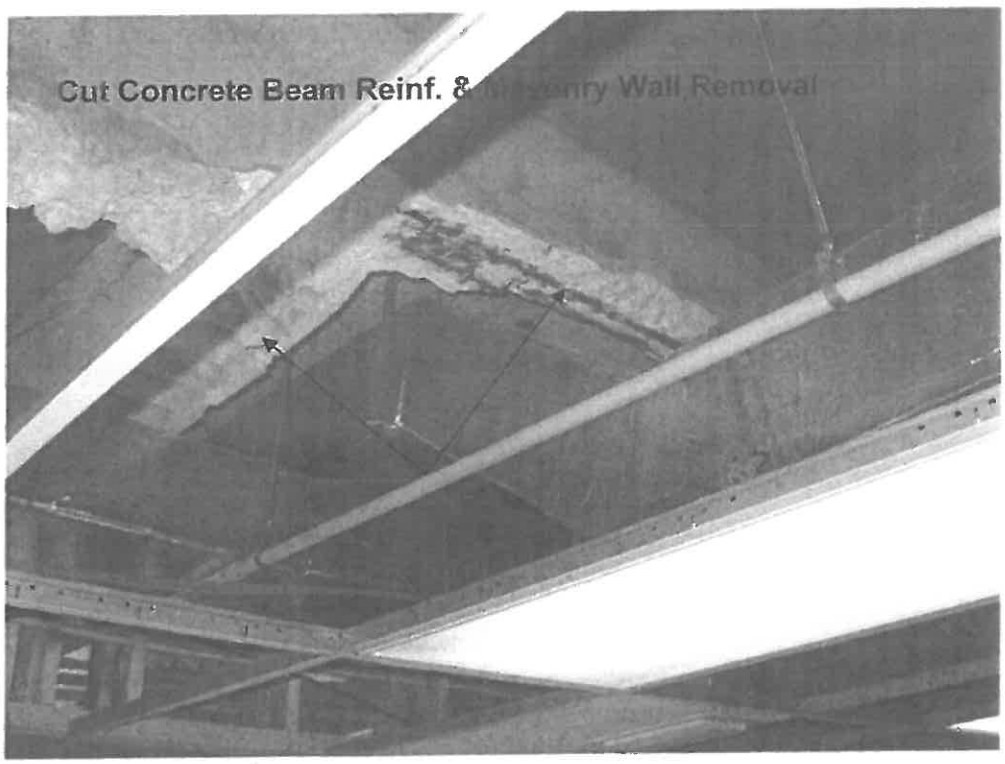


Photo #1



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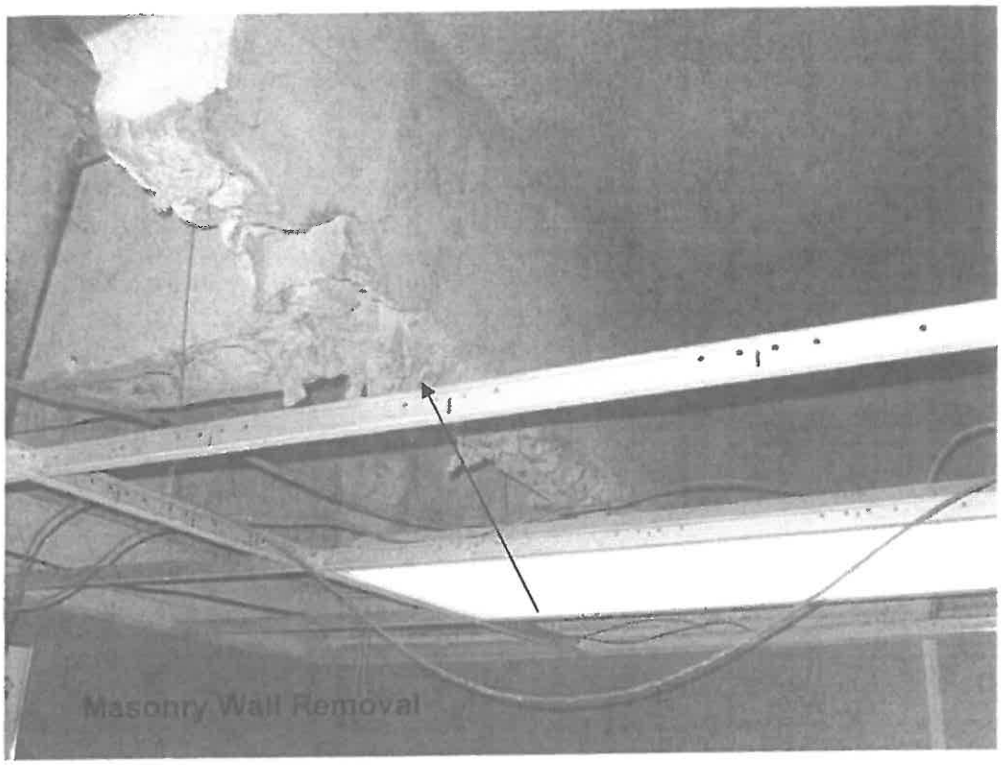

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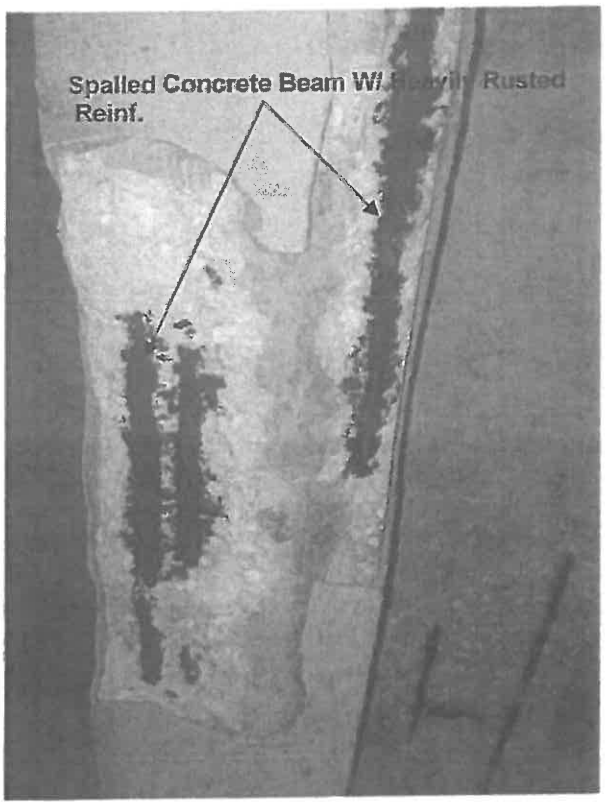

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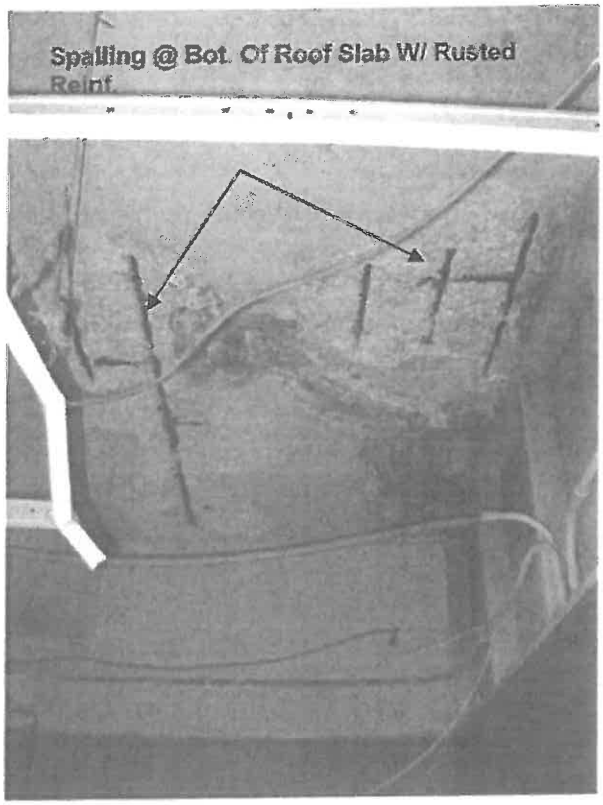

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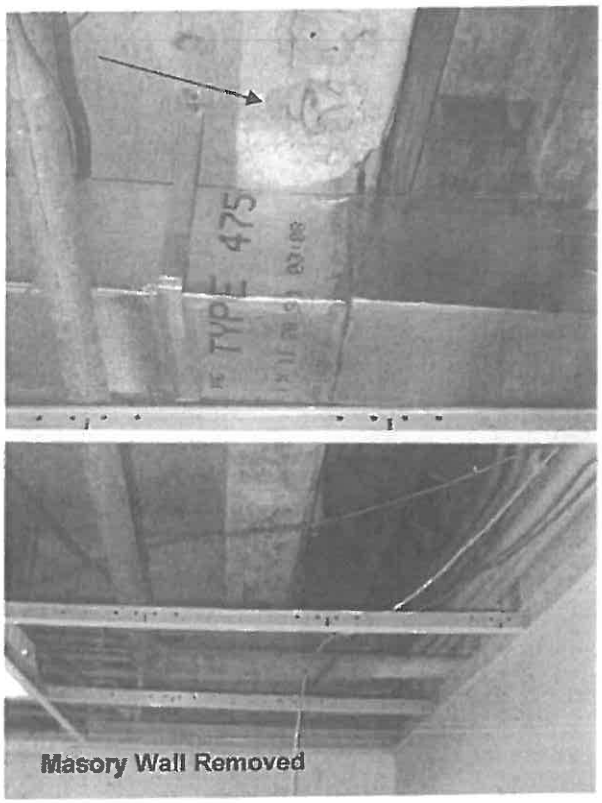
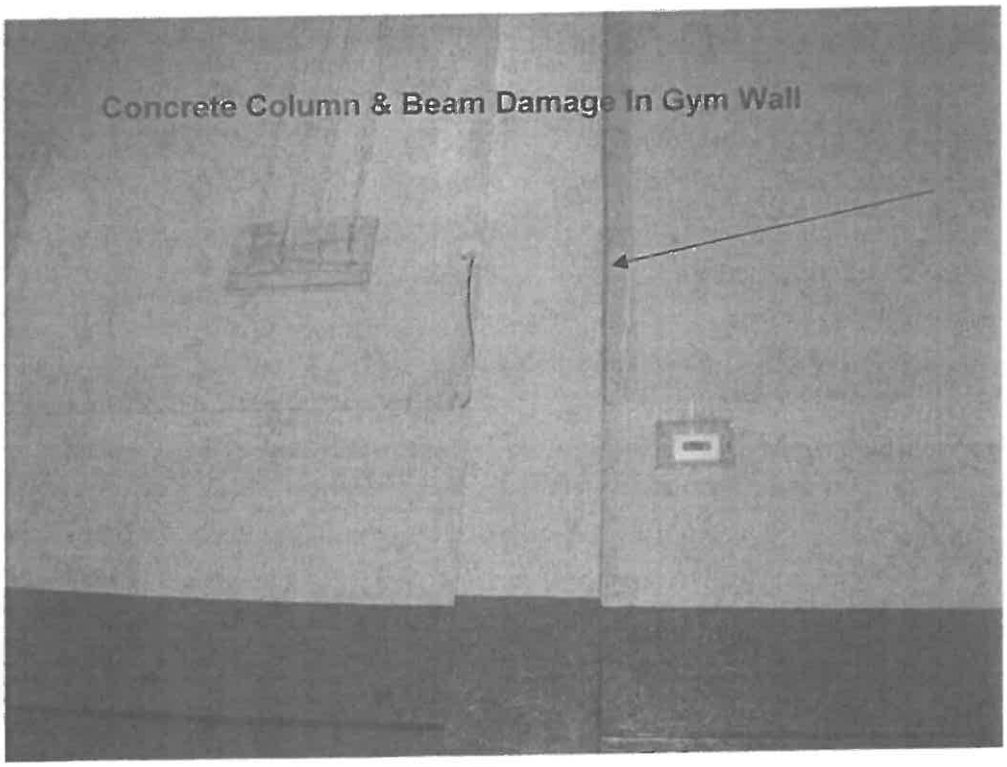


Photo #6

Photo #7



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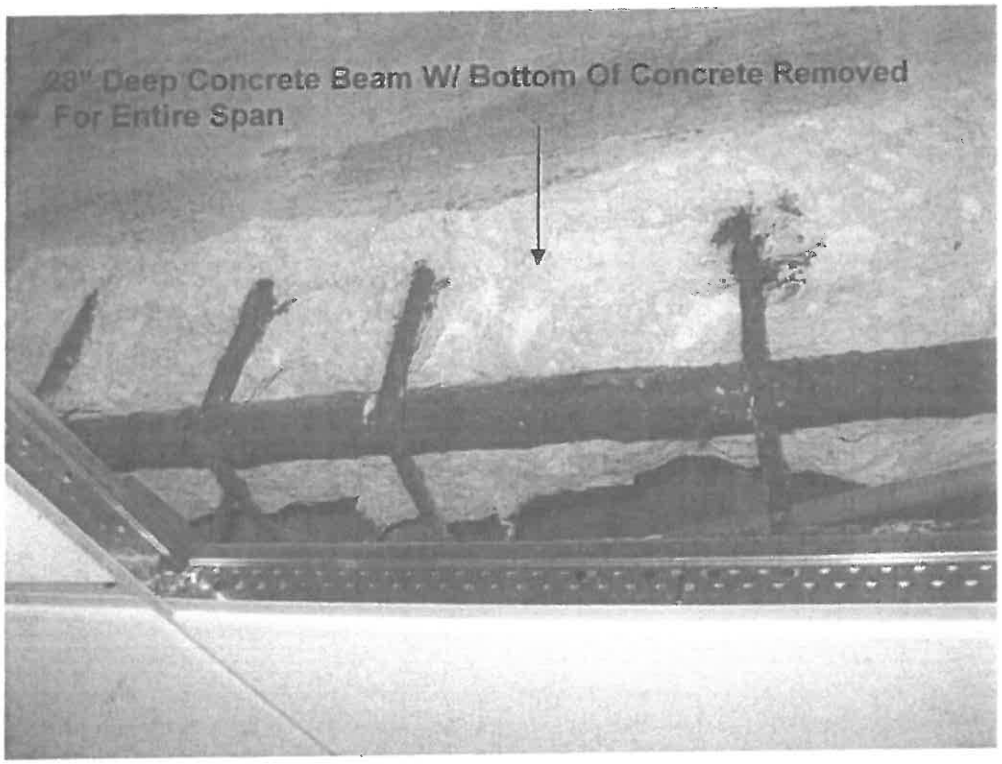

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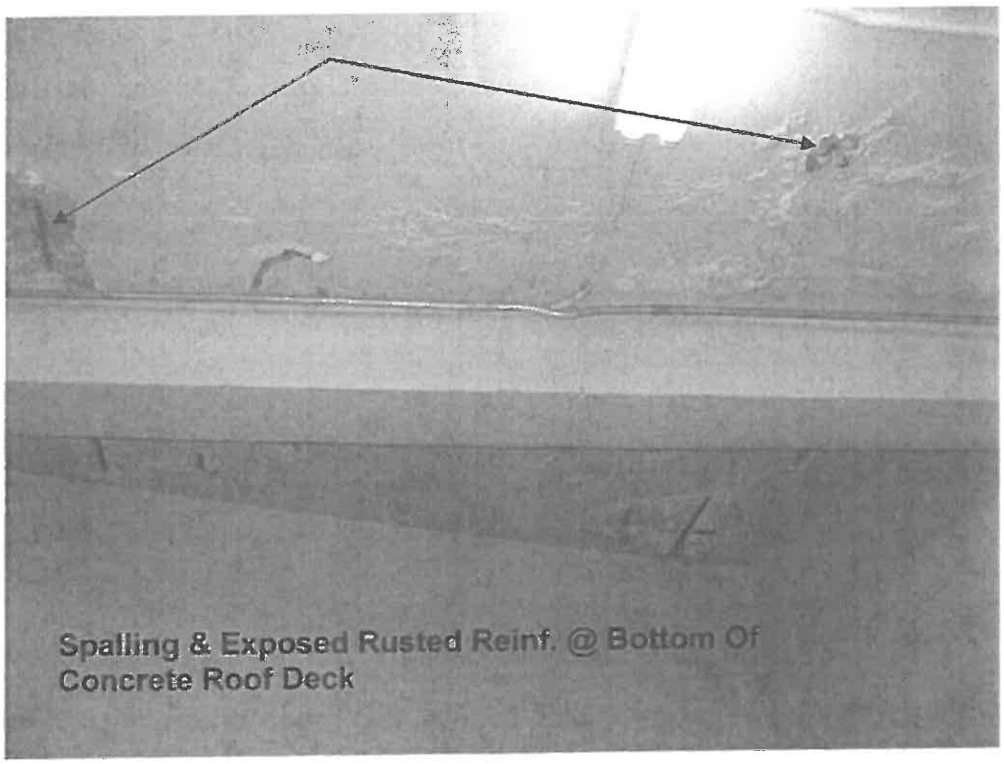

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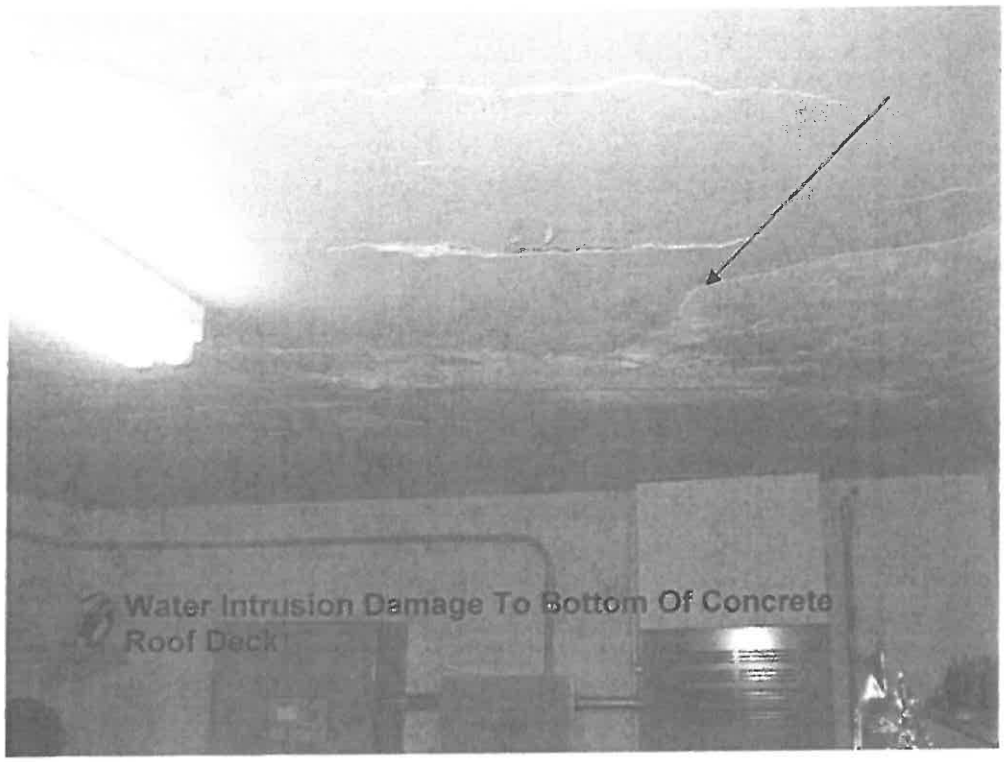

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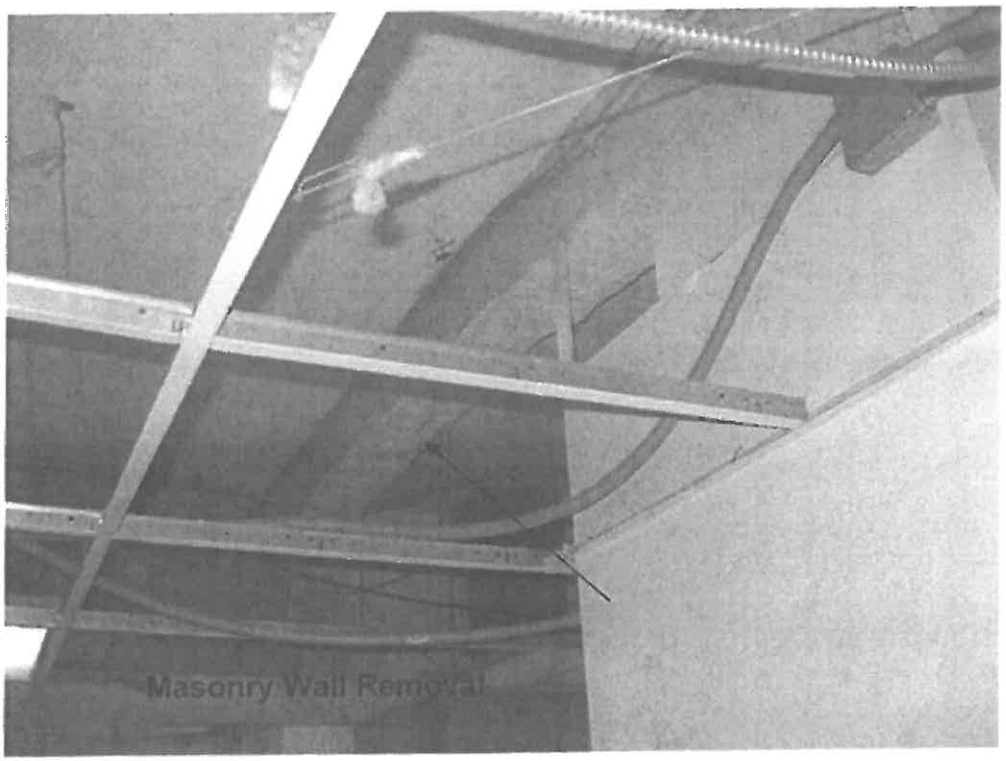

Photo #12