

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: Approve Architecture Studio Inc. proposal to design the demolition of the Sumter County Cow Palace and design for miscellaneous ADA upgrades in other fairground facilities (Staff recommends approval).

REQUESTED ACTION: **Approve**

Work Session (Report Only) **DATE OF MEETING:** 11/27/2012
 Regular Meeting Special Meeting

CONTRACT: N/A Vendor/Entity: Architecture Studio Inc.
Effective Date: 11/28/2012 Termination Date: 3/31/2013
Managing Division / Dept: Public Works/Facilities Development

BUDGET IMPACT: Savings of \$3,744.19 (Demolition design and ADA design is \$27,600 which is \$3,744.19 less than \$31,344.19 remaining on Cow Palace Renovation and ADA design)

Annual **FUNDING SOURCE:** Capital Outlay Revenue
 Capital **EXPENDITURE ACCOUNT:** 305-110-519-6262
 N/A

HISTORY/FACTS/ISSUES:

Architecture Studio Inc. (ASI) was contracted with Sumter County BOCC for architectural and engineering design continuing services through August 21, 2012. Based on this contract which was approved by the Board on September 11, 2007 and subsequent extension approvals, they submitted a proposal to design and permit the Sumter County Cow Palace renovation and to provide ADA upgrades. They were issued a notice to proceed with this task on May 24, 2012.

The 60% design of the Cow Palace renovation was presented at the Board meeting on October 23, 2012. The Board decided not to move forward with the planned renovation but instead directed the Public Works Division to demolish the current Cow Palace but still complete minor ADA upgrades at other Fairground facilities. The original ASI task order has been revised from renovation design to demolition design with limited ADA upgrades to Fairground facilities at a negotiated cost of \$27,600.00.

Direction was also given to design and build a new Cow Palace. The scope and schedule for site alternatives and design of a new Cow Palace are being developed for issue to Lunz Prebor Fowler Architects, the new on-call contracted architectural design firm. Their proposal for design will be presented to the Board for approval when it is received.

URS will provide CM (Construction Management) services for both the Cow Palace demo and construction of the new facility.

The PWD recommends Board approval of ASI's proposal for \$27,600.00. The attached proposal outlines the scope of the project and related services for this fee. The attached draft schedule reflects the fact that since the renovation design was fully funded, PWD directed ASI to begin the transformation to the demolition design on October 24, in order to minimize impact to the Fair.

NOTE: It is likely the Cow Palace demolition can be completed prior to the Fair. The ADA upgrades may be accomplished after the fair. This is still to be determined during bidding and contract award.

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November 2, 2012 **REVISED**
 October 30, 2012

Sumter County Board of Commissioners
 Attn: Scott Cottrell
 319 E Anderson Avenue
 Bushnell, FL 33513

Scott.Cottrell@sumtercountyfl.gov

Re: Sumter County Cow Palace; Demo and Limited Rebuild Project Proposal:

Architecture Studio, Inc. shall provide Demo construction and limited rebuild documents for the above mentioned project. We shall also coordinate meetings with the consultants and Sumter County Owner's team and the selected general contractor. Base services are indicated below. This is a flat fixed fee based project. The scope of work and contract documents to be considered for this project includes the following tasks:

SCOPE OF SERVICES:

Task 1: Civil, Task 2: Architectural, and Task 3: Electrical, Plumbing.

TASK 1 Civil Engineering Survey Services		
Civil Engineering for ADA accessible route, parking, water tie-in, and remove and /or abandon septic tanks and drain fields. Coordinate with DRMP as required for sewer line project, if required. Revise and finalize documents	Fee	\$2,600.00
Bidding and Construction Admin.	Fee	\$1,200.00
Total Task 1	(REVISED WAS \$10,300.00)	Total Fee 3,800.00

TASK 2 Architectural Construction Documents		
Construction Documents – For Demo and Restructuring of the existing cow and pig barns concrete block end walls and keeping the barns in tact and operational, repairing existing cow palace concrete slab by filling voids, and leveling out etc. Prepare permit documents and specs. Budget costing at 60% and 100%.	Fee	\$11,200.00
Bidding or Negotiation Activities – Prepare bid document, participate in pre-bid conference, and evaluate proposals if requested.	Fee	\$ 800.00
Construction Contract Administration Limited – Architectural - To include review: RFI's (Request for Information), shop drawings, submittals, change orders, supplemental instructions, field observations, certification of payment and project close-out	Fee	\$2,800.00
Task 2	(REVISED WAS \$16,000.00)	Total Fee \$14,800.00

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TASK 3 Electrical and Plumbing Construction Documents	
Electrical and Plumbing Engineering Services; Demo existing services and rebuild electrical service and switch gear panels to reconnect cow and pig barns. Modify plumbing, cap and reroute as required to maintain plumbing services to the cow and pig barns. Budget costing at 60% and 100%	Fee \$6,400.00
Bidding or Negotiation Activities – Prepare bid document, participate in pre-bid conference, and evaluate proposals if requested.	Fee \$ 500.00
Construction Contract Administration Limited – Electrical/plumbing - To include review: RFI's (Request for Information), shop drawings, submittals, change orders, supplemental instructions, field observations, certification of payment and project close-out	Fee \$ 900.00
Task 3 (REVISED WAS \$8,800.00)	Total Fee \$7,800.00

Reimbursable	
Civil	\$ 500.00
Architectural/Electrical/Plumbing	\$ 700.00
Total Reimbursable (REVISED WAS \$1,500.00)	Total Fee \$1,200.00

Summary	
Task 1 – Civil Engineering and Survey Services	\$ 3,800.00
Task 2 – Construction Documents - Architectural	\$14,800.00
Task 3 – Construction Documents – Electrical/Plumbing	\$ 7,800.00
Reimbursable	\$ 1,200.00
Total Project Fee: (REVISED WAS \$36,600.00)	Total Fee \$27,600.00

This revised Proposal is \$9,000.00 less than previous Proposal submitted on 10/30/12
The only scope change was the removal of the additional site survey and ADA parking location costs and a more competitive pricing structure on the balance of services.

If this Proposal meets with your approved please process accordingly.

Thank you for your consideration.

Sincerely,



Joseph Rispoli, AIA, AR95439
Architect, Senior Partner

