



Bermello Ajamil & Partners, Inc.

Architecture
Engineering
Planning
Interior Design
Landscape Architecture
Public Information

August 5th 2015

Mr. James Bouquet
City Engineer / Engineering Services
City of Key West
3140 Flagler Avenue Key West, FL 33040
E-mail: jbouquet@cityofkeywest-fl.gov

Sent via email / PDF format

RE: Updated Scope and Fee Proposal – Truman Waterfront Park Amphitheater

Dear Jim,

Bermello Ajamil & Partners, Inc. (B&A) in collaboration with our consultants welcomes the opportunity to submit our scope and fee proposal for the Truman Waterfront Park Amphitheater / Band shell design. The overall vision is for an enhanced small venue amphitheater to be designed within a \$4 million budget.

A. DISCIPLINES INCLUDED

The proposed scope of work shall include the following disciplines:

- Architecture, Landscape Architecture and Project Management
- Structural Engineering
- Mechanical, Plumbing and Electrical Engineering
- Civil Engineering
- Cost Estimating
- Stage, Acoustical & Lighting Design Services

B. TARGET PROGRAM

The program target to be the basis for design is as follows:

The intended uses will accommodate amplified live music performances, festivals, single speaker's presentations, rallies, live comedy performances (with a clear sound system). This type of facility is typically not suitable for theatre, musicals, unamplified music, opera, etc.

The target typical amenities include:

- Roofed, open-air, band shell structure with raised platform or stage.
- Non-roofed, 250 semi-permanent seats and informal lawn seating with grassed berm.
- Small sound system for presentations and speakers and lighting fixtures for basic stage illumination. "Rock" bands will provide their own sound system and lighting.

The typical principal features shall include:

- Stage Size approximately 60 feet wide x 40 feet deep
- Back of House Support Program
- Limited dressing rooms
- Restrooms
- Limited storage
- Utilities as needed for services
- Concessions
- Box Office
- Stage Rigging consisting of beams & power provided for temporary chain motors
- Stage Lighting limited to only general lighting & dimming system
- Audio System for simple stereo system for spoken word
- An option will be evaluated for amphitheater area restrooms to be to “imported” into the design.
- Paved parking east of the access road will be minimal to accommodate necessary handicap spots and several spaces for VIP. The remaining area will remain unpaved for manual/directed parking during events and the boat races.
- Possible relocation of the navy fuel line currently beneath the concept location for the amphitheater.

C. BREAKDOWN OF SCOPE BY TASK

The scope of work in this proposal is divided into (3) three tasks:

- TASK 1 Kick Off Meeting / Project Set-up / Concept Design
- TASK 2 Design Development
- TASK 3 Construction Documents

TASK 1 – PROJECT SET-UP / CONCEPT DESIGN

Task 1 will focus on developing a conceptual design package based on the target program listed above. This will include:

- Overall Conceptual Site Plan
- Conceptual Floor Plan
- SketchUp Model of Concept Design
- Conceptual cost estimate / order of magnitude

TASK 2 – SCHEMATIC DESIGN / DESIGN DEVELOPMENT

The scope for Task 2 shall include:

- Freezing the final program for the site plan;
- Refine Schematic Design concepts for the specific site elements tied to the scope and budget.
- Confirm the parking area layout, configuration and surface materials
- Develop detailed size, configuration and orientation of floor plan and reflected ceiling tied to the scope and budget from Task 1 including all disciplines listed above.

- The final Task 2 drawings will be presented to the City for review and comment. Included in this scope is one presentation to City Commission and presentation to HARC of the building design and site accessories. Also included are presentations to the Tree Commission and the Truman Waterfront Advisory Board.

TASKS 3 – CONSTRUCTION DOCUMENTS

Based on the final plans approved by the City in Task 2, B&A will further develop and prepare design drawings for use in construction. Task 3 will include 100% completion of the permit / construction drawings.

D COMPENSATION

The following are the fees associated with the 3 tasks:

Tasks	Architecture & PM	Landscape Architecture	Irrigation Consulting	Civil Engineering	Structural Engineering	MEP Engineering	Theater Consultant	Cost Estimating	Total per Task
Task 1	\$20,640	\$6,745	\$0	\$510	\$2,000	\$1,000	\$8,700	\$5,199	\$44,794
Task 2	\$30,000	\$13,005	\$0	\$10,660	\$7,000	\$5,000	\$14,000	\$0	\$79,665
Task 3	\$55,400	\$32,865	\$2,500	\$13,860	\$23,000	\$28,000	\$12,100	\$0	\$167,725
Total	\$106,040	\$52,615	\$2,500	\$25,030	\$32,000	\$34,000	\$34,800	\$5,199	\$292,184
*Expense Allowance									\$10,000
Grand Total									\$302,184

NOTES:

* The expense allowance is out-of-pocket costs for printing and preproduction courier services, travel expenses including mileage, lodging and meals, etc. This is a “not to exceed” amount and will be billed to the City at cost.

ADDITIONAL NOTES:

All plans and documents shall be provided to the City in digital format (pdf & AutoCad) for printing and use by the City for this project. (Plans and drawings are not permitted for use on any other project without prior approval by B&A.) B&A will provide up to five hard copies of all documents prepared under this scope. Fees include attendance at up to four TWAB and or City meetings by the B&A project Manager, Randy Hollingworth and / or appropriate team members. Additional meetings shall be billed as additional services at the hourly rates for the specific professionals attending the meetings.

Individual elements of the Task order may be amended and reduced in detail, area of investigation and amount or area of reporting and products by the LRA Contract Administrator, following consultation with the Consultant, when such is in the best interest of the City. The City shall provide such task order instruction to the Consultant in writing and Consultant will modify lump sum fees according to amount of work added or deleted.

ITEMS NOT INCLUDED IN SCOPE:

1. Any services past the 100% construction drawing submission
2. Amphitheater Management & Operations
3. AV Services beyond the scope defined by Stages Consultants (included for reference)
4. Aerials
5. Underground mapping
6. Geotechnical / soils testing (in addition to those already completed)
7. Materials testing
8. Any permitting associated with wetland impacts, protected species or hazardous materials
9. Additional site surveys (Surveys assumed completed)
10. Any work associated with off-site utilities
11. Application fees for all permit submittals
12. Construction contracting or administration during construction
13. Design of guardhouse or security facility for Navy Mole Pier entrance gate
14. Preparation of bid tabulation list
15. Attendance by B&A staff at bid opening

ADDITIONAL SERVICES

Additional services are those which arise as a result of unforeseen circumstances during the design of a project and which therefore, cannot be included in the basic series agreement. Such additional services, when requested in writing by the City, shall be performed an hourly rate in accordance with the Agreement between the City and BA for General Landscape Architectural Services.

On behalf of B&A and our entire design team, I want to thank you for giving us that opportunity to collaborate with The City on this special part of the Truman Waterfront Park.

Sincerely,



SCOTT A BAKOS

Partner | Design | Project Management

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Fort Lauderdale, FL 33316

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Signature approval Jim Scholl, City Manager

Date

cc: Randy Hollingworth, B&A