



April 2, 2015
 Revised April 7, 2015

Ms. Karen Olson, Deputy Director
 Port and Marine Services
 Via E-mail: kolson@cityofkeywest-fl.gov

RE: Thompson Fish House

Dear Karen,

Thank you for asking us to work with you on the structural stabilization and repairs to the Thompson Fish House.

In accordance with your request, Mark Keister and I have reviewed existing documents and visited the site in order to establish probable requirements for construction, bidding and permit documents. We conducted 2 site visits and reviewed the following: a geotechnical report prepared by Nutting Engineers, dated March 2015, a concrete testing report by Wingertek Laboratories dated November 21, 2013, a structural assessment report by United Engineering dated July 10, 2013, an existing condition assessment prepared by JSK Architectural Group, dated September 6, 2013, a structural bracing plan prepared by United Engineering dated 06-20-99 and rehabilitation drawings prepared by Gonzalez Architects dated 11-27-98.

Based on our understanding of the project scope, the repairs will likely have an order of magnitude construction cost of \$500,000 to \$600,000. Of course until we have completed a detailed assessment and prepared construction documents, an accurate estimate cannot be finalized.

The project team will include Bender & Associates Architects and Atlantic Engineering Services. Mark Keister's detailed proposal is attached. I have estimated Bender & Associates fees as follows.

Task Description	Principal	Project Architect	Intern Architect	Admin. Assistant
Field survey & historic research	8	8		1
Design	8	12		
HARC staff meetings on criteria/State DHR coordinator	8	4		2
Prepare final design and HARC submittal	1	3		1
Architectural construction documents (6 sheets @ 16 hours each)	5	35	56	
Specifications	6			5
Bidding and permitting, pre-bid meeting	3	3		1
Bid evaluation & recommendation	2			1

410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Construction phase: 8 site visits @ 3 hours	12	12		
RFI's, submittals, issue information bulletins (25 weeks at 2 hours)	8	40		2
Total Hours	61	117	56	13
\$/hour	\$180	\$140	\$100	\$80
Labor cost	\$10,980	\$16,380	\$5,600	\$1,040
Total B&A Labor Cost	\$34,000			
Atlantic Engineering Labor Cost	\$15,600			
HNGS Labor Cost				
TOTAL	\$49,600			

In addition to the above, we estimate reimbursable expenses to be \$3,400. **We propose to provide all the required services for a lump sum fee of \$49,600 plus reimbursable expenses estimated at \$3,400.** I have compared this fee to the Department of Management Fee Guideline based on the construction scope of \$500,000. This fee is comparable to the recommended State of Florida guideline.

Monthly invoicing will be based on an estimate of the percent of work completed at the end of the preceding month as follows:

- Schematic Design: 20% of total fee
- Design Development: 15% of total fee
- Construction Documents: 40% of total fee
- Bidding Phase: 5% of total fee
- Construction Phase: 20% of total fee

Please call if you have any questions. I have attached Mark Keister's proposal and the DMS Guideline chart.

Sincerely,



Bert L. Bender, Architect

Attachments

BLB/ddk

cc: Doug Bradshaw



**ATLANTIC
ENGINEERING
SERVICES**

6501 Arlington Expy.
Building B, Suite 201
Jacksonville, FL 32211
PH: 904.743.4633
FX: 904.725.9295
jax@aespj.com
www.aespj.com

April 7, 2015

Mr. Bert L. Bender, R.A., LEED AP
Bender & Associates Architects, P.A.
410 Angela Street
Key West, Florida 33040-7402

Re: Thompson Fish House Rehabilitation
200 Market Street
Key West, Florida

Project: #315-072

Dear Bert:

I am writing, at your request, to submit this proposal for consulting structural engineering services on the above referenced project. This proposal is based upon a meeting with you, Mr. Doug Bradshaw and Ms. Karen Olson at the site on March 26, 2015; along with the previous Rehabilitation, Reconstruction and Stabilization drawings by Gonzalez Architects dated September 30, 1994; Existing Conditions Assessment Report by JSK Architectural Group dated September 6, 2013; Structural Assessment Report by United Engineering, Inc. dated July 10, 2013; Concrete Test Reports by Wingerter Laboratories, Inc. and a Report of Geotechnical Exploration by Nutting Engineers of Florida, Inc. dated May 21, 2013 and revised March 19, 2015, along with a conference call with you, Mr. Doug Bradshaw and Karen Olsen on March 27, 2015, to further define scope.

As I understand it, the project will consist of rehabilitation, reconstruction and stabilization of the Historic Thompson Fish House located at 200 Market Street in Key West, Florida. The Thompson Fish House is a two-story, 2,500 square foot, historic fish processing building over the water and was built in 1918. In 1994, it underwent extensive renovation and rehabilitation. The current structure consists of a wood framed roof and second floor constructed in 1994, which bears on perimeter 8" shotcrete concrete walls, which are tied to the historic perimeter 8" concrete walls. The first floor is the historic wood framed first floor, which is supported by the perimeter shotcrete walls and interior concrete piers. The historic perimeter concrete walls bear on the natural limestone. The shotcrete wall is supported by a perimeter concrete grade beam supported by concrete columns, which also bear on the natural limestone. The interior piers also bear on the natural limestone. Since the 1994 renovation and rehabilitation, the historic perimeter walls have deteriorated significantly and are in need of major repairs and/or replacement. It appears that the existing foundations are sound, but this needs to be verified. It is the owners wish to once again rehabilitate and stabilize the historic walls or replace them with new walls that replicate the original historic construction. The previous Rehabilitation, Reconstruction and Stabilization construction drawings are available.

The services to be provided by Atlantic Engineering Services of Jacksonville (AES) shall be:

- 1) Review existing documents that may be available including, but not limited to, construction drawings, specifications, agreements and change orders.
- 2) One, one (1) day site visit to observe and record the existing structural conditions. Our site visit will include a visual sounding survey of exposed areas to determine the extent, location and estimated quantities of deterioration of the structure. Some demolition will be required.
- 3) Outline a testing program to be performed by an independent testing agency and to evaluate the findings of the testing. The testing company will be retained by the owner or will be included as project expenses.



- 4) In the Construction Documents (CD Phase), based on the site visit, testing and review of the exiting documents, perform structural analysis and design and prepare CD Phase drawings setting forth in detail the structural requirements of the project.
- 5) In the CD Phase, prepare the structural sections of the contract specifications. You will provide the preferred format for inclusion by AES. You will prepare the final printing of the contract specifications.
- 6) In the Construction Phase, review and take other appropriate action on the structural shop drawings only for conformance with the design concept of the project and compliance with the information given in the contract documents.

The total fee for the above services 1) through 6) shall be Seventeen Thousand Six Hundred Dollars (\$17,600.00) with estimated expenses, and is broken down as follows:

One Day Field Survey with Travel (One Day / Two Nights)	\$ 4,900.00
Construction Documents	\$ 7,900.00
Shop Drawing and Submittal Review	\$ 2,800.00
Estimated Testing (Carbonation and Chloride Testing)	\$ 1,000.00
Estimated Expenses	<u>\$ 1,000.00</u>
Total	\$17,600.00

Any services authorized by you, in addition to those set forth above, shall be billed in addition to the above total fee at the following rates:

Principal	\$160.00/hour
Senior Project Engineer/Senior Project Manager	\$136.00/hour
Project Engineer/Project Manager	\$120.00/hour
Engineer/Structural Designer	\$109.00/hour
CADD/BIM Technician	\$ 85.00/hour
Administrative	\$ 58.00/hour
Construction Site Visits	\$3,600.00/ per visit – with expenses (One Day & Night)
Expenses	1.0 times cost

Additional services include, but are not limited to, the following:

- Providing SD and/or DD documentation.
- Attending meetings with potential contractors.
- Responding to contractor inquiries prior to the awarding of the contract to a contractor.
- Making more than one, one (1) day investigative site visit.
- Making construction site visits.
- Making revisions to the drawings, specifications, or other documents after approval of information from the Architect.
- Providing Opinions of Probable Cost.
- Providing for the design of reinforcement or repairs to existing structures because of discovered conditions where existing structure to remain is found to be non-compliant with applicable building codes.



- Development of alternate framing schemes on Construction Documents for comparative pricing.
- Providing redesign services for Contractor's proposed design modifications or for Contractor's proposed substitutions for materials or structural systems.
- Preparation of component and/or cladding design which is normally provided by the manufacturer such as cold-formed framing or curtainwall framing.
- Preparing a set of record drawings.
- Preparation of component and/or cladding loading drawings.
- Preparation of component and/or cladding design.
- "Fast-tracking" of structural design documents which requires the issuance of structural construction documents prior to the issuance of architectural construction documents.
- Design of light gauge metal framing systems including, but not limited to, walls, ceilings, fascia and soffit.
- Making value engineering revisions at the request of the contractor after the issue of CD Phase documents.

Expenses include travel, parking, photographic processing, copying and printing costs, postage and special shipping costs, costs of tools or special equipment. Rental or leasing of scaffolding equipment or a boat and flotation equipment along with the costs of an operator or other construction personnel to install, erect or operate this equipment shall be billed as project expenses and are not included in the fees indicated above. Printing costs for incidental printing for in-house use shall be borne by AES. Printing of full sets of contract documents at milestones of the project such as Design Development, Contract Documents, Bid Sets, and Permit Sets shall be either provided by you or the costs of those printings shall be reimbursable to AES.

During the course of the investigative work, we will require access to the building. We may also require that minor demolition of finish materials be accomplished so that we can observe concealed conditions. We will coordinate these with you and the owner to minimize disruption to the facility.

We may recommend that materials testing be performed. If so, we will provide you with a scope and description of our recommendations for testing along with estimated testing costs from a mutually acceptable testing firm. We will coordinate these with you and the owner to minimize disruption to the facility.

As part of our work we may use one or more of the following: cameras with telescopic lenses; a telescope with 35 mm camera mounting; boat and flotation equipment, stationary access scaffolding and ladders.

AES shall submit monthly statements for services rendered. Payment is due within 30 days of the date of the invoice. A service charge of 1 1/2 percent per month of the outstanding balance may be charged on all balances outstanding more than 60 days. AES reserves the right to stop work on its work when the balance for invoiced services is outstanding more than 60 days.

In providing services under this Agreement, AES shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality.



Bender & Associates Architects, P.A.

April 7, 2015
Page 4 of 4

Project: #315-072

To the fullest extent permitted by law, and notwithstanding any other provision of this agreement, the total liability, in the aggregate, of AES and AES's officers, directors, partners, employees, and sub-consultants, and any of them, to you and anyone claiming by or through you, for any and all claims, losses, costs, or damages, including attorneys' fees and costs and expert-witness fees and costs of any nature whatsoever or claims expenses resulting from or in any way related to the project or the agreement from any cause or causes shall not exceed One Million Dollars (\$1,000,000.00). It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

AES shall not be responsible for the means, methods, techniques, sequences, or procedures of construction selected by contractor(s) or the safety precautions and programs incident to the work of contractor(s). AES's efforts in the Construction Phase will be directed toward providing a greater degree of confidence for you that the completed work of contractor(s) will conform to the contract documents, but AES shall not be responsible for the failure of contractor(s) to perform work in accordance with the contract documents.

In the event that you make a claim or bring an action against AES, its officers and/or its employees arising from the performance of our professional services and such action is dismissed or you fail to prove such a claim, then you agree to pay all legal and other costs (including attorneys' fees) incurred by AES in its defense of such claim.

The contract drawings and reports are instruments of service in respect of the project and AES shall retain ownership and property interest therein whether or not the project is completed. Any reuse without written verification from AES shall be at your own risk and you hereby indemnify and hold harmless AES, its officers and employees from all claims, damages, losses, and expenses arising out of or resulting therefrom. Any such reuse or adaptation will entitle AES to further compensation to be agreed upon by you and AES.

Please indicate your acceptance of this proposal by signing and returning one copy.

Very truly yours,
ATLANTIC ENGINEERING SERVICES OF JACKSONVILLE
FLORIDA CERTIFICATE OF AUTHORIZATION #791

Mark J. Keister, P.E.
Principal

MJK/drg

ACCEPTED BY

Client Signature

Printed Name and Title

Date

Fee Guide Calculator

For Architectural and Engineering Services

State of Florida, Department of Management Services



Version Posted: March 2015

Project Name:

CONSTRUCTION COST FOR BUILDING (Sitework Not Included)	COMPLEXITY GROUP - PERCENTAGE						
	A	B	C	D	E	F	G
\$ 500,000	9.93%	9.06%	9.15%	8.20%	7.34%	6.49%	10.78%
CALCULATED FEE	\$49,626	\$45,276	\$45,742	\$40,989	\$36,694	\$32,454	\$53,879

Instructions: Fill in probable construction cost at left and push enter key.

GROUP DEFINITIONS:

- "A" - **CONSIDERABLY MORE THAN AVERAGE COMPLEXITY:** Complex Laboratories, Medical Hospitals
- "B" - **MORE THAN AVERAGE COMPLEXITY:** Average Laboratories, Mental Hospitals, Simple Medical Hospitals, Clinics, Court Houses, Theatres, Complex University Buildings, Special Purpose Classrooms, Laboratory Classrooms, Libraries, Auditoriums, Museums, Air Terminals, Food Service Facilities, Specialized Detention Areas, Detention-Treatment Areas, Residences, Emergency Management Centers
- "C" - **REPAIRS AND RENOVATIONS:** Miscellaneous Repairs and Renovations, Alterations to Office Space or Dormitory Space, Fire Code Corrective Work
- "D" - **AVERAGE COMPLEXITY:** General Office Space, General Teaching Space, Gymnasiums, General Detention Living Facilities, Factory Buildings
- "E" - **LESS THAN AVERAGE COMPLEXITY:** Apartment Buildings, Dormitory Buildings, Service Garages, Stadiums, Repetitive Design Facilities, Office Buildings With Undefined Interior Space (open for later partitioning), Specialized Parking Structures
- "F" - **CONSIDERABLY LESS THAN AVERAGE COMPLEXITY:** Warehouses, Parking Garages, Storage Facilities
- "G" - **BUILDING ENGINEERING SERVICES:** Mechanical, Electrical and Structural not exceeding \$1,000,000 in construction (Not including Site Civil)

ADDITIONAL SERVICES & EXPENSES:

The following services are considered Additional to Basic Services and are not included within the basic fee represented by the fee guides:

- | | |
|---|--|
| <ul style="list-style-type: none"> -Feasibility Studies/ Analysis -Facility Programming -Master Planning -Soils Investigations/Reports -Surveys -Topographic/Boundary
Vegetation/Improvements/Utilities -Measured Drawings of Existing Facilities -Existing Facilities Analysis -Toxic Substance Mitigation Surveys and Consultation -Site Environmental Assessments -Site DRI, PUD, Site Plan Review and/or Zoning Modifications -Traffic Analysis and Traffic Signal Warrant Studies -Civil Engineering Design including Paving/Grading/Utilities
/Drainage/Stormwater Management/Environmental & All Site Permitting -Existing Site Utility Infrastructure Improvements -Site Lighting Design -Landscape Architectural & Irrigation Design -Specialty Consultants
Voice/Data Communications; Electronic/Audio
Visual; Food Service Equipment; Hazardous
Material; Hospital/Laboratory; Interior Design; Indoor
Air Quality; Quality Control; Theater/Acoustical;
Security -Life Cycle Cost (ROI) and/or Federal DOE Energy Analysis | <ul style="list-style-type: none"> -LEED Consultation -Graphic and Signage Design -Special Code Reviews including ACHA -Detailed Cost Estimates -Documents Prepared For: <ul style="list-style-type: none"> -Alternate Bids Exceeding Contract Scope -Excessive Change Orders -Multiple Construction Contracts -Record Documents/As Built -Prolonged Construction Contract Administration Services -Structural Threshold Inspections -Project Representation During
Construction Beyond Bi-Monthly Administration -Additional Construction Contract
Administration Services for Multiple Contracts -Building Commissioning and Training Services -Post Occupancy Inspections/ Evaluations -Renderings/ Models - Substantive Changes to Scope, Size or Complexity -Owner Requested Changes to Approved Documents -Reimbursable Expenses*
Including, but not limited to, reproduction/ printing costs,
travel expenses and special mail service expenses |
|---|--|