

Agenda Item #:

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

Meeting Date: April 10, 2007

Consent  
 Workshop

Regular  
 Public Hearing

Department: **Facilities Development and Operations**

**I. EXECUTIVE BRIEF**

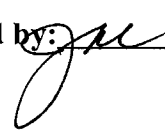
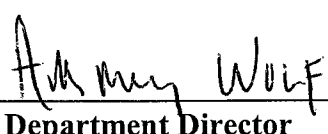
**Motion and Title: Staff recommends motion to approve:** Consultant Services Authorization No. 9 to the contract with STH Architectural Group Inc. (R2003-0278) in amount of \$566,700 for professional consulting services associated with the design of the new Mid-County Head Start Center.

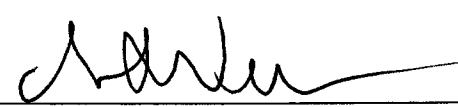
**Summary:** The scope of services includes planning, design, cost estimating, permitting and construction administration services for an approximate 25,000 sq. ft. Head Start Center on a 14 acre site shared with Mid-County Senior Center at Lake Worth and Coconut Roads with an estimate construction cost of \$6,395,000. The contract includes an overall M/WBE participation goal of 27%. STH has committed to a SBE/M/WBE participation of 32.1% on this project. (Capital Improvements Division) District 3 (JM)

**Background and Justification:** STH Architectural Group Inc. was selected under Board procedures pursuant to the Consultant Competitive Negotiations ACT (CCNA), Florida Statute 287.055, on November 26, 2001, for services associated with Head Start and Senior Center Facilities. STH Architectural Group, Inc. has completed the design of the Senior Center and is currently performing construction administration services. This authorization provides for services associated with the second phase of the project, the Head Start Facility.

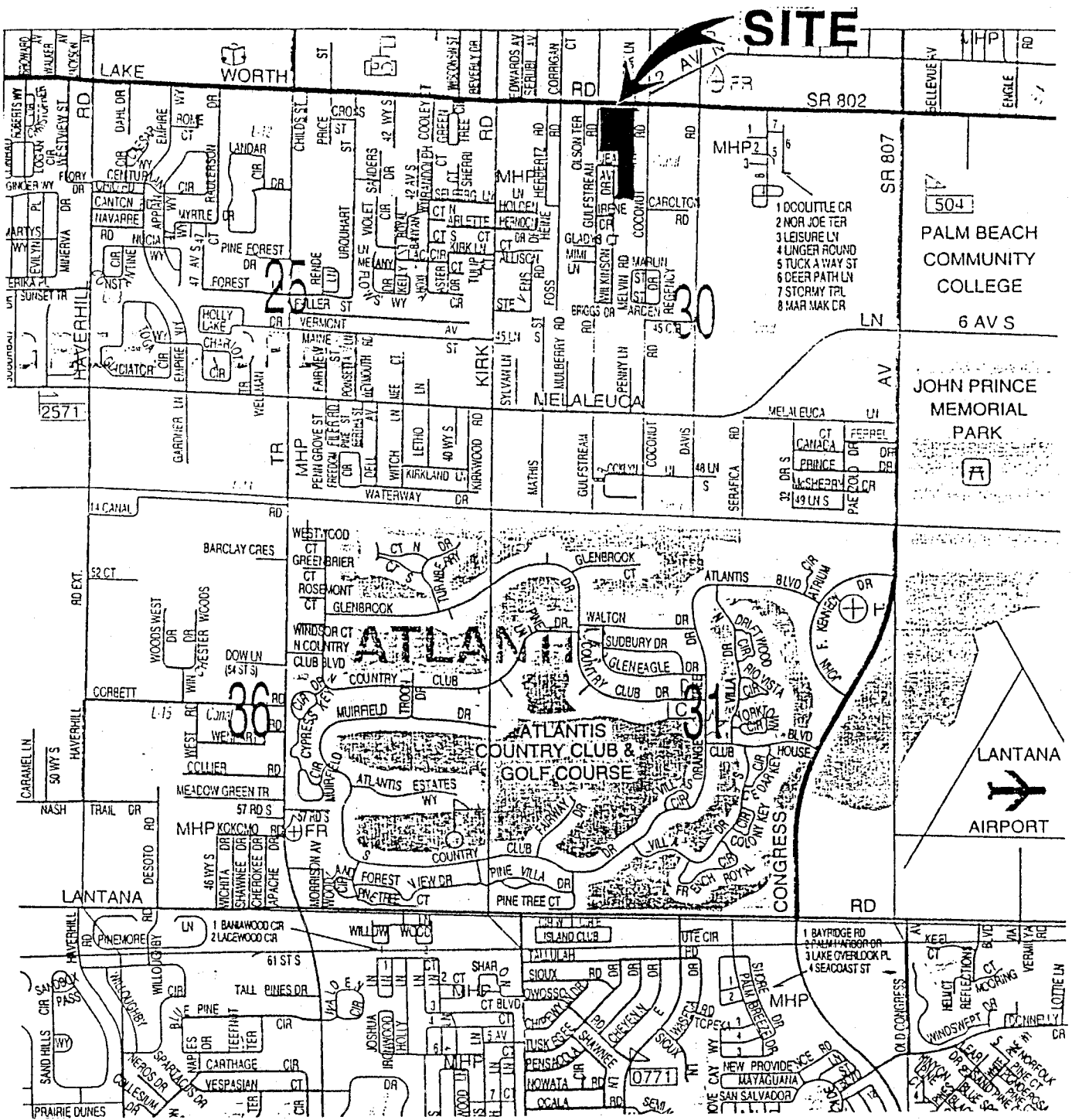
**Attachments:**

1. Location Map
2. **Consultant Services Authorization No. 9**
3. **Budget Availability Statement**

Recommended by:   3/12/07  
 Department Director Date

Approved by:  3/25/07  
 County Administrator Date





LOCATION MAP



ATTACHMENT #1

**CONSULTANT SERVICES AUTHORIZATION**

**STH ARCHITECTURAL GROUP, INC.**

**MID-COUNTY HEAD START CENTER**

**PROJECT NO. 05227**

**DISTRICT NO. 3**

**THIS AUTHORIZATION NO. 9** to the Contract dated 02/25/03 (R2003-0278) between Palm Beach County and the Consultant identified herein is for the Consultant Services described in Item 3 of this Authorization.

1. **CONSULTANT:** **STH ARCHITECTURAL GROUP, INC.**  
**515 NORTH FLAGLER DRIVE, SUITE 1400**  
**WEST PALM BEACH, FLORIDA 33401**
2. **Services completed to date:** Not applicable. This authorization is for a new project.
3. **Description of Services to be provided by Consultant:** Professional services shall include architectural and engineering services for the design and construction document preparation as detailed on the attached proposal dated February 2, 2007.
4. **History:** Services for the Mid-County Senior Center are 90% complete.
5. **Time of Commencement:** Consultant shall begin work promptly on the requested services upon receipt of this executed document which shall constitute official **"Notice to Proceed"**.
6. **Compensation:** The compensation to be paid to the Consultant for the requested services shall be:  
  
Lump Sum charge of **\$566,700.00**
7. **This Authorization may be terminated by the County without cause or prior notice. In the event of termination not the fault of the Consultant, the Consultant shall be compensated for all services performed to termination date, together with reimbursable expenses (if applicable) then due.**  
  
Consultant agrees to waive any and all claims for lost profits or anticipated future profits in the event of a termination with or without the cause under this Contract.
8. **EXCEPT AS HEREBY AMENDED, CHANGED OR MODIFIED,** all other terms and conditions of the original Contract remain in full force and effect.

**ATTACHMENT # 2**

IN WITNESS WHEREOF, this Authorization is accepted, subject to the terms and conditions of the aforementioned Contract.

COUNTY

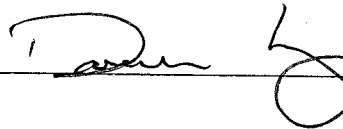
ATTEST:  
Sharon R. Bock, Clerk & Comptroller

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

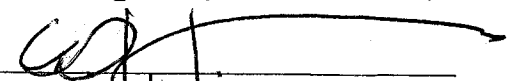
By: \_\_\_\_\_  
Addie L. Greene, Chairperson

WITNESS:

  
\_\_\_\_\_

DARRELL LANGE  
Name (type or print)

CONSULTANT  
STH ARCHITECTURAL GROUP, INC.

By:   
Name: Bill Hanser

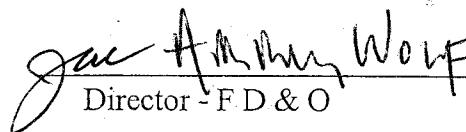
\_\_\_\_\_  
Title: President

Date: 3-8-07

Approved as to Form and Legal Sufficiency

Approved as to terms and conditions

\_\_\_\_\_  
Assistant County Attorney

  
Director - F D & O



ARCHITECTURAL  
GROUP, INC.

RECEIVED  
CAPITAL IMPROVEMENTS DIV.

FEB 05 2007

FILE: 05227 B.1  
CC: DLANGE

February 2, 2007

Mr. Darrell Lange  
Capital Improvements Division  
Palm Beach County  
3200 Belvedere Road, Building 1169  
West Palm Beach, FL 33406

Re: **Palm Beach County  
MID-COUNTY HEAD START FACILITY  
Lake Worth, Florida  
PBC Project 05227**

Dear Darrell:

As requested we have developed the following proposal to provide Professional Services for the above-referenced project:

#### Scope of Work

It is our understanding that the Scope of Work will be as follows:

1. PBC wants to build a one-story 25,000 – 26,000 Head Start facility on the remaining 5.44 acre parcel (including LWDD canal) located immediately south of the senior center facility currently under construction on Lake Worth Road between Coconut Road and Gulfstream Road.
2. The proposed Head Start facility will generally follow the site and footprint design indicated as Phase 2 on the enclosed Site Plan, dated 11/10/05. (Note: PBC has indicated a potential 1,000 sf increase to the approved building area indicated on the approved Site Plan, however, has confirmed that only increases that prevent the need to resubmit the Site Plan for DRO approval will be considered.)
3. Provide full basic services (Schematic Design, Design Development, 50% & 100% Construction Documentation and Construction Administration Phases) for the Head Start facility. Non-basic services are indicated elsewhere in the proposal.
4. The Head Start facility will generally consist of the spaces included in the STH Preliminary Building Program, dated 12/9/01, and approximately 1,000 sf of additional Head Start administration area.
5. Site development will include design and permitting of the LWDD canal piping and the Coconut Road right turn lane into the site as indicated on the approved Site Plan, dated 11/10/05.
6. The project will generally follow the enclosed Project Schedule, dated 2/2/07.

See the attached Professional Services Proposal Clarifications & Assumptions, dated 2/2/07, for additional information regarding this proposal.




Mr. Darrell Lange  
PBC Project 05227  
2 February 07  
Page 2

### Compensation

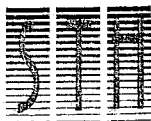
A.	Basic Services (Group A):	
	1. Architectural, Structural, Mechanical, Electrical & Plumbing Engineering	\$420,750
B.	Non-Basic Services (Group B):	
	1. Programming (STH)	\$2,500
	2. Landscape / Irrigation (LDS)	\$14,300
	3. Site Civil Engineering, LWDD Canal PPP & Turn Lane (MBSA)	\$50,000
	4. Site Lighting (JALRW)	\$1,500
	5. Security & Data Systems (JALRW)	\$3,000
	6. Operational Phase	\$2,800
	7. Cost Estimating (CMS & STH submit 4 phases)	\$30,000
	8. Geotechnical (Tierra)	\$6,800
	9. Survey Update (B&P)	\$4,850
	10. Plat Waiver Approval Update (B&P)	\$5,700
	11. Threshold Inspection (Estimate)	\$12,000
	12. Expenses (as outlined in the PBC standard agreement)	\$5,000
	<u>Total Group B</u>	<u>\$138,450</u>
	Total Groups A & B	\$559,200
C.	Non-Basic Services (Group C) not included in above fee (if required):	
	1. Traffic Report (YZTC)	\$6,800
	2. Site Plan Approval (Revised design could require b or c):	
	a. Building Elevation Architectural Guideline Approval Only (STH)	In Basic Services
	b. Signature Approval of Revised Site Plan (STH & LDS)	\$7,500
	c. Full DRO Approval of Revised Site Plan (STH & LDS)	\$10,500

Please call with any questions or comments regarding this proposal.

Sincerely,

  
BILL HANSER AIA  
President

C: Mark Ugowski - STH



ARCHITECTURAL  
GROUP, INC.

**PROFESSIONAL SERVICES PROPOSAL CLARIFICATIONS & ASSUMPTIONS**

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PROJECT: Palm Beach County  
MID-COUNTY HEAD START FACILITY  
Lake Worth, Florida  
PBC Project 05227

DATE: 2 February 07

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The following are clarifications and assumptions relative to the proposal, dated 2 February 07:

1. The project delivery method will be design and 100% construction/bid documentation by STH then competitive bidding and award to a General Contractor by PBC CID.
2. The PBC CID construction budget for the project will be \$6,395,000. (Assumes \$545,000 Site Development & \$5,850,000 Building Construction.)
3. Water and sanitary sewer service will be connected to the Phase 1 services.
4. Basic Services (Group A) included in this proposal include the following:
  - a. Architectural.
  - b. Structural Engineering.
  - c. Mechanical, Electrical & Plumbing Engineering.
  - d. Fire Protection Design will be limited to showing locations for fire sprinkler heads as required for building permit approval. Detailed hydraulic calculations & piping design is to be provided by the Fire Protection Contractor.
5. Non-Basic Services (Group B) included in this proposal include the following:
  - a. Programming.
  - b. Landscape & Irrigation.
  - c. Site Civil Engineering design & permitting.
  - d. Design & permitting for infilling & piping the full length of the L-12 LWDD Canal (per the enclosed Site Plan, dated 11/10/05).
  - e. Design and permitting for right turn lane into the site on Coconut Road (per the enclosed Site Plan, dated 11/10/05).
  - f. Site Lighting.
  - g. Security & Data Systems.
  - h. Operational Phase Services (20 hours maximum).
  - i. Cost Estimating (The scope includes STH & CMS submitting the Schematic Design, Design Development, 50% & 100% Construction Documents Phases only. If STH & CMS are required to submit the 50% Design Development & 95% Construction Document Phases referenced in the PBC PPM, dated 11/05, the CMS Cost Estimating fee would be increased by \$13,535.)
  - j. Geotechnical.
  - k. Survey Update.
  - l. Plat Waiver Approval Update.
  - m. Threshold Inspection
  - n. Expenses.

1 of 2





## **PROFESSIONAL SERVICES PROPOSAL CLARIFICATIONS & ASSUMPTIONS**

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PBC Project 05227 - Continued  
2 February 07

6. Non-Basic Services (Group C) included in this proposal include the following:
  - a. Traffic Consultant (required if building program is different from currently approved Traffic Report).
  - b. Site Plan Approval (required if a revised design requires additional Site Plan Approvals).
  
7. The following services are not included in this proposal and can be added to the scope if requested by PBC CID:
  - a. Off-site improvements (other than those described elsewhere in this document).
  - b. Environmental upland / wetland jurisdictional, mitigation and/or management services.
  - c. Interiors & FFE (See Item 9, Below).
  - d. Food Service Consultant.
  - e. Grease Trap design & permitting.
  - f. Any additional / revised traffic consultant work required by the Phase 2 PBC Traffic Performance Standards which will not be available until January, 2007.)
  - g. Any revised site plan work required by the revised traffic report based upon the new PBC traffic standards.
  
8. Basic Services will include recommendations for colors/finishes, development of a color sample board and conceptual furniture, furnishing and equipment (FFE) layouts based upon FFE lists provided by PBC. If PBC requires and/or requests additional involvement in the ordering or coordination of the FFE items, STH can develop a proposal for that change in scope.
  
9. STH reserves the right to submit a fee proposal for any additional design / permitting work that could result from the revised Traffic Report or any other PBC CID or PBC DRO-related changes to the enclosed Site Plan, dated 11/10/05.



**Preliminary Schedule**  
**Palm Beach County Mid-County Headstart Center, Lake Worth, Florida**  
**PBC Project Number 05227**

TASK	Start Date	End Date		2007												2008		
				Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar			
Survey	3/27/07	4/23/07	4w															
Programming	3/27/07	4/16/07	3w															
Owner Review	4/16/07	4/29/07	2w															
Schematic Design	4/29/07	6/23/07	8w															
Owner Review	6/23/07	7/13/07	3w															
Design Development	7/13/07	9/6/07	8w															
Owner Review	9/6/07	9/26/07	3w															
DRO Approval	7/25/07	9/18/07	8w															
Civil Permitting	9/26/07	12/18/07	12w															
LWDD PPP Permitting	9/26/07	12/18/07	12w															
50% Construction Documents	9/26/07	11/6/07	6w															
Owner Review	11/6/07	11/26/07	3w															
95% Construction Documents (Permit Set)	11/26/07	12/23/07	4w															
Owner Review	12/23/07	1/12/08	3w															
Building Department Review	12/23/07	3/15/08	12w															
100% Construction Documents	1/13/08	1/26/08	2w															
Bidding & Negotiations	1/27/08	3/22/08	8w															

3/5/07

SCHEDULE 1

LIST OF PROPOSED SBE-M/WBE SUBCONSULTANTS

PROJECT NAME: Mid-County Head Start PROJECT NO. 05227

NAME OF PRIME CONSULTANT: STH Architectural Group, Inc.

DESCRIPTION OF WORK 25,000 sf One Story Head Start Facility

**PLEASE IDENTIFY ALL APPLICABLE CATEGORIES OF SUBCONSULTANTS**

Name, Address and Phone Number	(Check one or both Categories)		Subcontract Amount				
	Minority Business	Small Business	Black	Hispanic	Women	Caucasian	Other (Please Specify)
1. Martinez Engineering Group 7200 Corporate Center Dr., Suite 304 Miami, Florida 33126 (305) 629-8318	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$ _____	\$ _____	\$ 25,000.00	\$ _____	\$ _____
2. JALRW 2510 N.W. 97 <sup>th</sup> Ave., Suite 220 Miami, Florida 33172 (305) 594-0660	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$ _____	\$ _____	\$ 45,700.00	\$ _____	\$ _____
3. Michael B. Schorah & Associates., Inc. 1850 Forest Hill Blvd., Suite 206 West Palm Beach, Florida 33406 (561) 968-0080	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$ _____	\$ _____	\$ _____	\$ 50,000.00	\$ _____
4. Tierra, Inc. 2765 Vista Parkway, Suite 10 West Palm Beach, Florida 33411 (561) 687-8536	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$ _____	\$ 6,800.00	\$ _____	\$ _____	\$ _____
5. Construction Management Services 10 Fairway Drive, Suite 301 Deerfield Beach, Florida 33441 (954) 481-1611	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$ 30,000.00	\$ _____	\$ _____	\$ _____	\$ _____
6. Brown & Phillips, Inc. 901 Northpoint Parkway, Suite 305 West Palm Beach, Florida 33407 (561) 615-3988	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$ _____	\$ _____	\$ _____	\$ 10,550.00	\$ _____

SCHEDULE 1

LIST OF PROPOSED SBE-M/WBE SUBCONSULTANTS

PROJECT NAME: Mid-County Head Start PROJECT NO. 05227

NAME OF PRIME CONSULTANT: STH Architectural Group, Inc.

DESCRIPTION OF WORK 25,000 sf One Story Head Start Facility

**PLEASE IDENTIFY ALL APPLICABLE CATEGORIES OF SUBCONSULTANTS**

Name, Address and Phone Number	(Check one or both Categories)		Subcontract Amount					
	Minority Business	Small Business	Black	Hispanic	Women	Caucasian	Other (Please Specify)	
7. Land Design South 2101 Centerpark Drive, Suite 100 West Palm Beach, Florida 33409 (561) 478-8501	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$ _____	\$ _____	\$ 14,300.00	\$ _____	\$ _____	
8. Land Design South 2101 Centerpark Drive, Suite 100 West Palm Beach, Florida 33409 (561) 478-8501 (Non Basic Line C.2.6)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$ _____	\$ _____	\$ 6,000.00	\$ _____	\$ _____	
	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	
	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	
	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	
(Please use additional sheets if necessary)			Total	\$ 30,000.00	\$ 6,800.00	\$ 91,000.00	\$ 60,550.00	\$ _____

Total Price \$ 566,700.00 Total SBE Participation \$ 182,350.00 Total SBE % 32.1

- Note:
- The amounts listed on this form must be supported by the Subconsultant prices included on Schedule 2 in order to be counted toward goal attainment.
  - Firms may be certified by Palm Beach County as an SBE and/or M/WBE. If firms are certified as both an SBE and M/WBE, please indicate the dollar amount under the appropriate category.
  - M/WBE information is being collected for tracking purposes only.

FACILITIES DEVELOPMENT & OPERATIONS  
BUDGET AVAILABILITY STATEMENT

RECEIVED  
CAPITAL IMPROVEMENTS DIV.

MAR 06 2007

REQUEST DATE: 03/05/07 REQUESTED BY: Darrell Lange

PHONE: 233-0276

PROJECT TITLE: Mid-County Head Start Center

FAX: \_\_\_\_\_

PROJECT NO.: 05227

LOCATION DESCRIPTION:

LOCATION#:

ORIGINAL CONTRACT/ANNUAL AMOUNT:

BCC RESOLUTION#:

PAYMENT AMOUNT: \$569,700.00

DATE:

CSA/ LOA CHANGE ORDER NUMBER: CSA No. 9

CONTRACTOR/CONSULTANT NAME: STH Architectural Group, Inc.

PROVIDE A BRIEF STATEMENT OF THE SCOPE OF SERVICES TO BE PROVIDED BY THE CONSULTANT/CONTRACTOR:

Professional services shall include architectural and engineering services including design development, construction document preparation, permitting/bidding assistance and construction administration.

WILL THIS AMENDMENT CHANGE THE ESTIMATED COST OF THE PROJECT?  
IF YES, PROVIDE ESTIMATES OF THE NEW COSTS:

CONSTRUCTION	_____
PROFESSIONAL SERVICES	\$569,700.00
**STAFF COSTS (Deferred to FY/08)	_____
EQUIPMENT/OTHER	_____
TOTAL	\$569,700.00

\*\* By signing this BAS your department agrees to these staff costs and your account will be charged upon receipt of this BAS by FD&O. Unless there is a change in the scope of work, no additional staff charges will be billed.

BUDGET ACCOUNT NUMBER (IF KNOWN)

FUND: AGENCY: ORG: OBJ: SUBOBJ: RCAT:

3804

411

B380

6002

SUPPLEMENTAL AGREEMENT TO BE APPROVED BY:

ANTICIPATED DATE OF APPROVAL:

BAS APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

3-6-07

ENCUMBRANCE NUMBER: 022307-676

ATTACHMENT # 3