

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

**Meeting Date:** March 11, 2008

☒ **Consent**

☐ **Regular**

☐ **Workshop**

☐ **Public Hearing**

**Department:** Facilities Development and Operations

**I. EXECUTIVE BRIEF**

**Motion and Title:** Staff recommends motion to approve: Consultant Services Authorization No. 1 to Contract with MPA Architects, Inc. (R2007-0394) in the amount of \$180,000 for professional architectural, engineering and construction administration services for the SA/PD Building Hurricane Hardening project.

**Summary:** This project involves hurricane hardening design of the existing SA/PD Building including, architectural and engineering evaluation of the exterior envelope, design development, construction document, permitting and construction administration. The retrofit design will comply with current building codes and standards and provide wind protection to 140 mph. The construction budget is \$3,000,000. The primary source of funding for this project is from a recently approved grant agreement with the State of Florida, Division of Emergency Management. The SBE participation for this authorization is 84%. When added to the Consultant's participation to date, the resulting SBE participation is 84%. (Capital Improvements Division) District 7 (JM)

**Background and Justification:** On January 15, 2008, the Board of County Commissioners approved a grant agreement with the State of Florida, Division of Emergency Management, in the amount of \$13,205,595, with an additional \$4,401,865 County matching funds, for hurricane hardening of the SA/PD, Judicial Center Complex, and the Government Center. This authorization will allow design work to commence first on the SA/PD Building to ensure all design and logistical issues are ironed out prior to undertaking the more complex Judicial Center Complex and Governmental Center work. MPA Architects is one of the three annual architectural consultants under contract and their selection was based on past performance and ability to undertake this work. The subsequent Judicial Center and Governmental Center retrofit design work consultant will be selected based upon a project specific selection.

**Attachment:**

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

**Recommended by:**



Amy Wolf

Department Director

2/20/08

Date

**Approved by:**



County Administrator

3/3/08  
Date

## **II. FISCAL IMPACT ANALYSIS**

### A. Five Year Summary of Fiscal Impact:

Fiscal Years	2008	2009	2010	2011	2012
Capital Expenditures	<del>\$130,000</del>	0	0	0	0
Operating Costs		0	0	0	0
External Revenues		0	0	0	0
Program Income (County)		0	0	0	0
In-Kind Match (County)					
NET FISCAL IMPACT	<u><u>\$230,000</u></u>				
# ADDITIONAL FTE					
POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes x No       

Budget Account No: Fund 3804 Dept 411 Unit B430 Object 4907

Reporting Category Professional Services  
Staff Costs


$$\begin{array}{r} \$180,000 \\ 50,000 \\ \hline \$230,000 \end{array}$$

✓ 79

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

### **III. REVIEW COMMENTS:**

**A. OFMB Fiscal and/or Contract Development and Control Comments:**

  
 OFMB  
 22608  
 12/10/08  
 CN 2/25/08

*[Signature]* 2/27/08  
Contract Administrator

**B. Legal Sufficiency:**

B. Legal Sufficiency: *2*

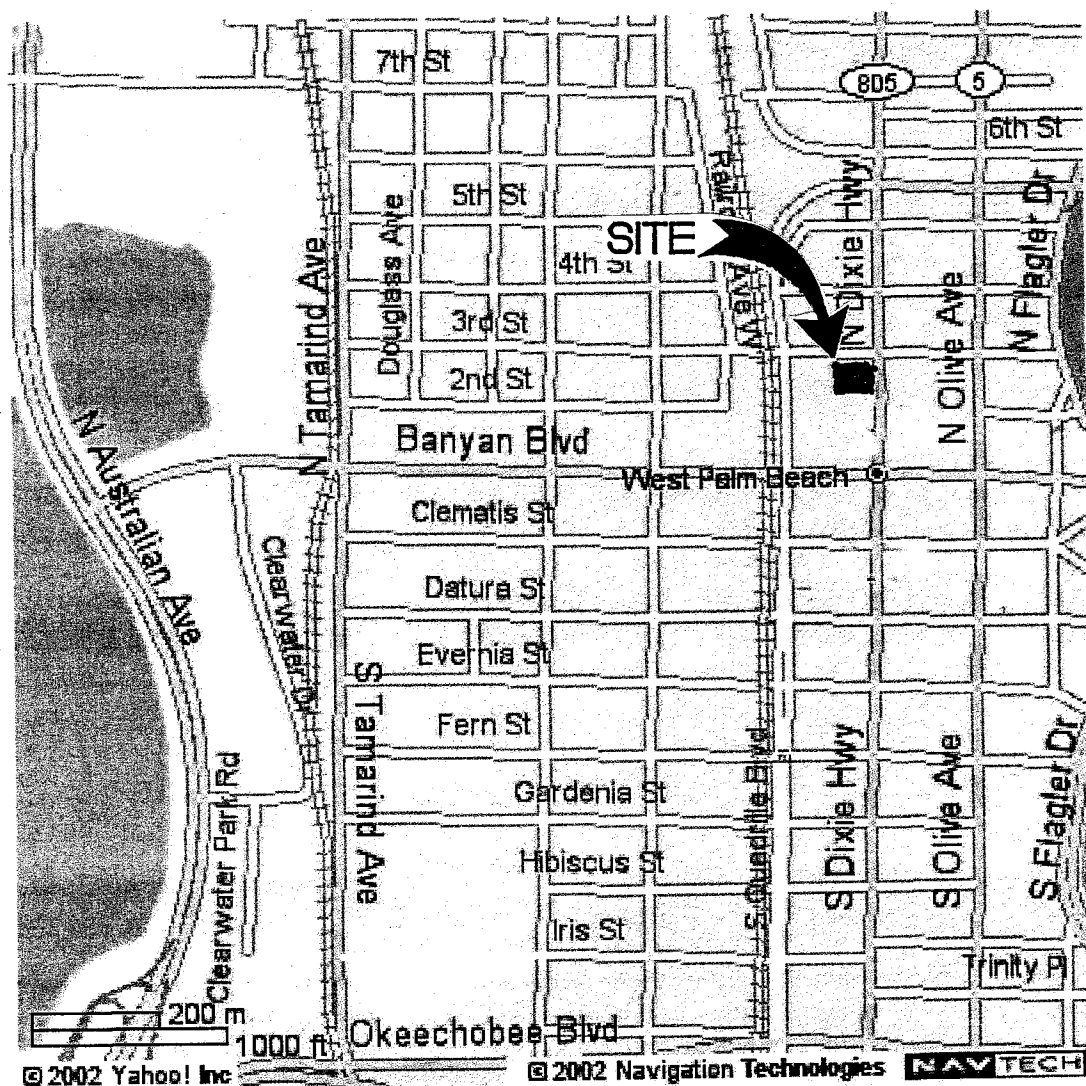
*James C. Mize* *2/29/08*  
Assistant County Attorney

**This item complies with current County policies.**

**C. Other Department Review:**

Department Director

**This summary is not to be used as a basis for payment.**



## LOCATION MAP

N.T.S.



**ATTACHMENT # 1**

**FACILITIES DEVELOPMENT & OPERATIONS  
BUDGET AVAILABILITY STATEMENT**

REQUEST DATE: February 11, 2008 REQUESTED BY: Anil Patel

PHONE: 233-0271  
FAX: 233-0270

PROJECT TITLE: Hurricane Hardening SA/PD

PROJECT NO.: 08204

ORIGINAL CONTRACT AMOUNT: N/A - Annual

BCC RESOLUTION#: \_\_\_\_\_  
DATE: \_\_\_\_\_

REQUESTED AMOUNT: \$180,000

CSA or CHANGE ORDER NUMBER: CSA #1

CONSULTANT/CONTRACTOR: MPA Architects, Inc.

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

Professional services shall include architectural and engineering evaluation of the exterior envelope, design development, construction document, permitting and construction administration of the retrofit design.

**CONSTRUCTION**

**PROFESSIONAL SERVICES**

STAFF COSTS\*\* (DESIGN / CONST. PHASE)

MISC. (permits, prints, advertising, etc)

**TOTAL**

\_\_\_\_\_  
\$180,000

\_\_\_\_\_  
50,000

\_\_\_\_\_  
\$230,000

*\*\* 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: 3804 DEPT: 411 UNIT: 1343 OBJ: 4907

FUNDING SOURCE (CHECK ALL THAT APPLY):

☒ AD VALOREM ☐ OTHER

☐ FEDERAL/DAVIS BACON

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

DATE: 2.13.08

ENCUMBRANCE NUMBER: 021308-1067

**ATTACHMENT # 2**

## CONSULTANT SERVICES AUTHORIZATION

**MPA ARCHITECTS, INC.**  
*(Annual Architectural Consultant)*

**HURRICANE HARDENING FOR SA/PD  
PROJECT NO. 08204  
DISTRICT NO. 7**

**THIS AUTHORIZATION NO. 1** to the Contract dated 03/13/07 (R2007-0394) between Palm Beach County and the Consultant identified herein is for the Consultant Services described in Item 3 of this Authorization.

1. **CONSULTANT:** **MPA ARCHITECTS, INC.**  
**1801 E. CENTERPARK DRIVE, SUITE 175**  
**WEST PALM BEACH, FL 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 evaluation of the exterior envelope, design development, construction document, permitting and construction administration of retrofit design as detailed on the attached proposal dated February 11, 2008.
4. **History:** Not applicable. This authorization is for a new project.
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 \$180,000
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 # 3**

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:

MARK S. BEATTY  
Name (type or print)

CONSULTANT

By: Richard J. Logan  
Name: Richard J. Logan

Title: President

Date: 2-13-08

Approved as to Form and Legal Sufficiency

Approved as to terms and conditions

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

gac Amy Worf  
Director - F D & O



MPA ARCHITECTS, INC.

ARCHITECTS • PLANNERS • INTERIOR DESIGNERS

Est. 1959  
License #  
AAC000630

1801 Centrepark  
Drive East  
Suite 175  
West Palm Beach  
FL 33401

(561) 683-7000  
Fax  
(561) 478-3922  
E-Mail  
info@mpa-pb.com

February 11, 2008

Mr. John Chesher, P.E.  
CAPITAL IMPROVEMENTS DIVISION  
PALM BEACH COUNTY  
2633 Vista Parkway  
West Palm Beach, FL 33411-5604

**Re: Proposal for Hurricane Hardening for Glazing System and  
Miscellaneous Elements for Palm Beach County Judicial Center  
SA/PS Building  
PBC Project No. 08204  
MPA Project No. 0805**

Dear Mr. Chesher:

MPA Architects, Inc. would like to thank you for the opportunity to provide Palm Beach County with the following proposal for Professional Services. Per our discussion and subsequent field observation, MPA and its consultants will provide the following scope of service to harden the glazing system, louvers, door openings and miscellaneous roof top elements as follows:

**I. Proposed Scope:**

Provide engineering review and analysis for the adaptation of the existing insulated glazing system to function as an impact resistant insulated glazing system. This will consist of engineering structural modifications to the existing frame system to hold the new impact/insulated sandwich panels in place during large missile impact and cyclic wind pressures per code. This will involve engineered drawings, calculations for the eventual construction of a mock up for testing at the Riviera Beach Hurricane Testing Center. We will also be modifying the gasket system from a dry system to a sealed wet system to help prevent water penetration from wind driven rain and air pressure differences inside the structure.

- II. Verify through engineering analysis that the existing frames are in fact attached to the building to comply with the 110 mph sustained, 140 mph 3 second wind gust.**

Mr. John Chesher  
February 11, 2008  
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III. Provide construction documents for bidding as follows:

- A. Modification of existing glazing system to accept impact resistant insulated sandwich panels.
- B. Re-caulk entire building glazing system. (i.e. frames to building).
- C. Design electric roll down shutter system over entry doors (4 pairs) consistent with building design. Shutters will be electronically controlled by key system.
- D. Provide details for impact resistant louver walls on roof enclosures.
- E. Provide tie downs for all roof top equipment. (Assumes curbs are attached per code).
- F. Replace three (3) roll up overhead doors with impact resistant doors.
- G. Verify that all metal exit doors single and pairs meet hurricane requirements for impact and hardware and modify or replace.
- H. Coordinate and assist with hurricane testing of mock up window panel.

IV. Provide construction phase services as follows:

- A. Attend progress and payment application meetings bi-monthly.
- B. Provide inspections and signed and sealed reports by a Florida registered engineer for every 5% of replaced glazing to verify compliance with the tested system.
- C. Shop drawing, product data and design calculation review.
- D. Assist construction management company in filing for City of West Palm Beach, FL building permit.

Our fee for the proposed scope of work is as follows:





Mr. John Chesher  
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MPA Architects, Inc. ....	\$124,698
Bridge Design Associates, Inc. (Structural) .....	29,502
BCI, Inc. (Glazing) .....	22,800
Johnson, Levinson, Ragan, Davila, Inc.(MEP) .....	<u>3,000</u>

Total Lump Sum Fee ..... \$180,000  
(See Attached Breakdown, Exhibit "A")

Proposed Project Schedule:

Design/construction documents	—	5 months
Construct mock up and test	—	3 months
Permit with City of West Palm Beach	—	3 months
Construction	—	<u>12 months</u>

Total 23 months

ADDITIONAL SERVICES:

It is our understanding that the cost of manufacturing and testing a mock up window panel (estimated cost is \$100,000.00), will be paid for from the construction budget. Furthermore, it is understood that even though our initial review looked extremely promising that the existing frames can in fact be modified, there are no guarantees. If for some reason the mock up failed, and the entire glazing system had to be replaced, additional services would be incurred.

The Mechanical/Electrical Engineer will perform the following: Additional Services if required.

- A. Perform an engineering analysis to determine the equivalent performance of the proposed glazing system to minimize any impact to the HVAC system. Specifically the following is anticipated:
  1. Perform a cooling load calculation for two (2) different existing glass types facing four (4) Orientations (N, S, E, W) for a "typical" office space.



Mr. John Chesher  
February 11, 2008  
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2. Calculate if the proposed glass types will provide a cooling load contribution equal to or less than the existing.
3. Should the proposed glass be single pane (the existing is double pane), the analysis will include a proof that the internal sensible loads (lighting/equipment which are not normally accounted for in heating load calculations are sufficient to make-up any additional heat loss.

Lump Sum Fee ..... \$11,200.00

ITEMS SPECIFICALLY EXCLUDED FROM THE SCOPE OF SERVICES

- B. Replacement of entire glazing system.
- C. Design for any HVAC system modifications.
- D. Field verification of and any services related to existing concealed conditions.
- E. Full HVAC load calculations for the entire building.
- F. Energy code calculations/documentation - in our opinion, the building is exempt per FBC 13-101.5.1.

If you have any questions, please don't hesitate to call.

Respectfully,

MPA ARCHITECTS, INC.

Richard J. Logan

**FEBRUARY 11, 2008**

	Specialty	Schematic Design	Design Development	Construction Documents	Bidding/ Negotiation	Construction Management Phase	Post Construction Phase	Sub-Total
BASIC SERVICES								
MPA	Architectural	\$ 24,939.60	\$ 24,939.60	\$ 24,939.60	\$ -	\$ 49,879.20		\$ 124,698.00
BRIDGE DESIGN	Structural	\$ 4,628.40	\$ 9,256.60	\$ -	\$ -	\$ 15,617.00		\$ 29,502.00
JLRD	Mechanical, Electrical, Plumbing	\$ -	\$ -	\$ 3,000.00	\$ -	\$ -		\$ 3,000.00
BCI INC.	Glazing Consultant	\$ 8,400.00	\$ 2,400.00	\$ 12,000.00	\$ -	\$ -		\$ 22,800.00
TOTAL FEE		\$ 37,968.00	\$ 36,596.20	\$ 39,939.60	\$ -	\$ 65,496.20		\$ 180,000.00

SCHEDULE 1

LIST OF PROPOSED SBE-M/WBE SUBCONSULTANTS

PROJECT NAME: SA/PD HURRICANE HARDENING PROJECT PROJECT NO. 08204

NAME OF PRIME CONSULTANT: MPA ARCHITECTS, INC.

DESCRIPTION OF WORK: GLAZING AND MISCELLANEOUS EXTERIOR OPENING HARDENING

PLEASE IDENTIFY ALL APPLICABLE CATEGORIES OF SUBCONSULTANTS

Name, Address and Phone Number	(Check one or both Categories)		Subcontract Percentage				
	Minority Business	Small Business	Black	Hispanic	Women	Caucasian	Other (Please Specify)
1. MPA Architects, Inc. 1801 Centrepark Dr. E, Suite 175 West Palm Beach, FL 33401	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		71.1%			
2. Bridge Design Associates, Inc. 1402 Royal Palm Beach Blvd. Bldg. 200 Royal Palm Beach, FL 33411	<input type="checkbox"/>	<input checked="" type="checkbox"/>				13.4%	
3.	<input type="checkbox"/>	<input type="checkbox"/>					
4.	<input type="checkbox"/>	<input type="checkbox"/>					
5.	<input type="checkbox"/>	<input type="checkbox"/>					
(Please use additional sheets if necessary)			Total	71.1%		13.4%	

Total SBE-M/WBE Participation 84.5 %

Note: 1. The percentages listed on this form must be supported by the Subconsultant included on Schedule 2 in order to be counted toward goal attainment.  
2. Firms may be certified by Palm Beach County as an SBE and/or M/WBE.

**SCHEDULE # 2**

**LETTER OF INTENT TO PERFORM AS AN SBE OR M/WBE SUBCONSULTANT**

PROJECT NO. 08204

PROJECT NAME: SA/PD HURRICANE HARDENING PROJECT

TO: MPA ARCHITECTS, INC.

(Name of Prime Consultant)

The undersigned is certified by Palm Beach County as a(n) - (check one or more, as applicable):

Small Business Enterprise X

Minority Business Enterprise

Black \_\_\_\_\_ Hispanic \_\_\_\_\_ Women \_\_\_\_\_ Caucasian X Other (Please Specify)

Date of Palm Beach County Certification: October 24, 2007

The undersigned is prepared to perform the following described work in connection with the above project  
(Specify in detail, particular work items or parts thereof to be performed):

Structural Engineering Services

the following price \$ 29,502  
(Subconsultant's fee)

and will enter into a formal agreement for work with you conditioned upon your execution of a contract with Palm Beach County.

If undersigned intends to sub-subcontract any portion of this subcontract to a non-certified SBE subcontractor, the amount of any such subcontract must be stated: \$ 0

The undersigned subconsultant understands that the provision of this form to prime consultant does not prevent subconsultant from providing quotations to others.

BRIDGE DESIGN ASSOCIATES., INC.  
(Print name of SBE-M/WBE Subconsultants)

By: [Signature]  
(Signature)

Brian C. Rheault, President  
(Print name/title of person executing on behalf of SBE-M/WBE Subconsultant)

Date: 1/31/08

O:\0309\0309agree\SBE Schedule 2.wpd