

RICHLAND COUNTY COUNCIL



REGIONAL RECREATION COMPLEX AD HOC COMMITTEE

Joyce Dickerson
District 2

Valerie Hutchinson
District 9

Gwendolyn Davis Kennedy
District 7

Kelvin Washington
District 10

Richland County Council Chambers

2020 Hampton Street
Tuesday, July 24, 2012
5:45 PM

- 1. Call to Order – Honorable Gwendolyn Davis Kennedy**
- 2. Adoption of Agenda**
- 3. Work Authorizations #3 and #4 [Pages 2 – 11]**
- 4. Adjourn**



Since 1927

CONSTRUCTION
MANAGEMENT
DIVISION

June 7, 2012

Ms. Roxanne Ancheta
Assistant to the County Administrator
Richland County
P. O. Box 192
Columbia, South Carolina 29202

**RE: Richland County Recreation / Entertainment Complex
Work Authorization Number 3 (\$22M Optional Plan)**

Ms. Ancheta;

M. B. Kahn is pleased to submit the enclosed scope, fee and contract revisions for the Work Authorization previously approved by Council. This revised proposal is based on the reduced project, and includes project design services for Richland County's proposed sports complex including wetlands impact services, civil engineering design and construction documents, architectural/engineering design and construction documents, and associated program management services. The complex design will include soccer fields, support facilities, access roads, associated parking, and turn lanes on Farrow Road. Support Facilities will include a main/registration building, restroom/concession buildings, a maintenance building, and picnic shelter(s). We have also included Additional Services for environmental remediation planning, road design surveying, and tree survey/inventory.

This work authorization brings the project through the design & regulatory submittal phase. The next step will be for the County to decide the procurement approach, and issue work authorization(s) for the bid and construction phases. We are available to meet with you after you have had a chance to review the enclosed information so that we may respond to any questions you may have relative to this work authorization scope and cost. Please let us know if you wish to meet.

Sincerely,

M. B. KAHN CONSTRUCTION CO., INC.
Construction Management Division

William W. Cram
Executive Vice President

Enc: Scope of Work; Fee Proposal; Work Authorization

CC: R. Brax



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RICHLAND COUNTY RECREATION / ENTERTAINMENT COMPLEX

SCOPE OF WORK

PROJECT DESIGN SERVICES

Project Design Services will include civil engineering design services and architectural/engineering design services required to produce final construction plans and specifications for a Soccer Tournament Complex.

Work necessary to conduct this portion of services will be based on the revised project scope and includes:

- Site development to include soccer fields, athletic lighting, irrigation/drainage systems, spectator seating, paths/walkways, fencing, utility systems, storm drainage system, parking, interior road/drive, and landscape design.
- Preparing civil engineering design and plans including Schematic Design (SD), Design Development (DD) and Construction Drawings (CD) for site development.
- Engineering design services related to modifications of Farrow Road for entry drive(s).
- Professional services related to wetlands impacts on-site and identification / coordination / approval for off-site mitigation bank.
- Coordination of propane gas line relocation owned by Dixie Pipeline. (does not include design)
- Coordination of on-site power line easement changes with SCE&G.
- Landscaping design to include basic design to meet Richland county development requirements.
- Preparing one set of plans and one set of technical specifications.
- Submitting for site-related permits from local, regional and state agencies.

- Support Facilities include Main/Registration Building, Restroom/Concession Buildings, Maintenance Building, and Picnic Shelter(s).
- Preparing architectural/engineering design and plans including Schematic Design (SD), Design Development (DD) and Construction Drawings (CD) for Support Buildings.
- All work in the Mixed Use/Commercial area is excluded.
- Preparing one set of plans and one set of technical specifications.
- Submitting for building-related permits from local, regional and state agencies.

RICHLAND COUNTY RECREATION / ENTERTAINMENT COMPLEX

SCOPE OF WORK

REGULATORY AGENCY STUDIES & REPORTS

Regulatory Agency Studies & Reports include services typically provided outside of project design. The proposed separate services include:

Phase 3 Environmental Site Assessment (remediation coordination)

Based on the Phase 1 and Phase 2 environmental reports result, additional services are required and include:

- Test borings and monitoring wells at the potential contamination areas identified
- Design and coordination of the remediation
- All necessary reports and permits to achieve cleanup of the site to agreed upon site specific standards.
- Does not include Construction Costs required to remediate any of the contaminated areas.

Farrow Road Modifications Survey

Land surveying services as required to support the planning and design of modifications to Farrow Road for the proposed project. Land surveying services are required for:

- Identifying public road right-of-ways
- Coordinating easement modifications for existing and relocated utilities
- Providing parameters for Turning Lane(s) design

Tree Survey / Inventory

Surveying services required by Richland County to determine the size, species, health, condition, and structural integrity of existing forest trees for the purposes of:

- Protection of specific existing trees
- Development of a tree replacement plan
- Development of a tree protection plan



RICHLAND COUNTY RECREATION COMPLEX
Richland County, SC

FEE PROPOSAL BREAKDOWN (W.A. #3)
(S22M Optional Plan)

PROJECT DESIGN SERVICES	\$1,012,400
Wetlands Identification/Coordination/Approvals	
Civil Engineering Design and Construction Documents	
Utility Service Provider Coordination	
Athletic Fields Component Design	
Building Design and Construction Documents	
Associated Program Management Services	
REGULATORY AGENCY STUDIES & REPORTS	\$88,000
Phase 3 Environmental Site Assessment (remediation coordination)	
Farrow Road Modifications Survey	
Tree Survey / Inventory	
Associated Program Management Services	
TOTAL	\$1,100,400



RICHLAND COUNTY RECREATION / ENTERTAINMENT COMPLEX

WORK AUTHORIZATION FOR PROFESSIONAL SERVICES

Richland County Recreation / Entertainment Complex

Work Authorization No. 3

It is agreed to undertake the following work in accordance with the provisions of our Prime Agreement for Professional Services dated April 1, 2010.

Description of Work Authorization: Civil Engineering Design and Construction Documents; Building Design and Construction Documents; Environmental Remediation planning; surveying; and associated Program Management Services as described in M.B. Kahn's proposal dated June 7, 2012 (*copy attached*).

Basis of Compensation / Period of Services: A fixed fee of One Million One Hundred Thousand Four Hundred Dollars (\$1,100,400.00). Services described herein shall be completed in 300 days of the executed work authorization, subject to updates and modifications as the project progresses. Compensation is to be paid in monthly installments commensurate with the progress of the work.

Agreed as to scope of services, time schedule, and budget:

For Richland County, South Carolina

Date

For M. B. Kahn Construction Co., Inc.

Date

Attachment: MBK Proposal Dated 6/7/2012 (4 pages)



Since 1927

CONSTRUCTION
MANAGEMENT
DIVISION

June 7, 2012

Ms. Roxanne Ancheta
Assistant to the County Administrator
Richland County
P. O. Box 192
Columbia, South Carolina 29202

**RE: Richland County Recreation / Entertainment Complex
Work Authorization Number 4**

Ms. Ancheta;

M. B. Kahn is pleased to submit the enclosed scope, fee and contract revisions for the Work Authorization previously approved by Council. This revised proposal is based on the reduced project, and includes services for the development of Commercial Site Layout, services for Promotion of Public/Private Partnerships, and services for Schematic Design of Indoor Sports Facility.

We are available to meet with you after you have had a chance to review the enclosed information so that we may respond to any questions you may have relative to the scope and cost. Please let us know if you wish to meet.

Sincerely,
M. B. KAHN CONSTRUCTION CO., INC.
Construction Management Division

William W. Cram
Executive Vice President

Enc: Scope of Work; Fee Proposal; Work Authorization

CC: R. Brax



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RICHLAND COUNTY RECREATION / ENTERTAINMENT COMPLEX

SCOPE OF WORK

COMMERCIAL SITE LAYOUT

Provide a defined feasible conceptual layout for the commercial development. Design will address all significant areas of design including relationships to the recreation complex, pedestrian traffic coordination, traffic/parking coordination, Indoor Sports Facility location, and safety/security. The design will be shown in the form of 2D drawings, and a study 3D model.

PROMOTION OF PUBLIC/PRIVATE PARTNERSHIP

The objective is to promote private sector participation in the provision of public services through public-private partnership projects in terms of investment capital, and managerial skills. Private/Public Partnerships may consist of two components, first is the Indoor Sports Facility, for basketball, volleyball and other indoor competitions, and secondly, is the area that will be allocated for hotel, retail and food establishments. Work necessary to conduct this portion of services includes:

- Developing an enabling legal and institutional framework to guide investments in public/private partnership;
- Develop institutional capacities for technical analysis and negotiation of public/ private partnership and associated contracts (possible tax exempt from property taxes the “public use” portion of property)
- To implement effective strategies indicating specific obligations and rights for various stakeholders by providing options for the type of public/private partnerships such as:
 - Buy-Build-Operate – County sells +/- 10 acres to the private sector entity
 - Land Lease – is a lease in which the tenant rents and uses the land, but owns the temporary or permanent buildings and other objects placed on it.
 - Or a combination of Buy-Build-Operate and Land Lease
- Prepare operational guidelines and criteria for the Indoor Sports Facility public/private partnership;
- Identify potential private partners for the design and construction of the Indoor Sports Facility
- Identify potential private partners for the design and construction of a Hotel, Food, and Retail shops
- Introduce fair, equitable, transparent, competitive and cost effective procurement processes for public/private partnership;
- Establish efficient and quality socio-economic public private partnership within Richland County.

RICHLAND COUNTY RECREATION / ENTERTAINMENT COMPLEX

SCOPE OF WORK

SCHEMATIC DESIGN OF INDOOR SPORTS FACILITY

The objective is to provide a document fully outlining the facility's design criteria. Documents will cover major building functions, number teams, patrons to be accommodated and possible activity usage. All documents are based on feasibility studies, site selection and market conditions, with the final document used to attract Private Partners.

Services include:

- Confirmation of facility objectives
- Identification of priorities, values and goals
- Develop performance and design criteria
- Establish building size, shape and height requirements
- Establish interior configuration requirements
- Identify other required components
- Produce 2D drawings and 3D study model



RICHLAND COUNTY RECREATION COMPLEX
Richland County, SC

FEE PROPOSAL BREAKDOWN (W.A. #4)

COMMERCIAL SITE LAYOUT	\$58,800
Conceptual development layout	
Pedestrian Traffic Coordination	
Traffic/Parking Coordination	
Locate Indoor Sports Facility	
2D Drawing and 3D Models	
PROMOTION OF PUBLIC / PRIVATE PARTNERSHIPS	\$93,200
Legal and Institutional Framework	
Indoor Sports Facility Guidelines	
Public/Private Partnership Options	
Establish Procurement Process	
Identify Potential Private Partners	
SCHEMATIC DESIGN FOR INDOOR SPORTS FACILITY	\$161,700
Confirmation of facility objectives	
Identification of priorities, values and goals	
Develop performance and design criteria	
Establish building size, shape and height requirements	
Establish interior configuration requirements	
Identify other required components	
Produce 2D drawings and 3D study model	
TOTAL	\$313,700

6/8/2012



RICHLAND COUNTY RECREATION / ENTERTAINMENT COMPLEX

WORK AUTHORIZATION FOR PROFESSIONAL SERVICES

Richland County Recreation / Entertainment Complex

Work Authorization No. 4

It is agreed to undertake the following work in accordance with the provisions of our Prime Agreement for Professional Services dated April 1, 2010.

Description of Work Authorization: services for the development of a Commercial Site Layout, services for Promotion of Public/Private Partnerships, and services for Schematic Design of Indoor Sports Facility as described in M.B. Kahn's proposal dated June 7, 2012 (*copy attached*).

Basis of Compensation / Period of Services: A fixed fee of Three Hundred Thirteen Thousand Seven Hundred Dollars (\$313,700.00). Services described herein shall be completed in 270 days of the executed work authorization, subject to updates and modifications as the project progresses. Compensation is to be paid in monthly installments commensurate with the progress of the work.

Agreed as to scope of services, time schedule, and budget:

For Richland County, South Carolina

Date

For M. B. Kahn Construction Co., Inc.

Date

Attachment: MBK Proposal Dated 6/7/2012 (4 pages)