

# **Special Meeting Materials**

**March 17, 2021**

**Action Item:**

Bragg Memorial Stadium Phase I  
Repairs / Renovation

FLORIDA **A&M** UNIVERSITY  
Board of Trustees  
ACTION ITEM

**Budget, Finance, and Facilities Committee**

**Wednesday, March 10, 2021**

**Agenda Item: I**

**Subject:** Bragg Memorial Stadium Phase I and Phase II Repairs/Renovation

**Proposed Board Action:**

This agenda item relates to signature authority approval for the purchase of the FAMU Bragg Memorial Stadium Phase I – East Side Grandstands for Materials / Freight / Installation, a total sum of \$2,158,760. The University was able to produce \$139,990 in savings by utilizing the BuyBoard National Purchasing Cooperative program that was created to support and serve public schools, municipalities, counties, universities, and all types of local government agencies. This approval action item is for the construction of the Phase I East Side Grandstands agreement.

The Phase I & IA renovation of the Metal pan and seat replacement, steel frame water blasting, and repainting, which are essential to the safety of Bragg Stadium, will include: design services and general construction for the area affected (architectural and structural). We will entertain alternate pricing for the Restrooms for Handicap/ ADA accessibility. Any steel repair details will be included. The budget for this project is \$4,000,000 and is provided by BluePrint funding.

This phase (I) also includes replacing all steel pans and seats. The design will include the water blasting and repainting of the steel frame seating replacement and we will entertain alternate pricing for the Restrooms for Handicap/ADA accessibility. Any steel repair details will be included.

**Estimated Timeline (Phase I):**

Design Start: November 2, 2020

Construction Start: February 15, 2021

Beneficial Occupancy: September 11, 2021

**Estimated Timeline (Phase IA):**

Design Start: April 2021

Construction Start: November, 1, 2021

Beneficial Occupancy: February 2022

**Attachments:** Yes

**Attachment #1:** Southern Bleachers Proposal



# Southern Bleacher Company, Inc.

P: 800.433.0912 | F: 940.549.1365  
P.O. Box One | 801 Fifth St. | Graham, TX 76450  
[www.SouthernBleacher.com](http://www.SouthernBleacher.com)  
[Facebook](#) | [Twitter](#) | [Instagram](#) | [LinkedIn](#)

**March 3, 2021**

**To: Mr. Craig Talton**  
**Director of Facilities, Planning and Construction**  
**Florida A&M University**

**From: Jeff Dickinson - Sales Representative**

**Re: REVISED Pricing**  
**FAMU – Bragg Stadium East Side Grandstand Replacement**  
**Tallahassee, FL**

Mr. Talton,

We wish to provide you with our revised proposal after many discussions with you, Doug Barkley and our ownership in an effort to move this project forward. Our scope remains the same as previous stated in our February 25, 2021 proposal. However, our ownership group is willing to make this investment with the understanding that: (1) we need the allotted lead times for production and installation as stated; (2) other phases of work is being planned and that we will be instrumental in developing the west side grandstands and possibly the suite/press box area with our pre-fabricated units.

Our scope of work begins after the demolition and restoration of existing structure to accept the engineered loads of the new grandstands. General contractor will prepare columns with new steel plates to accept our proposed design. The university instructed us to develop engineered submittal drawings. From these drawings, the following proposal is presented:

FAMU BRAGG STADIUM – East Side Grandstands

**Materials / Freight / Installation / Tax** **\$ 2,194,500.\***

(\*cost includes the reduction of \$50,000 previously issued under separate purchase order)

REPLACE 2 x 12 Aluminum seating in lower concrete seating areas with new 2 x 12 clear anodized seat plank with seat number decals (based on 3,400 linear feet of seat plank).

**Materials / Freight / Installation / Tax** **\$ included in above amount.**

DELETE BACKRESTS FROM EAST SIDE GRANDSTANDS –

Delete the painted backrests from the center seating on the East side Grandstands

**Materials / Freight / Installation / Tax** **Deduct \$18,500.**

TOP PLATES FOR COLUMNS: Size (TBD) – Southern will provide plates. Contractor to provide labor and equipment to secure plates to columns at provided locations

**Materials / Freight / Tax** **\$ 12,000.**

ODP SAVINGS – Savings of sales tax through ODP with our aluminum supplier is possible with an expected tax savings of \$28,425.

Our proposal includes:

- Grandstands that fit within and on the existing column grid of the existing steel structure.
- Grandstands are approximately 512' (across the rear) and consist of 27 rows in the center area and 34 rows in the outer seating.
- Horizontal Beam Design with galvanized steel beams and rakers.
- Interlock Decking system with gutters and collector boxes
- Outer Seating Sections have a rise of 10-7/16" and tread depth of 26" per row
- Center Seating Section have a rise of 13-1/4" and tread depth of 33" per row
- Seat numbers and Row letters decals (black numbers/letters on silver background)
- Front walkway is 69-1/2" wide and approximately 6'-3" above the concourse grade level area. This walkway is continuous across bleacher area from end to end.
- Rear walkway is 48" wide and continuous across the entire 512' of grandstands.
- At the front termination of the grandstands, a vertical front façade/skirting of 20" creates the closure needed for the transition of the grandstands into the concrete bleachers below.
- New grandstands have anodized aluminum seats / **painted aluminum backrests with clear anodized supports in center seating area (this item is listed as potential deduct)** / painted aluminum riser boards on each row / spectator traction coated treads/walking surfaces
- Anodized aluminum handrails with painted aluminum intermediate half-steps at all aisles locations
- 6 gauge black vinyl chain link fence on sides (42" above the aisles) and rear of seating (60" above the rear crosswalk)
- Clear anodized aluminum two line handrail with toe board is located at the front of the new grandstands
- Clear anodized aluminum railing serves as divider rail between outer seating sections and the center section
- New stairs at all existing portal/vomitory locations with wall mounted handrails to existing restroom walls.
- Two new landings and stairs are provided at each end of the grandstands for added exit capacity
- Manufacturing (**AISC approved facility**) and shipping materials needed for complete installation
- State of Florida sales tax
- Receiving and setting all of our structural steel, aluminum planking, and guard railing
- Sealed shop drawings by state authorized engineer (cost included in previously issued purchase order)

Excludes:

- Any work on the existing columns, bracing, foundations, existing buildings to accept the new grandstands.
- Any permits, fees, etc. including state plan approval or fees
- Any indemnification for sole negligence and/or willful misconduct by contractors or his sub-contractors
- Any site work including, but not limited to, rough / final grading, asphalt, gravel, concrete sidewalks.
- **Any vertical picket railing.**
- Any demolition.
- Handicap seating/accessibility or other ADA items to any level of new grandstands.
- Any testing or inspections.
- Any costs of clean up crews provided by others.
- Any cutting or patching for other trades.
- Any on-grade fencing.
- Any item not listed in above inclusions.

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FAMU – BRAGG STADIUM EAST SIDE GRANDSTANDS  
Proposal Letter

Notes:

- This project requires coordination and close tolerances from the general contractor. Placing new beams and rakers for the new designed grandstand onto the existing columns and foundations requires that these existing features be designed and approved by Barkley Consulting Engineers, Inc. to accept the new grandstands.
- Southern Bleacher and our engineer will take responsibility from the bottom of the new beams and above. Barkley will be responsible for all loads, structures and foundations below the bottom of the new beams.
- Site areas may be disturbed due to delivery of materials and installation. We have not included any costs for concrete repairs or to re-grade, reseed or repair any site areas disturbed during the construction of the grandstands.
- General contractor shall provide and establish permanent bench mark and control points for grandstands locations and elevations.
- Owner / General contractor shall provide access to the site.
- Owner / General contractor shall provide staging area adjacent to the project site for materials and equipment staging.
- Grandstand gutters will terminate into collector boxes with 4" x 4" downspout. Connections and materials past this point will be by general contractor.
- Delivery drivers will be owner / operators.
- Southern will provide clean up of our debris to a central location to be removed by others.

Lead times –

**PROCUREMENT, FABRICATION AND DELIVERY - 120 days after receipt of approved shop drawings.**

**INSTALLATION – 90 DAYS FROM DELIVERY DATE**

For more information about our company, visit our website at [southernbleacher.com](http://southernbleacher.com).

If you have any questions, please call me at (800) 433-0912.

Respectfully submitted,

A handwritten signature in green ink that reads 'Jeff Dickinson'.

Jeff Dickinson

**Action Item:**

Return Condenser Well #2

FLORIDA **A&M** UNIVERSITY  
Board of Trustees  
ACTION ITEM

**Budget, Finance, and Facilities Committee**

**Wednesday, March 17, 2021**

**Agenda Item: II**

**Subject:** Return Condenser Well #2

**Proposed Board Action:**

This agenda item relates to signature authority approval for the construction of a second condenser return well.

Currently, the Central Plant Chilled Water Condenser cooling system uses up to four (4) aquifer-fed condenser supply wells. This amount of water is then directed to only one aquifer returns well. If a collapse of this one well occurs, all cooling to campus buildings would be stopped until a new well could be drilled. The Central Plant needs this redundancy to insure business continuation in the event of the primary return well failure.

Competitive bids were received on March 2, 2021, resulting in a low bid of \$1,398,575. Several factors have influenced the Bid.

- A local well driller, who has performed the majority of well projects on the FAMU & FSU Campus, was not able to bid the project.
- COVID cost impacts must be considered.
- Increasing material costs, along with the processing capability of manufacturers that has diminished, has created extended lead times as well as increased the overall costs of project.
- Current bid environment not only includes COVID but also is weather related. The most recent example is the Texas "freeze" impacting local skilled labors.
- Current bid environment and the ever-present COVID impacts have increased costs over 30%.

Estimated Timeline:

Bid Date: March 2, 2021

Construction Start: April 2021

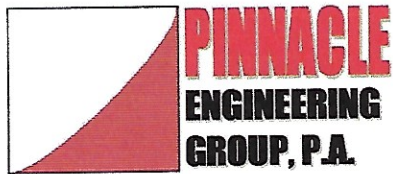
Beneficial Occupancy: 240 days from the Notice-to-Proceed

**Attachments: Yes**

**Attachment #1:** Bid Recommendation

**Attachment #2:** Bid Recommendation Justification Letter





**Pinnacle Engineering Group, P.A.**  
**2032 Thomasville Road, Suite C**  
**Tallahassee, Florida 32308**  
**(850) 422 - 1763 Phone**

March 10, 2021

Mr. David Rosenfeld  
 Facilities Project Manager  
 Florida A&M University  
 2400 Wahnish Way  
 Tallahassee, Florida 32307-6400

REF: FAMU: New Condenser Water Well No. 2  
 SUB: Bid Recommendation

Dear David:

Bids were received for the New Condenser Water Well No. 2 Project on March 2, 2021 at 2:00 pm. Two Bidders submitted Bids. A summary is as follows:

<b>BID</b>	<b>AMSCO</b>	<b>SAWCROSS</b>
*Base Bid	\$1,398,575.00	\$1,466,000.00
*Bid Alternate #1 (Add) (New Comm Work)	\$54,200.00	\$15,000.00
Bid Alternate #2 (Add) (New 30" BF Valve)	\$25,149.00	\$15,000.00
Bid Alternate #3 (Add) (Plant Test & Balance)	\$12,738.00	\$11,000.00
Bid Alternate #4 (Add) (Paint Well No. 1 Piping)	\$12,685.00	\$2,000.00
*Bid Alternate #5 (Deduct) (Testing for Yield & Draindown)	<\$110,000.00>	<\$110,000.00>
Base Bid Plus all AGs	\$1,393,347.00	\$1,399,000.00
*Base Bid Plus Bid Alternate #1 & #5	\$1,342,775.00	\$1,371,000.00

I have reviewed the apparent low Bid Package. It is inclusive of: Bid Form (including acknowledgement of Addendum #1); State of Florida Contractor's Licenses, and Corporate License; ACORD Insurance form (in compliance with FAMU requirements); Bid Bond; Project References; Amendments issued by University form; Non-Collusion Affidavit; State of No Involvement form; and Notice of Conflict of Interest form. The Bid Package appears to be complete.

It is our understanding the available budget is \$1.4M. Based upon our Bid review, discussions with relevant parties, it is our recommendation the Base Bid, Bid Alternate #1, and Bid Alternate #5 be selected in the amount of \$1,342,775.00, and the project be awarded to AMSCO.

Very truly yours,

**PINNACLE ENGINEERING GROUP, P.A.**

  
 Craig H. Allen, PE, LEED AP  
 President



Pinnacle Engineering Group, P.A.  
2032 Thomasville Road, Suite C  
Tallahassee, Florida 32308  
(850) 422 - 1763 Phone

March 10, 2021

Mr. Craig Talton, Assoc. AIA, CCP  
Director of Facilities Planning and Construction  
Florida A&M University  
2400 Wahnish Way, Suite 100  
Tallahassee, Florida 32307-6400

REF: FAMU: New Condenser Water Well No. 2  
SUB: Bid Recommendation Cost Justification

Dear Craig:

Upon further review of our Bid Recommendation Letter, I wanted to provide a supplement to support the Bid Results.

The original budget was developed in March of 2019. Based on a well price from Rowe Drilling, the anticipated project cost was approximately \$900,000.

The project has been bid 3 times with the previous Bids coming in the range of \$1.3M to \$1.6M in June 15, 2020.

The project was rebid in the 1st Quarter of 2021 as we believed more well drillers would be available to bid the project and thus help drive the cost down. The Bids ranged from \$1.3-\$1.5M.

Several factors have influenced the Bid. First, Rowe Drilling (now Suez Drilling) - a local well driller - who has performed the majority of well projects on FAMU & FSU Campus, was not able to bid the project. Their ownership group is in process of finding a buyer and chose not to participate. Without this local well driller participation, Bids have shown a consistent increasing trend - nearly doubling the cost for the well itself.

In addition, COVID cost impacts must be considered. My discussions with AMSCO on this matter included verification of not only increasing material costs but also the processing capability of manufacturers has also diminished - extending lead times and increasing the overall costs of business.

Our current bid environment not only includes COVID but is also weather related. The most recent example is the Texas "freeze". Like hurricanes, this natural disaster can cause pressure on local labor resources which impacts the cost of business.

Given our Bid History; the current Bid Environment; the consistency of the most recent Bids; and the ever-present COVID impacts; it is not unreasonable to expect an opinion of cost developed ~24 months ago could have a significant adjustment in today's market.

Mr. Craig Talton, Assoc. AIA, CCP  
Director of Facilities Planning and Construction  
Bid Recommendation Cost Justification  
March 11, 2021  
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Based on this, it is our opinion the cost is reasonable for the current bid environment.

Very truly yours,

**PINNACLE ENGINEERING GROUP, P.A.**

Craig H. Allen, PE, LEED AP  
President

cc: David Rosenfeld & Kendall Jones [FAMU]

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