

Hernando County Board of County Commissioners
15470 Flight Path Dr.
Brooksville, FL 34604

Rev: 1

Construction Change Order

Owner: Hernando County Board of County Commissioners**Owner's Representative:****Vendor:** WANNEMACHER JENSEN ARCHITECTS

Change Order No. 4
Contract No. 24000832**Change Order Date:** 08-29-2025
Contract Date:**Project Description:**FIRE ST#16 DESIGN & CONSTRUCTION MONITOR

The Project is Changed as Follows

Justification: Contract#: 24-PS0157 Grant GMS #:NO
CO#4 is to add a line for fee schedule and attached scope
Add Line 4 \$61,874.00 New Line Total\$ 61,874.00
Old PO Total \$372,561.00 New PO Total \$ 434,435.00
Dept 02261 Account 5303101, Project ID #101510 Line#4 \$ 30,937.00
Dept 02491 Account 5303101, Project ID #101510 Line#4 \$ 30,937.00

Total Addition/Deduction this Change Order:	61,874.00
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The Original Contract Sum was	313,129.00
Net Change by previously authorized Change Orders:	59,432.00
The Contract Sum prior to this Change Order was	372,561.00
The Net Amount of this Change Order is:	61,874.00
	434,435.00

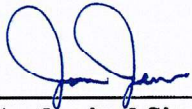
The new Contract Sum including this Change Order will be**The Contract Time will be changed by this Change Order (Days):****The Date of Substantial Completion as of the date of this Change Order therefore is:**

Vendor Name/Address:

WANNEMACHER JENSEN ARCHITECTS INC
180 MIRROR LAKE DR N
ST PETERSBURG, FL 33701

Owner or Owner's Representative:

Hernando County Commission
15470 Flight Path Dr.
Brooksville, FL 34601



Authorized Signature**Date:** 9/2/25

Chief Procurement Office**Date:**

Distribution:

Vendor - Original
Purchasing & Contracts
Finance
Requisitioning
Contract File

Erik van de Boogaard

9-4-2025

REV: 03/01/2013

CONTRACT No.: 24-PS0157/AP
EXHIBIT "B" TASK FEE QUOTATION PROPOSAL

PROJECT NAME: Fire Station Design and Monitoring (Hernando County Fire Station #15 formerly #16)

PROJECT ACTIVITY		Jeff McDowell		Chase Meyers		Stefania Gelpi		Employee Name		Employee Name		Employee Name		Basic	Man Hrs	Avg
		Director		Project Manager		Architectural	Associate	Classification Title		Classification Title		Classification Title		Activity	by	Hrly
		Man Hrs	Cost	Man Hrs	Cost	Man Hrs	Cost	Man Hrs	Cost	Man Hrs	Cost	Man Hrs	Cost	\$ AMOUNT	Activity	Rate
Task 1	Architectural Services	6	225	30	165	72	140							16,380	108	176.66
Task 2	Strucutral Engineering Services													2,875		
Task 3	Cviiil Engineering and Landscape Desing Services													34,385		
Task 4	MEP Engineering Services													8,234		

MISCELLANEOUS EXPENSES:

OCI \$ 7,160.00
 Vickstrgm \$29,900.00
 Beckley \$ 2,500.00
 15% Markup \$ 5,934.00
\$45,494.00

SUB-TOTAL HOURLY COSTS

\$ 16,380

Architectural only

Out-of-Pocket Expenses (actual cost - not to exceed)

\$ N/A


Miscellaneous Expenses (Subconsultant)

\$ 45,494

Consultant Fee (less architectural)

NOT TO EXCEED TOTAL LUMP SUM COST

\$ 61,874

Firm Name: <u>Wannemacher Jensen Architects, LLC.</u> Signature: <u></u> <u>Jason Jensen, President</u> (Printed Name and Title) Date: <u>08/29/2025</u>	<div style="text-align: center;">HERNANDO COUNTY</div> <u></u> Department Name <u>8/29/2025</u> (Date)	<u></u> Procurement <u>9-2-25</u> (Date)	
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TASK ORDERS ARE TO INCLUDE: SCOPE OF SERVICE, PROJECT TIME FRAME, FEE QUOTATION PROPOSAL, AND ANY OTHER RELATIVE ATTACHMENTS. TASK ORDERS ARE TO BE SUBMITTED IN ONE (1) SIGNED ORIGINAL TO THE PROCUREMENT DEPARTMENT. FIELDS IN RED SHOULD BE COMPLETED BY THE DEPARTMENT PRIOR TO SUBMITTING TO PROCUREMENT.



Erik Van De Boogaard
Hernando County Construction Projects Coordinator
1525 E Jefferson St
Brooksville FL, 34601

August 26, 2025

Ref: Additional Service Request #2 – Scope Changes Hernando County Fire Station #15 (formerly #16)

Wannemacher Jensen Architects, LLC (ARCHITECT) is submitting this proposal to Hernando County (CLIENT) to provide additional services for Hernando County Fire Station #15 (formerly #16). The scope of these additional services includes revisions and coordination efforts aimed at reducing overall project costs by replacing the currently designed four (4)-bay 11,602 SF prototype with the three (3)-bay 9,608 SF prototype on the existing site. Further CLIENT requested revisions and coordination efforts will aim to modify the original three (3)-bay prototype's design to simplify building elements, interior and exterior detailing, and to incorporate more cost-effective alternatives as a value engineering effort. These CLIENT requested changes will require modifications to the architectural, structural, civil, landscape, mechanical, electrical, plumbing, fire protection, fire alarm, and technology plans as outlined in the task items below.

Project Description/Information:

Location:

10270 Atlanta Ave, Brooksville, FL 34614

Proposed Consultants for Add Service #2:

Structural Engineering

Beckley Engineering Consultants, LLC

Civil Engineering and Landscape Design

Vickstrom Engineering Services, Inc.

Mechanical, Electrical, Plumbing, Fire Protection, Fire Alarm, and

CMTA, Inc.

Technology Engineering

All the above listed are referred to as (CONSULTANTS) or the (CONSULTANT) within this proposal.

Scope of Services:

The task items delineated below shall consist of the usual and customary Construction Documents to implement the three (3)-bay prototype and CLIENT requested changes to the original prototype as previously designed. Upon CLIENT approval, the plans shall be submitted to the Hernando County Building Division and/or to the necessary authority(ies) having jurisdiction.

Project Delivery Method:

TBD

Task 1: Architectural Services

The ARCHITECT will prepare a set of Construction Documents. The Construction Documents will consist of detailed Drawings and Specifications that describe requirements for the construction of the work. The Construction Documents will be used for the purpose of bidding, permitting, and construction.

The ARCHITECT shall:

1. Coordinate and attend up to two (2) virtual coordination meetings with the CLIENT to discuss and finalize the additional scope.

The CLIENT has requested that the ARCHITECT implement the following changes to the original three (3)-bay prototype design:

1. Remove Murphy beds in Training Room, Room 101.
2. Convert roof into shed style in lieu of butterfly. Investigate if Apparatus Bay structure and ceiling height can be lowered.
3. Current mechanical system/design to remain.
4. Review kitchen hood requirements.
5. Remove casework within Dorms, provide option to replace with owner provided lockers.
6. Propose plastic laminate as alternate to Plyboo for Kitchen casework.
7. Remove Vestibules, Rooms 104A, 108A.
8. Remove partition/footer between Workshop, Room 134 and Storage, Room 133.
9. Remove recessed walk off mats and provide alternate.
10. Provide polished concrete only - no stain.
11. Provide half- tile on Restrooms plumbing wall.
12. Remove interior storefront between Dining , Room 108 and Fitness Room, Room 110.
13. Add pedestrian door to Apparatus Bay, Room 128 from Fitness Room, Room 110.
14. Remove pocket door and provide opening in Captains Dorm, Room 126A – casework/desk to remain.
15. Remove transaction window and fire rated window from General Office, Room 105.
16. Remove clerestory windows and motorized shades from double-height spaces.
17. Provide concrete paving at building aprons and turns – all other paved areas to be asphalt.
18. Remove all trench drains on internal paves drives.
19. Remove all structural colored block and replace with painted stucco on CMU.
20. Remove St. Augustine grass and replace with Bahia (or similar) – reduce LA scope to code min.
21. Remove baby box.
22. Remove 1 of the 2 roof ladders.
23. Extend high roof over Apparatus Bay support spaces – mezzanine based storage area above.
24. Use standard drains in lieu of trench drains in Apparatus Bay, Room 128.
25. Remove all interior trench drains – replace with standard drains in showers.

Task 2: Structural Engineering Services

The CONSULTANT shall provide structural engineering services for the following additional scope:

1. Redesign and coordinate the removal of the butterfly roof from the building design, modifying to a single slope across the entire roof.
2. Redesign of supporting walls and footings.
3. Redesign of roof framing as needed.
4. Update plans, sections and elevations as required.

Task 3: Civil Engineering and Landscape Design Services

The CONSULTANT shall provide civil engineering services for the following additional scope:

1. Site Civil Engineering & Permitting Services:
 - a. Final Design:
 - i. Meetings with Client:

Attend four (4) meetings with the client to review the final design phase documents prepared by the engineer, and discuss regulatory comments received during the approval process as they relate to site design. Meetings beyond these would be charged on an hourly basis.
 - ii. Regulatory Agency Meetings:

Attend regulatory agency meetings required to obtain final agency action on all permit applications related to the final design phase. This includes meetings with Hernando County, SWFWMD and FDOT.
 - iii. Final Site Plan:

Upon receipt of an approved preliminary site plan from the architect, the Engineer shall prepare a site plan containing the following:

 1. Name of project, project's engineer and architect, name of owner
 2. Date, north arrow and scale
 3. Exterior boundaries for the property as derived from a boundary survey
 4. Street names, building designations, easements, and section lines derived from a boundary survey
 5. Location of all proposed buildings, structures, access drives, traffic flow areas, and refuse collection areas
 6. Site summary showing project site area, percentage of building coverage, percentage impervious, parking required and parking provided
 7. Site related details
 8. Site dimensions
 9. Additional site information required by governmental review agencies
 - iv. Final Stormwater Management Plan:

To address stormwater management, the CONSULTANT will prepare a minor modification to the existing SWFWMD stormwater permit. To modify the SWFWMD permit, we shall prepare an on-site stormwater management plan containing the following:

 1. Location of proposed on-site stormwater management facilities
 2. Stormwater calculations and design storm evaluation
 3. The direction, flow, and volume of flow of surface water runoff under pre-development conditions
 4. Groundwater levels including seasonal fluctuations using U.S. Soils Conservation Service (SCS) methodology or other appropriate means
 5. A map or description of a designated flood plain
 6. Stormwater system components
 7. The direction, flow rate, and volume of surface water that will be conveyed from the site, with a comparison to the pre-development condition
 8. Retention and/or detention areas
 9. Sediment and erosion control plan
 10. All required Water Management District stormwater calculations

v. Final Grading and Paving Plan:

The Engineer shall prepare an on-site grading and paving plan containing the following:

1. Surface flow arrows showing general direction of surface run-off
2. Location of inlets, storm drainage pipes, and discharge point
3. Type of pavement
4. Typical pavement section
5. Pavement markings
6. Traffic signs
7. Elevations
8. first floor slabs
9. Sidewalks
10. Streets and top of curbs
11. Catch basins and inlets
12. Proposed grade elevations with spot elevations and percentage grades

vi. Final Wastewater Collection Plan:

The final on-site wastewater connection plan shall show the building service connection, the gravity sewer system, lift station location and details and associated details.

vii. Final Water Distribution Plan:

The Engineer shall prepare a water distribution plan showing building water service connection locations.

b. Permitting:

i. Development Review Application:

Assist the client with the preparation and submission of the Site Plan Application to Hernando County. Address comments related to the site construction in order to obtain County approvals.

ii. Water Management District Application (ERP):

Prepare and submit the necessary applications, construction plans and design reports to submit a 10-2 FDEP self-certification.

iii. FDOT Permitting:

Coordinate with FDOT to obtain Access Management and Drainage Exception permits. Permits associated with the signal would be by others.

2. Landscape Architectural Services:

a. Landscape Construction Documents:

i. Code Compliant Landscape Plan:

The CONSULTANT shall provide a landscape plan that meets the minimum landscape code requirements per the Hernando County Land Development Code. This plan will be drawn at a relevant scale in AutoCAD indicating the location, botanical names, common names for proposed plant material. The Planting Plan will include a detailed plant schedule indicating sizes, quantities, and specifications of all proposed plant material as well as relevant notes and details for bidding and construction purposes.

ii. Code Compliant Irrigation Plan:

The CONSULTANT shall provide an irrigation plan that meets the minimum irrigation code requirements per the Hernando County Land Development Code. This plan will be drawn at a relevant scale in AutoCAD indicating the water source, piping, valves, GPS, pressure and sleeving. The Irrigation Plan will also

include relevant notes and details for irrigation bidding and construction purposes.

Task 4: MEP Engineering Services

The CONSULTANT shall provide MEP engineering services for the following additional scope:

1. Provide additional design efforts to facilitate the downsizing of the Apparatus Bay to be a three (3)-bay system along with all required design efforts to accommodate additional owner requested design changes as listed below:
 - a. Remove Murphy beds in Training Room, Room 101
 - b. Convert the roof into shed style in lieu of butterfly. Lower structure
 - c. Current mechanical system/design to remain
 - d. Review kitchen hood requirements
 - e. Remove Vestibules, Rooms 104A, 108A
 - f. Remove partition/footer between Workshop, Room 134 and Storage, Room 133
 - g. Remove clerestory windows and motorized shades from double height spaces
 - h. Remove all trench drains on internal driveways
 - i. Remove baby box
 - j. Extend high roof over Apparatus Bay support spaces – possible storage area
 - k. Use standard drains in lieu of trench drains in Apparatus Bay, Room 128
 - l. Remove all interior trench drains – replace with standard drains in showers

Schedule:

The ARCHITECT requests six (6) weeks to coordinate and implement the CLIENT-requested modifications.

Proposed Fees:

Task 1: Architectural Services	\$16,380
Task 2: Structural Engineering Services	\$2,875
Task 3: Civil Engineering and Landscape Design Services	\$34,385
Task 4: MEP Engineering Services	\$8,234
Total	\$61,874

We are requesting authorization to proceed with the scope and fees above. Your signature below will indicate your approval.

Sincerely,
Wannemacher Jensen Architects, LLC



Jason Jensen, AIA, LEED AP, Principal

Approved:

Signature

Date

Printed Name