



Erik Van De Boogaard
Hernando County BOCC (Client)
1653 Blaise Drive
Brooksville, FL 34601

July 13, 2023

Ref: Additional Services #1 for Fire Station 15 Prototype Implementation

Wannemacher Jensen Architects, Inc. (WJA) is pleased to submit this proposal to provide Services for the Fire Station Prototype Implementation. This proposal is based upon the following assumptions.

Project Description/Information

Location:

Parcel #1385325 located adjacent to Spring Lake Highway and Spike Road.

Project Information, Program and Physical Characteristics:

The original contract and project included site design for a future 3-bay, 7-dorm fire station and placement of a portable double-wide temporary fire station, 3-bay canopy for apparatus, water well design, and fuel depot.

Hernando County has decided to skip the temporary station and to construct the Fire Station Prototype designed by WJA. WJA and its engineers will need to prepare and submit signed and sealed drawings of the existing design for permit. No changes to the previous design have been requested by the County. WJA will provide the architectural, mechanical, electrical, plumbing, and structural construction documents, permitting/bidding, and construction administration for the building only.

Additional services fee will be required if any design changes are requested or required due to County requested changes, site constraints, soil testing, etc.

We are proposing to revise and reallocate the Basic Services for the project to accommodate the prototype reuse station in place of the temporary portable station. The Basic Services scope will replace the Basic Services scope in the original proposal/agreement.

Scope of Basic Services

The Basic Services below consist of the usual and customary Construction Documents, Permitting/Bidding, and Construction Administration for architectural, structural, mechanical, electrical, and plumbing engineering services. Services not set forth in the Scope of Basic Services are considered Supplemental Services.

Task 1: Final Construction Documents

Based upon the Client's approved Prototype Design, 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 will:

1. Review project site plan, geotechnical report, and other information provided by the County to verify the project can be constructed as proposed.
2. Coordinate and attend meetings via web conference if required.
3. Coordination with County's Civil Engineer and other consultants.
4. Update the prototype drawings to include the title block and project specific text information.
5. Prepare technical specifications.

No design changes to the previously prepared prototype design are included in the scope of work or proposed fees.

Task 2: Assistance with Permitting/Bidding

The Architect will assist the Client/Contractor with permitting and obtaining bids from subcontractors.

The Architect will:

1. Provide Signed and Sealed document sets for the building permit.
2. Respond to Permit Review comments
3. Assist the Client/Contractor with preparation and distribution of bid documents.
4. Respond to questions and provide clarifications and interpretations of the Construction Documents to Client/Contractor and prospective subcontractors.

All permitting fees shall be paid directly by the County.

Task 3: Construction Administration

The Architect will provide construction oversight to ensure the project is built according to the Construction Documents. The Architect will assist the Contractor when conflicts or clarifications are needed. The Architect and Engineers will make periodic site visits to observe construction and follow the progress.

The Architect will:

1. Review Contractor's pay applications.
2. Attend meetings at the project site once per month.
 - a. 1 meeting per month for a total of 10 months is anticipated.
3. Review of and respond to the contractor's submittals and shop drawings.
4. Provide telephone and email correspondence as necessary.
5. Respond to the contractor's questions and need for clarifications.
6. Attend the Substantial Completion walk-through.
7. Attend the Final Completion Walk-Through.
8. Review and respond to the Contractor's prepared as-built drawings.

Supplemental Services - No changes to the previously approved Supplemental Services are required.

PROPOSED FEES:

We are requesting an additional fee of \$32,161 to complete the prototype reuse fire station instead of completing the temporary portables fire station. The following is a summary of the total fees for all services listed above.

Task	Basic Services	Original Fee	Change to Fee	New Total Fee
Task 1	Schematic Design	\$12,772	-\$6,386	\$6,386
Task 2	Design Development	\$21,108	-\$21,108	\$0
Task 3	Construction Documents	\$32,297	\$10,359	\$42,656
Task 4	Assistance with Permitting/Bidding	\$1,685	\$6,847	\$8,532
Task 5	Construction Administration	\$16,925	\$39,949	\$56,874
	Sub-Total	\$84,787	\$29,661	\$114,448

Task	Supplemental Services	Original Fee	Change to Fee	New Total Fee
Task 6	Civil Engineering & Landscape Design	\$37,265	\$0	\$37,265
Task 7	Survey	\$4,310	\$0	\$4,310
Task 8	Geotechnical Investigation	\$5,780	\$0	\$5,780
Task 9	Site Lighting	\$1,239	\$0	\$1,239
Task 10	Water Well Design (Fire, Irrigation, Potable)	\$24,615	\$0	\$24,615
Task 11	Environmental Services	\$9,045	\$0	\$9,045
Task 12	Septic Design	\$2,865	\$0	\$2,865
	Sub-Total	\$85,119	\$0	\$85,119

Estimated Reimbursable Expenses (Allowance)	\$2,500	\$2,500	\$5,000
Design Contingency	\$5,000	\$0	\$5,000
Total	\$177,406	\$32,161	\$209,567

Reimbursable Expenses (allowance)

Reimbursable expenses are in addition to compensation for Basic and Supplemental, and Additional Services and include expenses incurred by the design team directly related to the Project. Compensation for reimbursable expenses shall be the cost of expenses incurred. Reimbursable expenses include but are not limited to:

1. Printing and Plotting costs incurred by the A/E Design Team for review, team distribution, and Bid & Permit Documents.
2. Courier, Mail and Delivery.
3. Transportation and travel
4. Renderings, Models, mock-ups, professional photography, and presentation materials
5. Other similar Project-related expenditures

The Following Services Are Not Included Within This Fee:

- Fees paid to secure approval from authorities with jurisdiction over the Project
- Design changes, additions, or redesign of the prototype issued by WJA
- Traffic Signalization
- Detailed Cost Estimates
- Interior Design and Furniture Selection
- AV/IT/Security

- Feasibility Studies/ Analysis
- Asbestos Consultation/Surveys
- Existing Site Utility Infrastructure Improvements
- Specialty Consultants: Food Service; Hazardous Material; Indoor Air Quality; Quality Control; Theater/Acoustical;
- Life Cycle Cost and/or Energy (FLEET) Analysis
- LEED Consultation
- Graphic and Signage Design
- Value Analysis or Value Engineering of the Construction Documents
- Documents Prepared for: Alternate Bids Requested by Owner, Change Orders, Multiple Construction Contracts, Record Documents/As-Builts
- Prolonged Construction Contract Administration Services
- Construction Phasing or Multiple Bid Submissions
- Project Representation During Construction Beyond "periodic inspection"
- Additional Construction Contract Administration Services for Multiple Contracts
- Building Commissioning and Training Services
- Post Occupancy Inspections/ Evaluations
- Renderings/Models/Videos
- Changes to Scope, Size or Complexity
- Revisions to Previously Approved Documents

Thanks for the opportunity to propose services for your project. Your signature below will indicate your approval of the Scope of Services, Proposed Fees, and General Stipulations. Please sign, date, and return one copy of this Agreement.

Wannemacher Jensen Architects, Inc.



Jason Jensen, AIA, LEED AP, Principal

Approved (Client):

Erik van de Boogaard 7-14-2023

Signature

Date

Erik van de Boogaard

Printed Name

This Agreement is entered into as of the date signed above by Client.

Additional Services Compensation

Additional work outside of the scope stated herein will be billed at hourly rates below or negotiated as a lump sum at the time of the request.

1. Construction Administration exceeding the limits identified in the Scope of Work
2. Additional Services of the Architect's consultants shall be the amount invoiced to the Architect plus 15%.

Proposal Provisions

1. This fee proposal is valid for 90 days. If not accepted by Client within 90 days of the proposal date, fees and hourly rates may need to be adjusted.

Pursuant to Florida State Statute 558.0035, an individual employee or agent of the Design Professional may not be held individually liable for negligence.