



Misc. Professional Services

EC 2022-33

STA No. 01

Project Name: Estero Entertainment District Design & Permitting

Consultant: RWA Engineering

Chris Wright - cwright@consult-rwa.com

Village of Estero Contract No.: EC 2022-33

Village of Estero Account Number: _____

Brief Description: Provide design and permitting services for the proposed Estero Entertainment District project.

Total Fees: \$485,045

The Consultant shall perform the services outlined in the attached Exhibit A – Scope of Services and Exhibit B - Fees, under the terms and conditions outlined in the above referenced Village of Estero Contract No. EC 2022-33.

Consultant: RWA Engineering

Village of Estero

By: _____

By: _____

Name: _____

Name: Steve Sarkozy

Title: _____

Title: Village Manager

Date: _____

Date: _____

Attachments:

Exhibit A – Scope of Services

Exhibit B – Fees

Exhibit B – Project Schedule

Exhibit A

June 18, 2023

Subject: Estero Village Center – Entertainment District Design and Permitting

RWA, Inc. is pleased to submit the following scope proposal for civil engineering, land surveying, landscape architecture, environmental, transportation, site lighting, hydrogeologic and geotechnical services associated with the development of the subject project. Outlined below is our understanding of the project profile and the assumptions we have used to develop our scope and associated fees in response to your request for proposal.

Project Profile

- The Village of Estero (Village) intends to develop a mixed-use entertainment district / recreational park (project) on +/- 20 acres located in the Village of Estero, Florida 33928 within Lee County. The project is generally located at the intersection of Williams Road and Via Coconut Point, in Section 34, Township 46 South, Range 25 East, Lee County, Florida.
- The project generally consists of two (2) primary anchor tenant's that will provide indoor and outdoor recreational uses, multi-purpose lawn and pavilion and passive trails on approximately +/-20 Acres.
- Proposed site improvements will generally include on-site parking and driveways, potable water and fire protection facilities, sanitary sewer collection and distribution facilities, dry pre-treatment, and stormwater detention areas, and associated underground infrastructure.
- The Village desires to retain the services of RWA, Inc. and associated sub-consultants (Consultant) and proceed with the Project as described within this proposal.

Project Assumptions

- This proposal includes performing all services described will be designed, permitted, and constructed in one phase.
- Village will make available all pertinent information, permits and documents associated with the required Project, including, but not limited to, AutoCAD files, engineer's reports, design calculations and copies of existing permit applications and approvals, legal descriptions, existing surveys, permits, title policies, judgments, and other available documents.
- This proposal relies on Village providing consultant services from the following consultants, which may or may not be included in the proposal, that are intended to be utilized as part of the project team: Architect, Attorney or Legal Service.
- The Village shall pay all permit, application, and recording fees required for project approvals directly to the authority having jurisdiction.
- Village agrees that Consultant may subcontract project tasks for the scope of services that they do not customarily perform. Sub-consultants shall be chosen by Consultant, based upon Consultant's professional judgment. Sub-consultant's services will be billed at cost plus associated coordination and management fees.

Scope of Services

1.0 Surveying and Mapping Services

1.1. Boundary Survey

Task Assumptions

- Consultant will utilize provided boundary survey provided by the Village and prepared by Q.Grady Minor and Associates, Inc.. If updates are necessary and cannot be provided by the original consultant the following assumptions will apply and scope of work will be performed.
- Existing easements of record within the property boundary will not need to be vacated and/or modified. These easements, if applicable, shall not create any issues during the design or permitting phases of this project.
- All surveying activities to be performed under the direct supervision of a licensed Professional Land Surveyor and shall adhere to Chapter 472, Florida Statutes, and the Florida Minimum Technical Standards as specified in section 5J17, Florida Administrative Code. All of the exhibits and surveys prepared as a part of this project will be prepared in accordance with Ch. 718, F.S., Ch. 472, F.S. and Ch. 5 J- 6, F.A.C.
- The title work for the project will be delivered to the surveyor no later than ten (10) days prior to the expected and agreed upon completion.
 - 1.1.1. Prepare a Boundary Survey of the project in accordance with Chapter 472, Florida Statutes, Section 5J-17, Florida Administrative Code, and the Lee County Land Development Code (LDC).
 - 1.1.2. The survey will depict the parcel boundaries, property corners, easements, improvements, and relative information depicted on the deed for the property.
 - 1.1.3. Review and depict survey related matters or items that may be contained in the Title Report/Commitment for the property as supplied by the Village.

1.2. Design Phase Survey

Task Assumptions

- The vertical datum for the project will be NAVD 88 in accordance with local and FEMA requirements, and the horizontal datum will be Florida State Plane Coordinate system, NAD 88 adjustment, Florida West Zone.
- Consultant will utilize provided design phase survey provided by the Village and prepared by Q. Grady Minor and Associates, Inc. and supplement provide information as needed to include, but not limited to the following:
 - 1.2.1. Additional topographic or feature information for the developable site area and along the perimeter outside the existing property boundary.
 - 1.2.2. Within Williams Road and Via Coconut Point right-of-way, obtain cross sections at 100 ft intervals for approximately 3,000 ft.
 - 1.2.3. Locate up to 1,000 ft. of wetland lines based upon field information provided by the environmental consultant.
 - 1.2.4. Locate water and force main adjacent to site on east and north sides. GPR will be utilized for marking the locations.

- 1.2.5. Supplemental heritage trees information if needed to supplement information collected by environmental consultant.

1.3 Easement Descriptions

- 1.3.1. Consultant will prepare easement sketches and descriptions for proposed easements required for the project. It is estimated that there will be up to three (3) separate easements that will be required for the Project. Additional easements will require additional fees.

2.0 Data Collection and Conceptual Design Services

2.1. Concept Site Plans

- 2.1.1. Consultant will review available information and create a conceptual site plan using building footprints and similar site layouts provided by the Village to accommodate the two potential primary anchor tenants. The site plan will include the required storm water detention as well as walking paths around the property.
- 2.1.2. Review adjacent SFWMD permits and other available information to determine the wet season water table and allowable discharge rate. Perform conceptual storm water management modeling to determine the required lake size for detention.
- 2.1.3. Consultant will meet and coordinate with the Village and tenants to review and determine modifications to be incorporated into the conceptual site plan.
- 2.1.4. Consultant will modify the site plan as requested by the Village and tenants.
- 2.1.5. Consultant to present final version of the concept site plan to Village Council for approval.

2.2. Final Site Planning

- 2.2.1. Prepare one (1) Final AutoCAD Site Plan that will form the basis for the overall configuration used to develop engineering/construction plans. The site plan will depict and quantify the relationship, size, and configuration of the major land use elements of the Project including landscape buffers, open spaces, internal vehicular circulation, and storm water detention areas. The site plan will be based upon the Village approved concept site plan.
- 2.2.2. Check site plan for consistency with applicable zoning and development regulations.
- 2.2.3. Utilize AutoTurn software for fire truck and garbage truck circulation and adjust site plan as necessary.
- 2.2.4. Prepare minor modifications to the final AutoCAD site plan as applicable for review and approval by the Village and tenants.
- 2.2.5. Consultant to present final site plan to Village Council for approval.

2.3. Civil Engineering Services

- 2.3.1. Consultant will coordinate with Lee County Utilities and Lee County Parks and Recreation for proposed connections to the adjacent utilities and prepare an infrastructure master plan.
- 2.3.2. Refine conceptual storm water management modeling for final site plan and perform drainage calculations to size storm drains.
- 2.3.3. Prepare preliminary infrastructure plan layout for the Project. The plan will be based upon the final site plan approved by the Village and provided to the Village for discussion and input.

- 2.3.4. Prepare minor modifications to the preliminary infrastructure plan based upon Village feedback.
- 2.3.5. Attend up to five (5) design coordination meetings with the overall development team.
- 2.3.6. Following each design coordination meeting, the Consultant will prepare meeting notes and identify coordination / action items that will need to be further evaluated and/or resolved prior to starting the design process.
- 2.3.7. Identify conditions or constraints that need coordination/action items and provide Village with viable solutions. Issue any needed design memos or recommendations.

2.4. Geotechnical Services

Task Assumptions

- Services under this task to be provided by Universal Engineering Sciences, LLC (UES).
- Village agrees to confirm that the current property owner(s) has granted site access to our personnel for the performance of the work, and County personnel for permit inspection. If this assumption is incorrect, we must be notified prior to permit application.
- Consultant will contact Sunshine State One Call to have any known utilities at the test boring locations identified. Utility locates will take a minimum of 72 hours for completion. Consultant cannot be responsible for underground utilities or structures not identified to us.
- This proposal is based on the site being accessible to our truck or track-mounted drilling equipment.
- If unsuitable and/or unstable soil conditions are encountered, the boring depth will be increased to obtain sufficient data to provide geotechnical recommendations.

2.4.1 Services to be performed will generally include the following items:

- a. Lee County Drilling Permit
- b. Estero Vegetation Permit
- c. Limited Site Clearing for Drill Rig Access
- d. Mobilization of Drilling Equipment
- e. Drilling and Grouting of Borings (Proposed 2 borings at 25 feet)
- f. Project Management
- g. Geotechnical Engineering Report

2.5. Transportation Services

Task Assumptions

- Services under this task to be provided by Trebilcock Consulting Solutions, PA (TCS).
- In addition, TCS will review development parameters supplied by the Village of Estero for Via Coconut Point and Williams Road accesses and incorporate them in the analysis.
- We will use the 2045 FDOT District 1 FSUTMS MODEL for evaluating projected traffic volumes.

- 1.1.1 Prepare a Traffic Impact Statement (TIS) in accordance with Village of Estero guidelines to support the project development submittal. Existing available traffic data will be used to prepare the TIS. Assume no site traffic counts or intersection analysis, except as specified.

- 2.1.1 Coordinate with Village staff and tenants to establish appropriate TIS methodology, and coordinate on applicable transportation issues.
- 3.1.1 Coordinate with and assist project team and/or Village staff regarding transportation elements of the project.
- 4.1.1 Site Access Analysis
- 5.1.1 Evaluate two proposed accesses for the project.
- 6.1.1 Primary access at Via Coconut Point will be a conventional design with turn lanes. Secondary access on Williams Road will be evaluated and a Roundabout will be considered.
- 7.1.1 Respond to Village staff review comments as needed and prepare and submit support documents for the two TIS regarding project transportation issues based on requests for additional information from Village.
- 8.1.1 Coordinate with the project team and/or Village staff regarding transportation issues that require resolution.
- 9.1.1 Attend the Planning Board and/or the Village Council meetings, as may be required to represent the project regarding transportation issues.
- 10.1.1 Coordinate with the project team and Village staff regarding transportation follow-up issues as a result of the public hearing process.
- 11.1.1 As needed collect new traffic count information to support the TIS process.

2.6. Environmental Services

Task Assumptions

- Services under this task to be provided by Turrell Hall and Associates, Inc. (THA).
 - The project site will not have any listed species during the initial site investigation. If listed species are identified additional scope of services and fees will be required.
- 2.6.1. Attend meetings and conference calls with the team.
 - 2.6.2. Initial Site Investigation and Data Collection - Conduct site visit to map vegetative habitats according to the Florida Land Use Cover and Forms Classification System (FLUCFCS).
 - 2.6.3. Delineate any potential jurisdiction wetlands with flag and wetland data sheets. GPS potential jurisdictional wetland line (if applicable).
 - 2.6.4. Provide seasonal high water mark nails for engineers (if applicable).
 - 2.6.5. Listed Species - Survey site for local, state, and federal floral and faunal species which have a protected status and GPS their locations (if identified).
 - 2.6.6. Identify any potential nests, burrows, or cavity trees onsite and GPS their locations.
 - 2.6.7. Prepare a report on the findings.
 - 2.6.8. Heritage Trees - Conduct a survey to document trees onsite which meet the LDC requirements for Heritage Trees and GPS their locations, photos, and descriptions.
 - 2.6.9. Agency Wetland Jurisdictional Determination - Coordinate and attend any agency site visits required for wetland determinations.

2.7. Hydrogeologic Services

Task Assumptions

- Services under this task to be provided by Water Science Associates Inc. (WSA).
- The project is anticipated to require irrigation water for landscaping and turfgrass and dewatering will be necessary during lake and deep utility installations.
- The South Florida Water Management District (SFWMD) will require a water use permit for irrigation and temporary construction dewatering during site development.
- Scope of work for the preliminary water use analysis for the site development includes preparation of the water use permits for irrigation and dewatering.

2.7.1. **Compilation and Review of Existing Water Resource Information –** Data that are proposed to be analyzed include existing water use permitting documents, site development plans, land use summaries, hydrogeologic characteristics, soil borings, aquifer tests, water levels, water quality, reclaimed water availability status, etc. We propose to compile this information from the development team as well as public and in-house records. This information will be used to prepare a water use permitting plan for the irrigation requirements at the project site. Data will also be reviewed for direct indicators of potential adverse impacts (or a lack of) relative to historic land uses in the area of the project site.

2.7.2. **Conceptual Design of Water Supply System –** After completing the data compilation/review, we will evaluate different water resource options and prepare a conceptual design for a water supply system for the site. Some of the options may include using: a) the lake system with partial resupply from shallow groundwater wells, b) the lake system without a groundwater resupply, and/or c) incorporation of the reclaimed water into the project to supply Irrigation Quality (IQ) water. We will also provide recommendations on project lake configurations to help in maintaining a viable freshwater resource on the site and improved aesthetic properties.

3.0 **Civil Engineering Design and Construction Plans**

3.1. Civil Engineering Services

Task Assumptions

- An onsite gravity sewer system and lift station with a force main that will manifold to an existing 6” force main adjacent to the north side of the site will be necessary.
- 3.1.1. Consultant will design the required on-site infrastructure and prepare the associated reports for the park and accessory facilities, as required under Village of Estero Community Development regulations. Design will include gravity sewer, lift station, force main, water main, grading and storm drainage.
- 3.1.2. Consultant will prepare construction plans, technical specifications, and an opinion of probable cost. Construction plans will include: cover sheet, general notes, existing conditions, master site plan, master infrastructure plan, water and sewer plan view, water and sewer profiles, site construction plan, striping, sections, paving, grading and drainage details, general details, SWPPP, turn lane plan, lift station plan and details.

3.2. Site Lighting Services

Task Assumptions

- Services under this task to be provided by Trebilcock Consulting Solutions, PA (TCS).
- TCS will provide lighting design services with photometrics which will meet the criteria for nighttime use. We will provide certifications for each project area.
- Project to use private lighting with no pipe/wire design required.
 - 3.2.1. Prepare a lighting plan for the parking lot and interior access streets.
 - 3.2.2. Prepare a lighting plan for up to a 5,000 linear pathway using bollards or other lower height lighting.
 - 3.2.3. Coordinate with applicable project team members on selection of light fixtures and standards, and other required items to be included.
 - 3.2.4. Coordinate with applicable project team members to work with other site improvements to avoid physical conflicts (e.g., light pole on top of a waterline, landscaping).
 - 3.2.5. Coordinate with the applicable project team members regarding site issues that require resolution.

3.3. Off-Site Improvements

Task Assumptions

- An existing 10" potable water main located along the north and east property boundaries and within the Lee County Estero Community Park and Williams Road rights of way is expected to sever this project. This existing water main is assumed to be of sufficient size and will be our primary points of connection.
- An existing 6" sanitary sewer force main and pump station (that serves two separate projects) is located adjacent to the project and within the Lee County Estero Community Park. It is assumed that Lee County Utilities and Lee County Parks and Recreation will be agreeable to an additional connection to service this project.
 - 3.3.1. Consultant will design turn lanes as indicated by the traffic study and within the Via Coconut Point and Williams Road right of way and coordinate with the Village of Estero and Lee County Parks for access requirements.
 - 3.3.2. Consultant will design necessary off-site potable water and sanitary facilities to serve the project. Extensions to existing water and sewer mains are limited to 500 liner feet total and an upgrade to the existing pump station located within the Lee County Estero Community Park.

4.0 **Landscape Architecture**

4.1. Schematic Landscape and Irrigation Plans

- 4.1.1. Consultant will design the required landscape and irrigation plans for the site depicting the landscape and irrigation components.
- 4.1.2. Consultant will prepare construction plans, technical specifications, and a landscape architect's opinion of probable cost for the landscape architecture related elements.

- 4.1.3. Provide signed and sealed plan sets as needed for submittal to Village of Estero Community Development. Provide revisions in response to staff review comments.

4.2. Landscape Architecture Final Plans

- 4.2.1. Planting Design – Consultant will prepare landscape planting plans for the site.
- 4.2.2. Irrigation Design – Consultant will prepare irrigation plans for the site after approval of the landscape planting plans. Irrigation plans will include the layout of the system, along with appropriately sized pipe, fittings, and other components. Identification of materials, technical specifications, and general construction details will also be included. Design will be based on water pressure and availability.
- 4.2.3. Hardscape Design – Consultant will prepare hardscape plans for the site areas agreed upon between the Village and Consultant. Hardscape plans will include general dimensions, locations, and patterns for the hardscape areas, along with the identification of materials, technical specifications, and general construction details.
- 4.2.4. Site Furnishing and Signage – Consultant shall offer a site furnishing selection exhibit to the Village and locate furnishing within the site area of the proposed project based on the Village-approved landscape plan. Provide for the design of wayfinding project signage.
- 5.1.3. Final Construction Documents – Final Plans will be prepared for release to contractors for bidding and construction. The documents will include the plan set components established in all previous phase(s) of the Scope of Services and will be a refinement of these plans based on Village review comments.

5.0 Permitting

5.1. Development Order (DO)

Task Assumptions

- Consultant does not guarantee approval of the DO. Consultant will pursue the DO as stated in the Scope of Services for this proposal and will coordinate with Village and agency staff on any application review issues.
 - 5.1.1. Prepare for and attend one (1) preapplication meeting with Village staff.
 - 5.1.2. Prepare for, conduct and follow-up on one (1) public informational session within the Estero Community conducted by the Design Review Board in accordance with application for DO requirements.
 - 5.1.3. Consultant will prepare and submit one (1) DO application for the site depicting the civil engineering infrastructure, landscape, lighting components as required by the Village of Estero Community Development Land Development Code (LDC).
 - 5.1.4. Consultant will support the DO application process as needed until deemed technically complete by the Development Review Manager.
 - 5.1.5. Consultant will prepare for and attend necessary public hearings conducted by the Planning Zoning and Design Board (PZDB) for the purpose of DO approval.
 - 5.1.6. Follow-up on any post hearing requirements to facilitate issuance of the DO approval letter and plans.
 - 5.1.7. Environmental Services will be provided by Turrell Hall and Associates Inc. as follows:
 - a. Attend meetings and conference calls with the team.

- b. Prepare environmental permit applications for The Village Zoning and/or Site Development approvals, including any Preserve or Indigenous Management Plans needed.
- c. Address heritage trees and their proposed status with regards to the site plans.
- d. Respond to Requests for Additional Information on the local applications to finalize Zoning and/or Site Development Plans.

5.1.8. Support Services to be provided by Trebilcock Consulting Solutions, PA as follows:

- a. Respond to Village review comments and/or project matters that require resolution during the permit review process.

5.2. Lee County Utilities Permit

Consultant will prepare, submit and support one (1) Lee County Utilities application for the site depicting the utility infrastructure components as required by Lee County Utilities Design Manual.

5.3. NPDES Notice of Intent

Consultant will prepare, submit and support one (1) Construction Generic Permit (CGP) Notice of Intent (NOI) to the FDEP to obtain coverage under an NPDES stormwater permit and prepare a Stormwater Pollution Prevention Plan (SWPPP).

5.4. FDEP Utility Permits

4.2.2. Consultant will prepare, submit and support one (1) permit application for the required FDEP Permit to construct PWS Components for submittal to the Lee County Health Department.

4.2.2. Consultant will prepare, submit and support one (1) permit application for the required FDEP Notice of Intent (NOI) to Use General Permit for Sewer Collection/Transmission System.

5.5. Village Right of Way Permit

Consultant will prepare, submit and support one (1) right-of-way application for the proposed improvements within Williams Road and Via Coconut Point rights-of-way as required by the Village of Estero.

5.6. Lee County LDO Permit

Consultant will prepare, submit and support one (1) Limited Development Permit (LDO) application to Lee County for the proposed improvements that will be required within the Lee County Estero Community Park parcel.

5.7. Seminole Gulf Railway Permitting

Consultant will prepare, submit and support one (1) application if necessary for the purpose of discharging stormwater runoff into the Seaboard Coastline Railroad right of way. Assist Village of Estero staff as needed during negotiations to obtain necessary approvals during the permitting process.

5.8. SFWMD ERP

- 5.8.1. Prepare a permit application with corresponding engineering calculations to satisfy SFWMD criteria. Prepare and gather the required ERP application documents for submittal to SFWMD.
- 5.8.2. Submit the ERP application package to SFWMD.
- 5.8.3. Respond to civil engineering related review comments issued by SFWMD.
- 5.8.4. Prepare revisions to the design, calculations and plans based upon review comments received from SFWMD.
- 5.8.5. Environmental Services will be provided by Turrell, Hall and Associates Inc. as follows:
 - a. Attend meetings and conference calls with the team.
 - b. Prepare state environmental supplement and application sections for engineers to submit with their plan set.
 - c. Prepare a 404- Waters of the U.S. (WOTUS) analysis for submittal.
 - d. All permit exhibits will be provided with the various state and federal applications.
 - e. Respond to Requests for Additional Information on state and/or federal applications to finalize permit authorizations.
 - f. Coordinate with any wildlife agencies as needed to finalize the state and/or federal permits.

5.9. SFWMD WUP – Irrigation

Hydrogeologic Services to be provided by Water Science Associates Inc. as follows:

Task Assumptions

- This scope/cost includes a response to a Request for Additional Information (RAI) to clarify submitted information, exclusive of groundwater flow modeling, site testing, or wetlands assessment.
 - The water use allocation will not exceed 3 million gallons per month and a groundwater flow model will not be required.
 - The development will require dewatering during construction of the lake(s) and deep utilities. The facility will likely fall within the criteria of an Individual Dewatering Permit.
 - This scope/cost includes a response to a Request for Additional Information (RAI) to clarify submitted information, exclusive of groundwater flow modeling, site testing, or wetlands assessment.
 - This proposal assumes all dewatering discharges will remain on the project site and does not include a request for offsite discharge. The performance of dewatering control structures (i.e. recharge trenches and temporary retention cells) may vary based on actual site conditions.
- 5.9.1. Application for a Water Use Permit for Irrigation - Based on the evaluations for Tasks 1 and 2, the project may be developed with a standalone water use permit. The project will require irrigation water for the landscaping and turf grass. The permit would meet the criteria for a small Individual Water Use Permit if allocations are less than 3 million gallons

per month (MGM) which has implications to both our cost and level of effort as noted below. We propose the following work elements:

- a. Determine the irrigation requirements for the project site based on the proposed total irrigated acreage from the design engineer's land use plan.
- b. Review soil boring reports (to be provided by the development team) and nearby lithologic logs from public records to evaluate the shallow lithology and suitable aquifers for irrigation source water.
- c. Review hydrogeologic characteristics at the site based on review of previous permits, applications, and technical documents from in-house files and public records.
- d. Perform a limited survey of permitted water users and private water users (using public records) to aid in identifying potential users of groundwater in the immediate area of the project site.
- e. Identify the most practical sources of groundwater for irrigation with respect to competing users and site needs, including multiple sources.
- f. Conduct analytic saline water upcoming and/or mass balance saline water blending calculations if the use of brackish water is proposed.
- g. Compile applicant and ownership information and authorization for the water use permit application
- h. Prepare an application for an Individual Water Use Permit for irrigation for submittal to the development team and the SFWMD.

5.10. SFWMD WUP – Dewatering

5.10.1. Application for a Water Use Permit for Dewatering - The development will require dewatering during construction of the lake(s) and deep utilities. The facility will likely fall within the criteria of an Individual Dewatering Permit which can request a duration of one year or multi-years (based on review fee). We propose the following work elements:

- a. Coordinate with Applicant to obtain approval from the owner of the receiving water body.
- b. Estimate hydraulic characteristics of the shallow water table based on the results of nearby soil borings (provided by the development team) and existing data from nearby projects (from available public records).
- c. Review nearby lithologic logs and dissolved chloride data of wells installed in the area (from public records or in-house data) to determine the lithology of strata to be dewatered the depth to confinement and salinity.
- d. Identify/compile existing users of the Water Table Aquifer in the area of the project site from public records and in-house data that might be impacted by construction dewatering activities.
- e. Review site plans and engineering cross sections to determine maximum and average depths of excavation and dewatering and areas that may be available for effluent storage and disposal.
- f. Prepare a dewatering plan that demonstrates how potential adverse impacts will be avoided, and which provides the routing and storage of groundwater which will be discharged during dewatering of the site.

- g. Prepare an application for an Individual Dewatering Permit for submittal to the development team and the SFWMD.

6.0 Construction Phase Services

6.1. Bidding Coordination

- 6.1.1. Prepare a final opinion of cost and bid tabulation for the civil engineering and landscape elements of this project.
- 6.1.2. Receive bids and review for accuracy. Consultant will make a recommendation for the contractor to be selected based on the bid review.
- 6.1.3. General coordination with Village and contractors as needed during the bidding process.
- 6.1.4. Prepare related addendums associated with the bidding.
- 6.1.5. Bidding Phase Services to be provided by Trebilcock Consulting Solutions, PA as follows:
 - a. Assistance during the bidding process to answer technical questions about the project improvements.
 - b. Once bids are opened, the consultant will confirm that the required components of the bids have been submitted.
 - c. Conduct an analysis of the bids and will provide a recommendation on the award of the contract after the review of the bid components for the project.

6.2. Services During Construction

- 6.2.1. Provide once a week field representation services during construction and installation of the site infrastructure. The service during construction scope of service assumes that Village will provide their contract manager and field representative to coordinate with the Contractor. It is assumed the duration of site construction will last six (6) months.
- 6.2.2. Attendance at one pre-construction meeting for each phase with the Village of Estero Development Services, Lee County Utilities, and SFWMD.
- 6.2.3. Provide assistance during construction to answer contractor questions related to the construction plans.
- 6.2.4. Review shop drawings.
- 6.2.5. One-time engineering representation for construction testing performed by the contractor for the following:
 - a. Potable water line pressure test.
 - b. Potable water line tie in (2)
 - c. Force main tie in.
 - d. Sanitary sewer low air pressure test.
 - e. Pump station start up.
 - f. Force main pressure test.
- 6.2.6. General coordination with other consultants and utility service providers.
- 6.2.7. Review of contractor prepared as-builts, preparation of certifications to Lee County Utilities and SFWMD.

- 6.2.8. Construction Phase Services to be provided by Trebilcock Consulting Solutions, PA. Provide services during construction of the project, which may include, but not be limited to:
 - a. Meetings and site visits.
 - b. Plan revisions as needed.
 - c. Shop drawing review.
 - d. Responding to Requests for Information (RFI).

6.3. Certificate of Completion

- 6.3.1. Consultant will visit the site to certify that the site development is in substantial compliance with the approved Development Order and prepare a Letter of Substantial Compliance for engineering.
- 6.3.2. Consultant will submit Letters of Substantial Compliance for engineering to Lee County Development Services to request an inspection and Certificate of Compliance for each building as they are completed. This is assumed to occur with one building at a time.
- 6.3.3. Lighting Certification Services to be provided by Trebilcock Consulting Solutions, PA as follows:
 - a. Lighting Certification for the Parking Lot, Interior Streets and Pathway Lighting.
 - b. Verify existing lighting levels on the site by conducting physical measurements with a light meter assuming one (1) certification per area.
 - c. As applicable certification will be conducted using HRS criteria for nighttime use.
 - d. Prepare and submit the engineer's site lighting certification of completion. Certification will be in accordance with Village outdoor lighting regulations.

6.4. Site Acceptance

- 6.4.1. Prepare record drawings of civil engineering infrastructure for each phase designed by Consultant as required for certification by the engineer.
- 6.4.2. Prepare certificates of construction completion to SFWMD.

6.5. Landscape Certification

- 6.5.1. Coordinate final acceptance and conduct final walk through with Village, and prepare final observation report with Final Punch List, for all work designed by RWA.
- 6.5.2. Prepare record drawings, from the as-built plans provided by the contractor, of all constructed elements of the project as required for project certification.
- 6.5.3. Consultant will visit the site to certify that the development is in substantial compliance with the approved plans and prepare a Letter of Substantial Completion for landscape architecture.

7.0. Reimbursable Expenses

- 7.1.1. Expenses for blueprints, reproduction services, overnight or express delivery services and vehicle mileage shall be reimbursable to the Consultant.

Excluded Services

The professional services to be provided by Consultant are limited to those described in the Scope of Services. All other services are specifically excluded.

Exhibit B

Professional Service Fees

The professional service fee estimates for the associated scope of services are listed below. All fees noted below are Time Material and Expenses not to exceed.

		<u>Fee</u>
1.0	Surveying and Mapping Services	
1.1	Boundary Survey	\$ 5,720
1.2	Design Phase Survey	\$ 11,535
1.3	<u>Easement Descriptions</u>	<u>\$ 1,720</u>
	Sub-Total:	\$ 18,975
2.0	Data Collection and Conceptual Design Services	
2.1	Concept Site Plans	\$ 20,025
2.2	Final Site Planning	\$ 14,310
2.3	Civil Engineering Services	\$ 25,285
2.4	Geotechnical Services	\$ 6,000
2.5	Transportation Services	\$ 37,400
2.6	Environmental Services	\$ 6,780
2.7	<u>Hydrological Services</u>	<u>\$ 6,640</u>
	Sub-Total:	\$ 116,440
3.0	Civil Engineering Design and Construction Plans	
3.1	Civil Engineering Services	\$ 53,820
3.2	Site Lighting Services	\$ 19,800
3.3	<u>Off-Site Improvements</u>	<u>\$ 29,650</u>
	Sub-Total:	\$ 103,270
4.0	Landscape Architecture	
4.1	Schematic Landscape and Irrigation Plans	\$ 14,545
4.2	<u>Landscape Architecture Final Plans</u>	<u>\$ 35,270</u>
	Sub-Total:	\$ 49,815

		<u>Fee</u>
5.0	Permitting	
5.1	Development Order	\$ 45,500
5.2	Lee County Utility Permit	\$ 4,880
5.3	NPDES Notice of Intent	\$ 2,060
5.4	FDEP Utility Permits	\$ 4,520
5.5	Village Right of Way Permit	\$ 7,640
5.6	Lee County LDO Permit	\$ 5,440
5.7	Seminole Gulf Railway Permitting	\$ 9,960
5.8	SFWMD ERP	\$ 36,785
5.9	SFWMD WUP – Irrigation	\$ 6,635
5.10	<u>SFWMD WUP – Dewatering</u>	<u>\$ 6,635</u>
	Sub-Total:	\$ 130,055
6.0	Construction Phase Services	
6.1	Bidding Coordination	\$ 11,150
6.2	Services During Construction	\$ 33,260
6.3	Certificate of Completion	\$ 4,150
6.4	Site Acceptance	\$ 11,070
6.5	<u>Landscape Certification</u>	<u>\$ 3,860</u>
	Sub-Total:	\$ 63,490
7.0	Reimbursable Expenses	\$ 3,000
	Overall Total:	\$ 485,045

Exhibit C

Preliminary Milestone Schedule

The proposed milestone schedule dates are based upon a notice to proceed being issued by July 3, 2023.

<u>Scope of Services</u>	<u>Substantially Complete Target Date</u>
1.0 Surveying and Mapping Services	
1.1 Boundary Survey	August 15, 2023
1.2 Design Phase Survey	August 15, 2023
1.3 Easement Descriptions	TBD
2.0 Data Collection and Conceptual Design Services	
2.1 Concept Site Plans	July 31, 2023
2.2 Final Site Planning	August 15, 2023
2.3 Civil Engineering Services	September 15, 2023
2.4 Geotechnical Services	August 15, 2023
2.5 Transportation Services	August 31, 2023
2.6 Environmental Services	August 31, 2023
2.7 Hydrological Services	August 31, 2023
3.0 Civil Engineering Design and Construction Plans	
3.1 Civil Engineering Services	November 15, 2023
3.2 Site Lighting Services	November 15, 2023
3.3 Off-Site Improvements	November 15, 2023
4.0 Landscape and Irrigation	
4.1 Schematic Landscape and Irrigation	September 15, 2023
4.2 Landscape Architecture Final Plans	November 15, 2023
5.0 Permitting	
5.1 Development Order	April 15, 2024
5.2 LCU Permit	April 15, 2024
5.3 NPDES Notice of Intent	April 15, 2024
5.4 FDEP Utility Permits	May 15, 2024
5.5 Village Right of Way Permit	April 15, 2024
5.6 Lee County LDO Permit	March 15, 2024
5.7 Seminole Gulf Railway Permit	April 15, 2024
5.8 SFWMD ERP	March 15, 2024
5.9 SFWMD WUP – Irrigation	March 15, 2024
5.10 SFWMD WUP – Dewatering	March 15, 2024
6.0 Construction Phase Services	
6.1 Bidding Coordination	TBD
6.2 Services During Construction	TBD
6.3 Certificate of Completion	TBD
6.4 Site Acceptance	TBD
6.5 Landscape Certification	TBD