



Contract/Change Order/Task Order

Project Name: Estero SportsPark CMAR Agreement

Contractor: Suffolk Construction Company, Inc.

Contract No.: 25029

Task Order No:

Change Order No: 02

Total Fees: (-) \$2,100,000.00 (cost reduction)

Brief Description:

The Contractor will provide consulting services in accordance with Exhibit A Scope of Services and Exhibit B fees identified therein, under the terms and conditions outlined in the above referenced Village of Estero Contract number.

Suffolk Construction Company, Inc.

Village of Estero

By: _____

By: _____

Name: _____

Name: Steve Sarkozy

Title: _____

Title: Village Manager

Date: _____

Date: _____

Attachment: Exhibit A
 Exhibit B

Exhibit A – Scope of Services

Task 1: Information & Schematic Design

Work on this task will stop. No additional work on this task will be completed.

Task 2: Phase 1 Entrance Road, Ponds & Driving Range

All work within this task will stop, except work required to complete construction of the work under GMP-01 Phase 1 GMP.

Task 3 Phase 2 Spine Road, Long Fields & Parking

All work within this task will stop, except work required to complete construction of the work under GMP-01 Phase 1 GMP.

Task 4 Phase 3 Baseball/Softball/Football

All work within this task will stop. Not additional work will be completed under this task.

Task 5: Phase 2 Long Fields & Great Lawn Design & Permitting

Site Civil Services – See following Site Civil Scope of Services

Architectural Services – See following Architectural Scope of Services

Mechanical, Electrical, and Plumbing Services

Provide electrical design services for photometric plans, design development plans (60%), permit plans (90%) and bid drawings (100%) for the two multi-use fields, the event lawn, two restroom pavilions, stage pavilion, grounds maintenance building, parking lot, spine road extension, etc. The lighting systems for two multi-use fields will be designed by an outside vendor (Musco) and provided for review and incorporation into the electrical plans, BBCE will design the power supply for the lighting systems. Capacity will be left in the electrical distribution allowed for future installation of field lighting. Mechanical, electrical, and plumbing systems will be designed as required for the buildings and pavilions associated with this phase. This phase will include power as necessary for irrigation systems, power and controls for the pedestrian lighting systems, and other electrical equipment as may be associated with the phase.

It is understood that the existing softball and baseball fields are to remain and Bode Lane is to be removed. As such, the ball fields' existing electrical supply will be surveyed so as to confirm that the removal of Bode Lane and the associated FP&L overhead primaries and electrical services will not affect these fields. The proposal includes rework of these supplies if required.

Site Civil Scope of Services

Assumptions:

- Phase 1 work designed by the current consultant has been permitted, is under construction, and will be certified by the same consultant.
- AutoCAD drawings will be provided for Phase 1 which will be the basis of design for Phase 2.
- Phase 2 generally consists of design and permitting of:
 - ▶ Maintenance building
 - ▶ 2 Multi-Purpose (soccer, lacrosse, football, youth baseball) fields. Atwell will be designing drainage connection points. The turf designer will design the field surface and underdrain.
 - ▶ 2 restroom buildings
 - ▶ Pavilion structure
 - ▶ Temporary parking
 - ▶ Utility extensions
 - ▶ Temporary paths
 - ▶ Drainage design
 - ▶ High School cross country course (interim and buildout)
 - ▶ Utility Design
 - ▶ Landscape and Irrigation
 - ▶ Future phases will be considered in the Phase 2 design
 - ▶ Construction plans to include intermediate improvements required to make Phase 2 project work with future development areas
 - ▶ Demolition, grading, drainage, grass on future development areas between temporary parking and practice fields is included
 - ▶ This proposal does not include surveying services as this will be handled under a separate contract
 - ▶ This proposal does not include environmental or geotechnical services



PHASE 2

ESTERO SPORTSPARK



SCOPE OF WORK FOR ESTERO SPORTSPARK PHASE 2

Based upon our understanding of project requirements and discussions with you we have developed the following scope of services:

TASK 01: MEETINGS AND COORDINATION:

- This task includes meetings and coordination with fellow team members and client.
- This task also includes preparation and attendance of Village Council Meetings.

TASK 02: CONCEPTUAL DRAWINGS:

- This task includes the preparation of the conceptual drawings for the proposed project.
- The design will include Phase 1 construction plans and the current concept design.
- These drawings will progress the concept for the Phase 2 areas into preliminary construction level detail and adjust the concepts in the future development areas as needed.

TASK 03: CONSTRUCTION DRAWINGS:

- This task includes the preparation of the construction drawings for the proposed project.
- Plan sheets will include, but are not limited to:
 - Cover Sheet and General Notes
 - Existing Conditions Plan
 - Demolition Plan
 - Zoning Data Plan/Site Plans
 - Site Grading and Mass Earthwork
 - Drainage Plan
 - Pavement Markings
 - Master Utility Plan
 - Cross Sections
 - Standard Details Paving/Drainage
 - Standard Details Water/Sewer
 - Erosion Control Plan

TASK 04: VILLAGE OF ESTERO LIMITED REVIEW DEVELOPMENT ORDER:

- Prepare, submit, and support the Village of Estero Limited Review Development Order (LDO) Application and supporting documentation.
- Attend pre-application meeting with Village staff, Client, and project team.
- Prepare engineering report and necessary models for storm drainage.
- Prepare engineer's opinion of probable cost for permitting purposes only.
- Finalize reports, plans, and submittal package for the LDO application.
- Coordinate submittal documents with subconsultants as required by the project.
- Coordinate with staff during the review of the application and submitted information.
- Prepare, coordinate, and submit responses to Requests for Additional Information (RAI). The estimated fee assumes a maximum of two (2) RAI responses. Additional RAI responses will be billed at an hourly rate.

TASK 05: SFWMD ERP MINOR MOD:

- Prepare, submit, and support an ERP Application to the South Florida Water Management District (SFWMD) for a Minor Modification.
- Based on final site plan, prepare water management plans.
- Based on final site plan, prepare water management engineering report and calculations, land use summary, site grading minimums.
- Finalize reports, plans, and submittal package for the ERP modification application.
- Coordinate submittal documents with subconsultants as required by the project.
- Coordinate with staff during the review of the application and submitted information.
- Prepare, coordinate, and submit responses to Requests for Additional Information (RAI). The estimated fee assumes a maximum of three (3) RAI responses. Additional RAI responses will be billed at an hourly rate.
- Review permit post approval and prepare punch list of preconstruction items.

TASK 06: UTILITY DESIGN AND PERMITTING:

- Design and permit water and forcemain extensions to service the maintenance and accessory buildings including sewer pump station design.
- Permits include Lee County Utilities and FDEP.

TASK 07: LANDSCAPE PLANS (RVI):

- This service includes the preparation of construction level landscape plans as required for LDO permitting and responses to comments.
- Conceptual Paseo Design and other future landscape features to be considered in the Phase 2 landscape plans.
- These plans will provide a continuation of and consistency with the Phase 1 design.

TASK 08: IRRIGATION DESIGN (SUBCONSULTANT):

- Prepare construction level irrigation plans for Phase 2 that build off of the Phase 1 design.
- Prepare a conceptual irrigation plan for the entire project to ensure Phase 2 plans will work with future phases.

TASK 09: TIS (SUBCONSULTANT):

- This service includes preparation of a Traffic Impact Study as required for LDO permitting and responses to comments.
- TIS to consider full buildout.

TASK 10: ARCHITECTURE (SCHENKEL SCHULTZ):

- This service includes design and permitting for the accessory buildings (maintenance bathroom buildings (2) and pavilion) associated with Phase 2. This task includes structural and MEP services.

- Prepare site electrical and photometric plans including field lighting.
- Low voltage conduit plans.

TASK 11: CONSTRUCTION SERVICES:

- Attend construction kick off meeting with Client and Contractor(s).
- Coordinate with Project Surveyor.
- Create and coordinate site logistic plan with contractor for use during construction.
- Attend pre-construction meeting with SFWMD, LCU and the Village of Estero.
- Provide and coordinate the utility easement locations for the development plans to dry utility providers.
- Attend construction meetings as required.
- Provide minimum construction observation of the Contractor's progress on work designed by Atwell for certification purposes only.
- Review shop drawings for conformance with development plans and technical specifications, as required. Prepare Record Drawings as needed.
- Conduct final walk through with Client and Contractor for work designed by Atwell and provide a punchlist.
- Review and respond to RFI's.

CLARIFICATIONS

PROJECT UNDERSTANDINGS & ASSUMPTIONS:

In preparing the proposal, we have assumed the following:

- Atwell will require access to the site. Failure for the Client to provide access information will require an additional mobilization and time will be invoiced as out of scope.
- This proposal is valid for 30 days from the date of this proposal.
- The Client will provide any additional information requested by Atwell in a timely manner.

ADDITIONAL SERVICES

We have the capability to provide services outside of the agreed upon Scope of Services. These services would be considered Additional Services and would be provided on a Time and Material basis and billed in accordance with the attached Professional Services Fee Schedule. Additional Services will only be provided at the written request of the Client.

Architectural Scope of Services

Project Overview / Scope

The Village of Estero desires to design and permit a new 80-acre sports complex as a new amenity for the community. Phase II is an extension of the work designed and developed in Phase 1. SS scope of work is limited to Architectural and Structural services and includes the following buildings as part of the progress developed from Phase 1:

- 1) One (1) Lawn Pavilion: A multipurpose open-air structure located at the event lawn will be used for music staging and gatherings. Schenkel Shultz. SS will provide FF&E and coordinate with Suffolk and design team to finalize the construction documents.
 - a. 50% of Architecture Construction documentation is completed to date.
 - b. 50% of Architecture CD remains.
 - o 100% of Structure CD will be required to complete the construction documents. Structural systems original design is to be structural steel space frames. Engineer to keep same design.
 - c. Architectural and Structure specifications only – Combined with Atwell specs.
 - d. Renderings of building in coordination with At Well (Civil) site design
 - e. Community presentations to the Village of Estero as needed.
 - f. Bidding and permitting is part of this scope of work.
- 2) Two (2) Restroom Building. North Paseo Restroom with two seating areas and Second restroom building will house electrical room with a men's, women's, and family restroom. SS will provide FF&E and coordinate with Suffolk and design team to finalize the construction documents.
 - a. 50% of Architecture Construction documentation is completed to date.
 - b. 50% of Architecture CD remains.
 - o 100% of Structure CD will be required to complete the construction documents. Structural systems original design is to be structural steel space frames. Engineer to keep same design.
 - c. Architectural and Structure specifications only – Combined with Atwell specs.
 - d. Renderings of building in coordination with At Well (Civil) site design
 - e. Community presentations to the Village of Estero as needed.
 - f. Bidding and permitting is part of this scope of work.
- 3) Maintenance Building: This building will have 2 bays and house an office for maintenance staff, a restroom, storage and mechanical space. SS will provide FF&E and coordinate with Suffolk and design team to finalize the construction documents.
 - a. Schenkel Shultz will provide Architecture and Structure construction documents.
 - b. Bidding and permitting is part of this scope of work.
 - c. Architectural and Structure specifications only – Combined with Atwell specs.
 - d. Renderings of building in coordination with At Well (Civil) site design
 - e. Community presentations to the Village of Estero as needed.
 - f. Bidding and permitting is part of this scope of work.

Excluded Design Services for Schenkel Shultz

- Construction Administration will be part of another proposal.
- Mechanical, Electrical, Plumbing Engineering and Fire Suppression, Site lighting design is provided under Suffolk
- Civil Engineering Design is provided under Suffolk.
 - o Survey, Paving, grading, utilities, drainage, stormwater management, environmental, and site permitting.
- Landscape Architecture is provided under Suffolk

PROPOSAL REQUEST

Clarifications and Assumptions:

- Project will be completed using Revit (BIM). Structure and MEP consultants to work in Revit.
- Detailed cost estimating to be provided by Suffolk construction manager
- Soils investigation and/ or any kind of testing is excluded
- Life Cycle Cost Analysis is excluded
- Sustainable certification is excluded
- All deliverables will be submitted electronically except those hard copies required for permitting.
- Permitting and application fees are not included.
- Final schedule is to be determined.
- All equipment coordination to be provided during the design process.

Design Schedule

The anticipated design schedule is approximately 4 months from Notice to Proceed. Final schedule will be determined with Suffolk.

Total Design Fees:

For the Village of Estero Sports Complex (Phase 2), we propose the following total **Not to Exceed fees of \$159,736 (One hundred and Fifty-Nine Thousand and Seven Hundred Thirty-Six Dollars)**. This fee includes architectural, interior design and Structural Engineering services only. *Reimbursable expenses included in NTE total.

Compensation phase percentage breakdown, as follows:

- 90% Construction Documents (Only CD as previous phases have been completed)
- 10% Bidding/Permitting

Thank you for considering Schenkel Shultz as a partner for this project. We look forward to working with you.

Sincerely,

Schenkel Shultz



Nathalie White, AIA
Principal

Cc: Iris Zayas & Daniel Laggan / Schenkel Shultz

Exhibit B Fee Summary Sheet - Contract 25029 CO 02

Item	Description	Contract Value	Previous Change Orders	This Change Order	Total
Task 1	Information & Schematic Design	\$ 1,631,147.40	\$ -	\$ (541,948.30)	\$ 1,089,199.10
Task 2	Phase 1 Entrance Rd, Pond & Driving Range	\$ 557,247.60	\$ -	\$ -	\$ 557,247.60
Task 3	Phase 2 Spine Rd, Long Fields & Parking	\$ 1,518,027.00	\$ -	\$ (1,224,937.65)	\$ 293,089.35
Task 4	Phase 3 Baseball/Softball/Football	\$ 785,974.00	\$ -	\$ (749,865.14)	\$ 36,108.86
Task 5	Phase 2 Long Fields & Great Lawn	\$ -	\$ -	\$ 416,751.09	\$ 416,751.09
GMP-01	Phase 1 GMP	\$ -	\$ 19,949,643.10	\$ -	\$ 19,949,643.10
	Total	\$ 4,492,396.00	\$ 19,949,643.10	\$ (2,100,000.00)	\$ 22,342,039.10