

**FIRST AMENDMENT TO CONTRACT NO. 2020-11 FOR  
PROFESSIONAL ENGINEERING AND ARCHITECTURAL SERVICES  
FOR DESIGN OF FIRE RESCUE STATION 81 AND TEMPORARY FACILITIES**

This *First Amendment to Contract 2020-11 Professional Engineering and Architectural Services for Design of Fire Rescue Station 81 And Temporary Facilities* ("First Amendment"), is made and entered into by and between the City of North Port, Florida, a municipal corporation of the State of Florida, and whose address is 4970 City Hall Boulevard, North Port, Florida 34286 ("City") and Schenkel & Shultz, Inc., a Florida Profit Corporation which is registered to conduct business in the State of Florida and whose address is 2801 Fruitville Road, Suite 200, Sarasota, Florida, 34237 ("Consultant.")

**WHEREAS**, on or around September 4, 2020, the parties entered into *Contract No. 2020-11 Professional Engineering and Architectural Services for Design of Fire Rescue Station 81 Expansion and Remodel* for architectural/engineering and construction administration services for the redesign and expansion of the existing administrative offices and Fire Rescue Station No. 81 (the "Original Contract"); and

**WHEREAS**, the parties mutually desire to amend the Original Contract design services scope to include the replacement of the existing Fire Station No. 81 with a new facility, the design of temporary facilities, the extension of time for 725 days, the adjustment to the 2023 hourly rates, and the increase of the price of \$911,808.00 the Construction Administration to be performed; and

**WHEREAS**, this First Amendment for change in scope includes two designs: (1) a temporary Fire Station, including structural plans, for Fire Rescue operations during the demolition and construction of the new Fire Station facility; and (2) professional engineering and architectural services for the design of the Fire Station 81 facility; the building will be designed and engineered as a Florida Building Code Essential Facility and will meet all hardening requirements; and the new facility will include a +/- 7,500 square feet of Fire Station and +/- 14,000 square feet of Office/Administration space; and

**WHEREAS**, the change results from Hurricane Ian damage to the existing facility making the plans for remodeling and expansion not feasible; previously developed floor plans will be utilized to highest extent feasible, with modifications for value engineering opportunities, and modified square footage; and existing conditions, and previously developed survey, geotechnical, site and stormwater design, landscape design, building space needs analysis, building architectural and engineering design, permitting, and preparation of bid documents will be reevaluated and redesigned to the extent that the previous work relates to the design and repermitting of the new facility; and

**NOW THEREFORE**, in consideration of the mutual covenants contained herein, the sufficiency and receipt of which are acknowledged, the parties agree that the Original Contract is amended as follows, with all other terms in the Original Contract remaining unchanged and in full force and effect:

**1. EFFECT OF AMENDMENT/EFFECTIVE DATE**

- A. The parties ratify the terms and conditions of the Original Contract not inconsistent with this First Amendment, all of which are incorporated by reference as if set forth fully herein. This First Amendment modifies the sections of the Original Contract as identified herein. Where a section of the Original Contract is not identified, the terms as they appear in the Original Contract remain and apply.
- B. All references to the “Contract” in the Original Contract, and this First Amendment mean and include both the Original Contract, and the First Amendment.
- C. This First Amendment is effective as of the date the last party approves or executes it, as applicable (the “Effective Date”), and shall continue as otherwise provided in the Original Contract.

**2. ORIGINAL CONTRACT SECTION 1 – CONSULTANT’S SERVICES**

Section 1 of the Original Contract is amended in its entirety to read as follows:

**1. CONSULTANT’S SERVICES**

- A. Consultant agrees to diligently and timely perform services for the City relating to Professional Engineering and Architectural Design Services as identified in the Request for Proposal No. 2020-11 and this First Amendment. The overall scope of services is described in Exhibit “A”, with detailed tasks and associated fees provided in Exhibit “B”. Both exhibits are attached hereto and incorporated as if set forth fully herein. These items are collectively referred to as the Project.
- B. This Contract becomes effective on the date the last party executed is (the “Effective Date”) and shall terminate upon the completion of the Project or as otherwise provided herein. Following the Effective Date of this Contract, the Consultant will commence work on the Project within a mutually agreed upon time following Consultant’s receipt of a written Notice to Proceed from the City’s Purchasing office. The estimated completion date for the Project is May 9, 2026.

**3. ORIGINAL CONTRACT SECTION 2 – COMPENSATION AND PAYMENT FOR CONSULTANT’S SERVICES**

Section 2. A. 1. of the Original Contract is amended in its entirety as follows:

- 1. Consultant shall receive ONE MILLION TWO HUNDRED SEVENTY SEVEN THOUSAND SIX HUNDRED THIRTY EIGHT DOLLARS AND 00 CENTS (\$1,277,638.00) as compensation for its services. This compensation includes all profit, direct and indirect labor costs, personnel

related costs, overhead and administrative costs, travel related out-of-pocket expenses and costs, and all other costs which are necessary to provide the services as outlined in this Contract.

#### **4. ORIGINAL CONTRACT SECTION 19 - NOTICES**

Section 19. of the Original Contract is amended in its entirety as follows:

Any notice, invoice, report demand, or other type of documentation required by this Contract shall be sent by certified mail, return receipt requested, or via a recognized national courier services in a manner that provides for written or electronic record of delivery, to the addresses listed below:

**CONSULTANT'S REPRESENTATIVE:**

Daniel C. Laggan  
Managing Partner  
Schenkel & Shultz, Inc.  
200 E. Robinson Street, Suite 300  
Orlando, FL 32801  
TEL 407.872.3322  
EMAIL: dlaggan@schenkelshultz.com

**THE CITY'S ADMINISTRATIVE AGENT:**

Kim Humphrey  
Project Manager  
City of North Port, Public Works  
1100 N. Chamberlain Blvd.  
North Port, FL 34286  
TEL. 941.240.8093  
EMAIL: khumphrey@northportfl.gov

**WITH COPIES OF NOTICES TO:**

City Attorney's Office  
4970 City Hall Boulevard  
North Port, FL 34286  
EMAIL: northportcityattorney@northportfl.gov

#### **5. ORIGINAL EXHIBIT A – SCOPE OF SERVICES**

Exhibit A, attached, replaces Exhibit A in the Original Contract and is incorporated as if set forth in the Contract.

6. ORIGINAL EXHIBIT B – FEE SCHEDULE


Exhibit B, attached, replaces Exhibit B in the Original Contract and is incorporated as if set forth in the Contract.

7. ORIGINAL EXHIBIT C – PROJECT SCHEDULE

Exhibit C, attached, replaces Exhibit C in the Original Contract and is incorporated as if set forth in the Contract.

IN WITNESS WHEREOF, the parties have executed this First Amendment as follows.

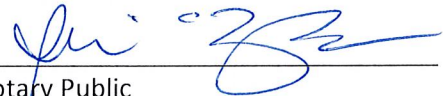
CONSULTANT  
SCHENKEL SHULTZ, INC.

By:   
Name: Daniel C. Laggan  
Title: President

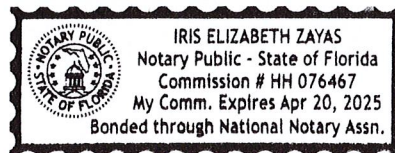
ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14th day of May 2024, by Daniel C. Laggan (name), as President (title) for Schenkel & Shultz, Inc. (entity).

  
Notary Public

Personally Known OR  Produced Identification  
Type of Identification Produced \_\_\_\_\_



First Amendment to Contract 2020-11  
Professional Engineering and Architectural Services  
Fire Station 81 and Temporary Facilities

Approved by the City Commission of the City of North Port, Florida on June 11, 2024.

CITY OF NORTH PORT, FLORIDA

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ALICE WHITE  
MAYOR

ATTEST

---

HEATHER FAUST, MMC  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

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AMBER L. SLAYTON, B.C.S.  
CITY ATTORNEY

**Exhibit A to Contract No. 2020-11 – First Amendment**

**SCOPE OF SERVICES**

Project is to include architectural/engineering and construction administration services for the design services for the replacement of the existing Fire Station #81 with a new facility. Hurricane Ian damaged the existing facility beyond the point that plans for remodeling and expansion are feasible. The new facility will include a +/- 7,500 SF Fire Station and +/- 14,000 SF of Office/Administration space. Total project budget is currently stated as \$15,000,000. The building will be designed and engineered as a Florida Building Code Essential Facility and will meet all hardening requirements as such.

SchenkelShultz Architecture scope to include design and permitting of temporary fire station accommodations and design of a new facility which includes Structural plans. Previously developed floor plans will be utilized to the highest extent feasible, with modifications for value engineering opportunities and modified square footage. Existing conditions, and previously developed survey, geotechnical, site and stormwater design, landscape design, building space needs analysis, building architectural and engineering design, permitting, and preparation of bid documents will be re-evaluated and re-designed as they relate to the design and re-permitting of the new facility. Services will include CMAR's evaluation of design alternatives, bidding, negotiation of GMP and construction administration.

The project is to be constructed via Design and CMAR Bid/Build method. Schenkel Schultz will coordinate with the City and the contracted Construction Manager at Risk to implement fiscally responsible design, materials and systems for the building and site within the approved construction budget. Construction duration is estimated at approximately 12 months.

**Phase One – Planning**

- 1.) The CONSULTANT shall revise the master plan study to re-evaluate and compare site planning options, in consideration of new layout options available with new construction.
- 2.) The CONSULTANT shall conduct interviews of City staff for the development of revised conceptual design.
- 3.) The CONSULTANT shall prepare a PRM (Project Requirements Manual) to include the following:
  - a. Revised Conceptual Design Narrative:
    - i. Design criteria for each building system, revised from previous design, as required
  - b. Building Program Spreadsheet with room names, square footage of City program spaces and core infrastructure space and total square footage. The program shall include base bid and alternates, as agreed upon with the CMAR.
  - c. Revised Conceptual site plan. Diagrammatic site plan layouts including building footprint, parking and drive access, storm water, utilities, emergency vehicle access, easements, setback, and environmental analysis.
  - d. Revise Water/sewer utility capacity analysis and recommendation.

- 4.) The CONSULTANT shall re-conduct Design Workshops where THE CONSULTANT sketches diagrams and drawings alongside City staff and CMAR to fully investigate the revised building and site layout in a collaborative manner.
- 5.) THE CONSULTANT will re-verify that the existing water system has enough flow and pressure to meet current potable and fire flow standards for the new buildings. If required, CONSULTANT, shall provide professional services (design, permitting, bidding assistance and construction administration) for modifications to on-site and/or off-site utility.
- 6.) THE CONSULTANT shall prepare computer generated Conceptual Floor Plans – Minimum scale 1/8 inch = 1 foot.
- 7.) THE CONSULTANT shall conduct Meetings with the City, vendors and agencies as necessary to re-design the building. THE CONSULTANT shall prepare Meeting Agenda and Meeting Reports for each encounter. The City will schedule City-CONSULTANT meetings. THE CONSULTANT will schedule vendor and agency meetings such that the City may be present at all meetings.
- 8.) THE CONSULTANT shall provide additional geotechnical and land surveying engineering services, as required by the re-design.

#### **Phase Two – Schematic Design**

- 1) THE CONSULTANT shall prepare new computer generated dimensioned, to scale drawings for:
  - a. Revised floor plan with new structural elements, furniture, equipment, cabinetry, electrical/data outlet locations.
  - b. Revised Life safety floor plan
  - c. Revised exterior elevation views of the building indicating materials of exterior envelope. North, south, east, west
  - d. Revised building Section (one).
  - e. Revised typical Wall Section (one).
  - f. Revised Civil site drawings
  - g. Revised Electrical single line diagram.
  - h. Revised Schematic electrical and security site plans
  - i. Revised Schematic HVAC plan
  - j. Revised Schematic plumbing and fire protection plans.
  - k. Revised Schematic security floor plans
  - l. Revised Off-site utility design drawings, if deemed to be required.
- 2.) THE CONSULTANT shall revise building and site code summaries including FBC, NFPA, NEC City of North Port Ordinances and other jurisdictional agency codes.
- 3.) THE CONSULTANT shall conduct meetings with the City, vendors and agencies as necessary to re-design the building. THE CONSULTANT shall prepare Meeting Agenda and Meeting Reports for each encounter. The City will schedule City-CONSULTANT meetings. The CONSULTANT will schedule vendor and agency meetings such that the City may be present at all meetings. The quantity of meetings will be on the basis of the preliminary schedule and includes additional meetings as necessary due to specific issues or needs as they arise.

#### **Phase Three – Design Development**

- 1) THE CONSULTANT shall obtain revised site development permits, FFWCC, SJRWMD, FDEP, City Building & Planning (conceptual, final if required and development order), DOH and any others required for the construction of the project. The cost of required utility permitting is estimated and included in the overall consultant fee.
  - a. SJRWMD PERMITTING
    - i. THE CONSULTANT shall revise stormwater management computations to support the revised improvements.
    - ii. THE CONSULTANT shall revise all required elements of the ERP application to SJRWMD.
    - iii. THE CONSULTANT shall prepare responses to the jurisdictional agency
- 2) THE CONSULTANT shall obtain revised/renewals of site development approvals from utilities through the City's Site Development Review (SDR) process. (water, sewer, gas, power, phone, cable, etc.) A copy of the new approved plans will be submitted to all utilities.
- 3) THE CONSULTANT shall revise as necessary the previously developed outline specification (CSI div 1 through 26) with product cut sheets per division.
- 4) THE CONSULTANT shall prepare two color, computer generated, rendered, three dimensional exterior views of the new building. Size 24 X 36 (mounted on ¼ inch black gator board.) Fully rendered with cares, people, landscaping, sunlight and shows and the like. THE CONSULTANT shall revise colors and cladding on rendering as may be necessary to match the color and cladding material approvals by the City. Intent is to move forward with previously developed/approved colors and cladding, if changes are required, CONSULTANT will comply with request for revises.
- 5) THE CONSULTANT shall prepare revised exterior colored elevations.
- 6) THE CONSULTANT shall prepare a revised interior finishes sample board, as needed for revised areas of the facility.
- 7) THE CONSULTANT shall prepare revised dimensioned, to scale drawings including base bid and alternate plans, as discussed with the CMAR:
  - a. Revised floor plan with structural elements, furniture, equipment, and cabinetry. Plans or specifications to include infrastructure, furniture and fixed equipment such as the like, integration of that system with any necessary revisions to the building and furnishings design recommendations.
  - b. New Structural foundation, roof and complete framing plans.
  - c. Revised exterior elevation views of the building indicting materials of exterior envelope. North, south, east, west.
  - d. Revised building Sections
  - e. Revised Wall Sections
  - f. New Roof plan with all penetrations and equipment
  - g. New Typical roof detail
  - h. Revised Interior finish schedule, as needed
  - i. New Door and Window Schedule (to meet current edition of building codes).
  - j. Revised Reflected ceiling plan with all ceiling mounted systems
  - k. Revised Life safety plan with revised building code summary
  - l. Revised Civil site drawings



- m. Revised Landscape and irrigation drawings.
  - n. Revised Electrical, communication, lighting and A/V drawings, as needed.
  - o. Revised Lighting design plan with photometric analysis, as needed
  - p. Lightning protection plan
  - q. Revised Electrical and communications site plan, as needed
  - r. Revised Enlarged room plans with furniture and equipment layouts – mechanical, electrical, communications, restrooms and showers, lobby, rooms with cabinetry, plumbing, lobby and special finishes or special equipment, as needed.
  - s. Revised HVAC, plumbing and fire protection drawings.
  - t. Revised Building automation drawings, as needed
  - u. Revised Watering and fueling station drawings, as needed
  - v. Revised Generator and redundant systems plans, as needed.
- 8) THE CONSULTANT shall conduct Meetings with the City, vendors and agencies as necessary to re-design and re-permit the building. THE CONSULTANT shall prepare Meeting Agenda and Meeting Reports for each encounter. The City will schedule City-CONSULTANT meetings. The CONSULTANT will schedule vendor and agency meetings such that the City may be present at all meetings. The quality of meetings will be on the basis of the preliminary schedule and includes additional meetings as necessary due to specific issues or needs as they arise.

#### **Phase Four – Construction Documents**

- 1) The CONSULTANT shall provide all revised documents, as required, for building permit application and jurisdictional agency re-submittals, SJRWMD, DEP, FFWCC City of North Port infrastructure and building permits and any other required for the construction of the project. The CONSULTANT shall respond to agencies and revise the construction documents as necessary to re-obtain agency approvals and for construction permits. The cost of jurisdictional agency application, registration, review and re-permitting fees are included with the exception of impact fees and building permit fees.
- 2) THE CONSULTANT shall revise previously developed technical specifications division 1 through 26 – Construction Specification Institute format.
- 3) THE CONSULTANT shall revise the revised construction documents as directed by the OWNER.
- 4) THE CONSULTANT shall prepare dimensioned, to scale drawings for:
  - a. Revised floor plan with structural elements, furniture, equipment, and cabinetry, as needed.
  - b. Plans or specifications to include infrastructure for the furniture and fixed equipment and the like, as needed
  - c. Structural foundations, roof, and complete framing plans
  - d. Complete Structural details
  - e. Revised Exterior elevation views of the building indicating materials of exterior envelope. North, south, east, west.
  - f. Revised Building Sections
  - g. Revised Wall Sections
  - h. Revised Building envelope and penetration details. Scale: 1 ½ in = 1 ft

- i. Complete Roof plan with all penetrations and equipment
  - j. Complete roof detail. Scale 3 in = 1 ft
  - k. Interior finish schedule, revised as required
  - l. Complete Door and window schedule
  - m. Complete Door and window details. Scale 1 ½ in = 1 ft.
  - n. Revised commercial kitchen plan, as required
  - o. Revised Commercial kitchen details, as required
  - p. Revised Reflected ceiling plan with all ceiling mounted systems.
  - q. Revised Ceiling and wall details. Scale 1 ½ in = 1 ft
  - r. Revised Life Safety plan with building code summary
  - s. Revised Civil site drawings
  - t. Revised Landscape and irrigation drawings
  - u. Revised Electrical, security, lighting and communications site plan
  - v. Revised Enlarged room plans with furniture and equipment layouts – mechanical, electrical, communications, restrooms and showers, lobby, rooms with cabinetry, plumbing, special finishes or special equipment.
  - w. Revised Interior elevation views.
  - x. Revised cabinet details, as required.
  - y. Revised HVAC, plumbing and fire protection drawings
  - z. Revised Building automation drawings
  - aa. Revised generator and redundant systems drawings
  - bb. Revised Lightning protection drawings.
- 5) THE CONSULTANT shall conduct Meetings with the City, vendors and agencies as necessary to re-design and re-permit the building. THE CONSULTANT shall attend the PREBID conference, with the CMAR. THE CONSULTANT shall prepare Meeting Agenda and Meeting Reports for each encounter. THE CONSULTANT will schedule vendor and agency meetings such that the City may be present at all meetings. The quality of meetings will be on the basis of the preliminary schedule includes additional meetings as necessary due to specific issues or needs as they arise.

### **Construction Administration**

- 1) THE CONSULTANT shall conduct bi-weekly and as needed field visits. In addition to the architect visits, the civil engineer, landscape architect, security consultant, hardware consultant, electrical engineer, communications consultant, structural engineer and mechanical engineer will make periodic visits appropriate to their discipline. THE CONSULTANT shall prepare a field report for each visit. The number of visits is based on twice monthly visits for the duration of the construction schedule including the period between substantial completion and final completion.
- 2) THE CONSULTANT shall coordinate to the best of their ability within the standard of care, with the CMAR, City and City IT Division in locating all piping, conduit, infrastructure, structured cable and devices prior to concrete pours, drywall or other concealment with special attention being called to the power, security and communications systems.
- 3) THE CONSULTANT shall review sub-contractor shop drawings and submittals, as submitted by the CMAR through the City Project Manager.

- 4) THE CONSULTANT shall review CMAR applications for payment.
- 5) THE CONSULTANT shall participate in the creation of the Substantial Completion report and work with the City Project Manager and CMAR to prepare a certificate with punch list of deficiencies.
- 6) THE CONSULTANT shall attend bi-weekly safety/construction meetings with the City, CMAR, vendors and agencies and as necessary to administer the construction of the building. CMAR shall prepare Meeting Agenda and Meeting Reports for each encounter. The City will schedule the meetings and be present at all meetings. Additional site visits as necessary due to the stage of construction or specific issues that occur are also included.
- 7) THE CONSULTANT shall prepare record documents based on receipt of CMAR's as-built documents. Record drawings shall be prepared, utilizing a computer aided drafting program from CMAR's handwritten plan mark-ups of changes to the drawings. Record drawings to be submitted to the City in PDF and ACAD 2014 format.
- 8) THE CONSULTANT shall participate in a pre one-year warranty walk.

First Amendment to Contract 2020-11  
Professional Engineering and Architectural Services  
Fire Station 81 and Temporary Facilities

**Exhibit B to Contract No. 2020-11 – First Amendment**

**FEE SCHEDULE**

<b>Formal Proposal</b>
North Port Fire Station 81 Fee/Hourly Breakdown
ARCHITECTURAL
Date 09.06.2023

\$ 275	\$ 200	\$ 200	\$ 175	\$ 175	\$ 125	\$ 160	\$ 180	\$ 90
Partner	Project Director	Project Manager	Project Arch III	Sr. Int Designer	Design II	Spec Writer	CA	Admin

**Schematic Phase - 30% (8 weeks)**

<b>Prepare preliminary schematic package</b>	8	11.5	88	100		100			1.5	
Team review - weekly meetings	8	8	16	16	4	16				
Code Analysis	4		8	4						
Consultant document coordination			20	8			2			
Site master plan development		2	6	6						
Interior finishes selection					16					
Draft specification preparation							2			
Print and issue resline review sets				4		3				
Bluebeam Review session			40	40		40				
Subtotal hours	20	21.5	178	178	20	159	4	0	1.5	
Subtotal fees	\$ 5,500	\$ 4,300	\$ 35,600	\$ 31,150	\$ 3,500	\$19,875	\$ 640	\$ -	\$ 135	\$ 100,700

**Design Development Phase - 60% (12 Weeks)**

Incorporate owner Schematic design comments	2	2	24	24	2	1				
Consultant coordination			60	40						
Design Development drawing preparation	40	20	100	100	40	100			2	
Team review - weekly meetings	16	16	24	24	3	24	8			
Outline specification preparation							24			
Interior finishes presentation	1		1		4					
Prepare interior finishes board/package					8					
3D renderings	4	4	40	40		40				
Print and issue redline review sets				10						
Bluebeam review session			40	40						
Subtotal hours	63	42	289	278	57	165	32	0	2	
Subtotal fees	\$17,325	\$ 8,400	\$ 57,800	\$ 48,650	\$ 9,975	\$20,625	\$ 5,120	\$ -	\$ 180	\$ 168,075

**Construction Document Phase - 90% (10 Weeks)**

QC redline review of design development pkg.	10	10	20	20	16	20	1	40		
Review owner/CMaR QC of design development pkg.	12	12	24	24		24	1			
Team meetings - weekly	20	20	20	20	12	20	6			
Consultant coordination	20		40	40						
Prepare Construction Document package	40	30	140	140	80	140			4	
Final specification preparation			8		4		40	16		
Print and issue redline review sets						8				
Bluebeam review session			24	24		24				
Subtotal hours	102	72	276	268	112	236	48	56	4	
Subtotal fees	\$28,050	\$14,400	\$ 55,200	\$ 46,900	\$19,600	\$29,500	\$ 7,680	\$10,080	\$ 360	\$ 211,770

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**Construction Document Phase - 100% (2 Weeks)**

QC redline review of construction document pkg.	2		2	2	2		1	16		
Review owner/CMAA QC of construction document pkg.	2		2	2	2		1			
Team meetings - weekly	1		2	2	2	2	1			
Consultant coordination			4	2	2					
Prepare Construction Document package - final			16	16	8	8				3
Final specification preparation			4		2		16	4		
Package printing and distribution				4						
Subtotal hours	5	0	30	28	18	10	19	20		3
Subtotal fees	\$ 1,375	\$ -	\$ 6,000	\$ 4,900	\$ 3,150	\$ 1,250	\$ 3,040	\$ 3,600	\$ 270	\$ 23,585

**Permitting/Bid Phase (10 Weeks)**

Permit submittal - print, sign/seal, post	4		4	4						
Review meeting with permit agencies	2		2	2						
Prepare responses to comments - permit agencies	4		8	8		4				
Drawing revisions to address comments	1		18	18	7	18				
Specification revisions to address comments	1		1		1		4			
Coordination with consultants per permit review	2		12	12		12				
Distribute/Post drawings for bid				4						
Respond to Contractor RFI's	2		12	8	8		2			
Subtotal hours	16	0	57	56	16	34	6	0		0
Subtotal fees	\$ 4,400	\$ -	\$ 11,400	\$ 9,800	\$ 2,800	\$ 4,250	\$ 960	\$ -	\$ -	\$ 33,610

**Construction Administration Phase (56 Weeks)**

**Incl. start up closeout**

Pre-construction meeting	4		4	4				4		
Review RFI's/Submittal	4	2	40	40	12	10	4	112		4
Review RCO's	4		20	8				20		
Preparation of ASI's	4		20	8	5	5	2	16		4
Bi-weekly OAC meetings	42	18	42	21	21	18		84		
Substantial punchlist	4		4	4	4			16		4
Final punchlist	8		8		8			16		4
Prepare close-out documents	2		8	4	2	2	2	8		
Subtotal hours	72	20	146	89	52	35	8	276		16
Subtotal fees	\$ 19,800	\$ 4,000	\$ 29,200	\$ 15,575	\$ 9,100	\$ 4,375	\$ 1,280	\$ 49,680	\$ 1,440	\$ 134,450 <sup>1</sup>

<b>Total Hours</b>	278	155.5	976	897	275	639	117	352	26.5	
<b>Total ARCHITECTURAL Fees</b>	\$ 76,450	\$ 31,100	\$ 195,200	\$ 156,975	\$ 48,125	\$ 79,875	\$ 18,720	\$ 63,360	\$ 2,385	\$ 672,190

Geotechnical										
Geotechnical Report								\$ 5,500		
MEPF Engineering								\$ 133,423		
Supplimental Services								\$ 29,000		
Structural										
Structural Engineering								\$ 64,900		
Landscape & Irrigation										
Site Package								\$ 12,250		
Civil/Surveying										
Site Package								\$ 80,000		
<b>TOTAL PROJECT FEES (Including Consultants)</b>								\$ 997,263		

<sup>1</sup>Construction Administration Phase not completed in the Original Contract.  
Original Contract amount reduced \$85,455.00.

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Fire Station 81 and Temporary Facilities

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Fire Station 81 and Temporary Facilities



7 February 2024

Kim Humphrey, Facilities Manager  
Public Works  
1100 N. Chamberlain Blvd.  
North Port, Florida 34286

RE: City of North port Fire Station #81- replacement  
Proposed Fee Schedule/Staff assignments

Dear Kim:

Pursuant to your previous request regarding the difference between the “original” staff work assignment for FS # 81-NP Contract 2020-11 and our current proposed staff work assignment. The original work assignment was the interior remodeling and building expansion of an existing structure with the addition of a new Fire Administration building. The existing exterior building design would remain unchanged. Included with this letter is the original **Exhibit B- Fee Schedule** with indicated staff classifications. In addition to this document is included the SchenkelShultz **project Labor Detail** of the “ actual” staff assignments as well as the staff work hours expended to complete the project through to the permitting phase of the project. Please note that the project work effort included necessary staff which were not designated in the original Exhibit B schedule. This was due to the length of the project schedule beyond what was anticipated by SchenkelShultz as well as staff commitments to other firm projects.

The current project being proposed is a “ re-build/ replacement” of the existing FS #81 which was damaged by a severe storm. The current project is to erect a new building that will comply with the current Building Codes as a “ essential building- Level E category “. At the time of original construction the existing FS # 81 building , the then Building Codes did not have this type of “essential building category” requirement. In developing our current Fee Proposal, Schedule and staff assignments, it was the intent to include required staff that would potentially be engaged with this project. Our plan was to anticipate any and all project challenges- that could include a new civic design image for this fire station, creating a more efficient and effective spatial design, interior designs , updating facility requirements for current and future operational needs , adding an additional 4000 to 5000 sf to the previously designed Fire Administration building, just to name a few items. This type of essential building project and the demand for Civic Architecture places the requirement for upper level firm management such as “ Design Partner” and Project Director/Manager to be included for critical decisions and solutions.

390 Tenthredin Road, Suite 200, Sarasota, Florida 34237

Phone: 941-554-9907 • www.schenkelshultz.com • Multi-State License No. AAC000077

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Professional Engineering and Architectural Services  
Fire Station 81 and Temporary Facilities

Lastly, we have included the previously submitted Fee and Staff Schedule ( dated 09.06.2023), which illustrates the various staff , job designations, the current ( year 2023 ) Hourly Rate Schedule and anticipated Labor hours for the proposed project. The Hourly Rate Schedule ( year 2023) reflects both salary and benefit increases from the original 2020 schedule are fair and reasonable cost adjustments.

Please review our response and if there any concerns or comments, contact either Aaron or myself at your earliest convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kenneth G. Dean".

Kenneth G. Dean AIA, LEED AP  
Partner

C: Aaron Jacobson

attachments



**Exhibit C to Contract No. 2020-11 – First Amendment**

**PROJECT SCHEDULE**

Phase Two Services: Schematic Design Phase – 1.5 months

Phase Three Services: Design Development Phase – 2.5 months

Phase Four Services: 90% Construction Documents Phase – 2.5 months

Phase Five Services: 100% Construction Documents Phase - .5 months

Phase Six Services: Permitting (Revisions) / Bidding Phase – 2.5 months

Phase Seven Services: Construction Administration – 14 months\*

\* Construction Duration to be determined by Construction Manager at Risk

Note: Project Schedule begins with issuance of PO.