

Mr. Todd Edge
Project Manager, Public Works
City of Coconut Creek
4900 West Copans Road
Coconut Creek, FL 33063

May 28, 2026
June 02, 2026
REVISED – June 16, 2026

RE: Coconut Creek Recreation Center Additional Services Proposal

We have reviewed the additional scope of work marked up on the previously submitted 90% set of construction documents for the Coconut Creek Recreation Center project, received on April 07, 2026, and are pleased to provide the following Additional Services proposal, which includes Architectural, MEP/FP, and Structural engineering services. Bermello Ajamil & Associates LLC will engage Sub-Consultants for these Additional Services; Hammond & Associates Consulting Engineers, Inc for MEP/FP engineering design and DDA Engineers, PA for Structural engineering design.

PROJECT UNDERSTANDING

The additional architectural and engineering services requested by the City of Coconut Creek are generally for adding the following:

- ☐ Replacement of existing exterior doors (9 locations)
- ☐ Replacement of existing interior doors (4 locations)
- ☐ Replacement of existing card readers with new card readers at exterior doors (3 locations, infrastructure only for future vendor coordination)
- ☐ Refinishing of existing doors (29 locations)
- ☐ Replacement of existing interior keypad door locks with new card readers (3 locations, infrastructure only for future vendor coordination)
- ☐ New motorized gym curtain
- ☐ Demolition of existing stage and gym storage room, to be replaced with new exercise/aerobics room including new infrastructure and sound system
- ☐ Provide new hvac duct layouts, electrical modifications, lighting layout, and adjust sprinkler heads.
- ☐ Provide new card reader rough-in and conduits for (2) existing exterior doors and (3) interior doors into reception area.
- ☐ Windo load calculations for (8) new exterior doors
- ☐ Structural loading analysis for new gym curtain support at existing gym roofjoists.
- ☐ Replacement of existing lighting at Fitness Center entrance and Gym entrance canvas canopies, and new lighting at Main Entrance canvas canopy
- Removal of existing drywall up to 48" AFF, at select walls, for owner inspection. Site observations, analysis, and/or design of repairs for any discovered damage are not included in this scope of work.

SCOPE OF ADDITIONAL SERVICES

- ☐ TASK 1 (approx. 2 weeks)
 - Existing Conditions
 - Site verification and consultant kickoff
 - Confirmation of scope items and affected areas
 - Document and draw existing conditions of doors, gym ceiling, stage area, card readers and canvas canopies

- TASK 2 (approx. 3 weeks)
 - Intermediate Design / 50% Construction Documents Progress
 - Update plans incorporating client comments
 - Preliminary layout of new Exercise Room (previous Stage)
 - Preliminary Gym curtain layout and support coordination
 - Preliminary layout of replacement doors
 - Door schedule revisions
 - Preliminary layout of replacement card reader infrastructure
 - Preliminary layout of new lighting at canopies
 - Update Specifications
 - Submit 50% CD's to owner for comment and approval
- TASK 3 (approx. 2 weeks)
 - 100% Construction Documents / Permitting
 - Update plans incorporating client comments
 - Final coordinated Construction Documents (Arch, MEP, and Struct drawings and calcs)
 - Final updated Calculations and Specifications
 - Submit 100% CD's to owner for comment and approval
 - Provide digitally Signed & Sealed drawings to owner for permit processing
 - Assistance with obtaining Permit approvals. Reviewing building comments and providing responses.
- TASK 4 (approx. 4 weeks)
 - Additional Bidding Assistance for the added scope
 - Assistance with Bid documents required for the added items
 - Respond to Bid RFI's related to added items
- TASK 5 (approx..16 weeks)
 - Additional Construction Administration for the added scope
 - Review submittals for the added items
 - Review RFI's and provide clarifications for the added items
 - Final Walkthrough and Punch-List for added items

COMPENSATION

The above-mentioned services will be provided on a Lump Sum fee basis for each of the following Tasks:

TASKS	DELIVERABLES	FEE
Task 1	Existing Conditions	\$10,580.00
Task 2	Intermediate Design / 50% Progress	\$16,340.00
Task 3	100% Construction Documents / Permitting	\$11,600.00
Task 4	Additional Bidding Assistance	\$1,360.00
Task 5	Additional Construction Administration	\$10,080.00
	Total Lump Sum Fee	\$49,960.00

Reimbursable expenses shall be billed to Client as per the original Agreement. BA will bill monthly based on the percentage of completion of the above-mentioned tasks.

EXCLUSIONS - The following services are not included in this Scope and may be provided by BA as an additional service if requested:

- ☐ Cost Estimating
- ☐ Surveying
- ☐ Interior Design (other than finish scope already included)
- ☐ Illustrations or renderings
- ☐ Civil engineering, landscape architecture or other site work
- ☐ Main entrance courtyard in-ground planter in-fill with concrete
- ☐ Permit expediting. Permit fees of any kind.
- ☐ Drainage design or regrading, including linear drains at doors
- ☐ Mold/mildew testing, remediation, or reporting
- ☐ Repair details for any discovered damage inside existing walls
- ☐ Specific hardware or products for new card readers and doors. General contractor will be responsible for coordinating with Owner and selected Vendor.
- ☐ Existing concrete planters (currently shown for trees to be removed and cavities to be filled with gravel. Scope is to be removed completely, existing to remain)

All other terms and conditions not described in this proposal are per the original executed Agreement.

If this proposal is acceptable, please provide a written Notice-To-Proceed and we will immediately commence these A/E services. Thank you for the opportunity to continue to be of service.

Regards,



06/16/2026

Danielle Bayrami, Architect
Project Manager

Date

Jose L Lugo



Jose L Lugo
Market Director
2026.06.16

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Jose Lugo, AIA
Principal
Bermello Ajamil & Partners LLC (A Woolpert Company)

Date

Cc: Project File