

EXHIBIT A – SCOPE OF SERVICES

Oak Trails Park Improvements (the “Project”)

1.0 PROJECT DESCRIPTION

- 1.1 The Project is generally described as follows: **Consultant shall provide survey, civil engineering, landscape architecture and architecture design and permitting assistance for the proposed improvements to Oak Trails Park, located at 4230 NW 74 Street, Coconut Creek, FL 33073. Refer to Exhibit B for Project limits.**

2.0 BASIS OF SCOPE

This scope was prepared based on the Consultant’s understanding of the Project information provided by Brian Rosen, City of Coconut Creek, both via email and during a site visit conducted on August 23, 2023, and Consultant reserves the right to amend this scope should the proposed layout change.

2.1 General:

- The Client and Owner for this proposal is the City of Coconut Creek, and the Consultant is Miller Legg. Supporting the team are subconsultants Pacifica Engineering, Justin Architects, SGM Engineering and Masters Consulting Engineering.
- The purpose of this scope is to renovate the two (2) five-acre parcels to a natural passive park while renovating an existing +/-2000 s.f. building for classroom and restroom facilities. The design shall adhere to a \$2.5 million dollar project budget, including The Florida Communities Trust (FCT) grant requirements.
- Permitting and construction for the project scope will be completed in one (1) phase. Phasing plans are not included in the scope. If requested, phasing plans shall be provided as an additional service.
- The project shall adhere to the following submittal schedule:
 - Survey, Geotechnical, Tree Inventory and Evaluation.
 - 15% Black Line Concept Plan and Opinion of Probable Cost (OPC).
 - 30% Schematic Design including color render site plan and OPC.
 - 60% Design Development Plans, DRC submittal, preliminary Florida Green Building Coalition calculations and applications, and OPC.
 - 90% Construction plans, permits, update to Florida Green Building Coalition documentation, and OPC.
 - Final Plans, construction bid, final Florida Green Building Coalition documentation, final OPC.
- Failure to complete the Project for reasons beyond the control of Consultant will not void this agreement. Work performed will be invoiced as a percentage of the fee for said task.

- The Project Documents shall be presented within the general format outlined below as individual PDF components for individual signature by responsible professional:
 - Project Cover Sheet
 - Project Index

 - Survey

 - Civil Index of Plans Cover
 - Site Plan
 - General Notes & Specifications
 - Demolition Plan
 - Earthwork Plan
 - Earthwork Specifications & Details
 - Paving & Grading Plan
 - Paving & Grading Specifications & Details
 - Water & Sewer Plan
 - Water & Sewer Specifications & Details
 - Stormwater Pollution Prevention Plan (SWPPP) & Details

 - Landscape Index of Plans Cover
 - Tree Disposition
 - Tree Mitigation / Planting Plan
 - Site Amenities Plan
 - Site Amenities Details
 - Irrigation Plan Specifications & Details

 - Architecture Index of Plans Cover
 - Architecture Plans
 - Architecture Elevations
 - Architecture Specifications & Details

 - Structural Index of Plans Cover
 - Structural Plans
 - Structural Specifications & Details
 -
 - MEP Index of Plans Cover
 - MEP Plans
 - MEP Specifications & Details

 - Geotechnical Report

- The City shall be responsible for coordination of submission of the Site Plan and DRC approvals. Consultant shall provide support in the form of landscape architecture, engineering and architecture drawings, exhibits, and calculations during this process. No other deliverables by the Consultant are included as part of the Site Plan or DRC approval process under this scope.

- Engineering approvals will be required from all Authorities Having Jurisdiction (AHJs) including the City of Coconut Creek, Cocomar Water Control District (CWCD), Florida Department of Environmental Protection (FDEP), Broward County Resilient Environment Department (BCRED) and South Florida Water Management District (SFWMD).
- Application fees for governmental agency permitting are not included in this scope. Consultant shall prepare and update site related permitting dates and estimated permit fees during the design process.
- This scope includes current Florida Building Code provisions and the anticipated tentative adoption of the 8th edition, 2023 FBC. Adoption of any Florida Building Code editions beyond the 8th edition are not included in this scope, but may be provided as an additional service.
- Consultant does not guarantee the scope will result in issuance of permit(s) or approvals by the regulatory agencies. Issuance of permits is a discretionary decision which ultimately may not be based solely on the scope of the Consultant's work.
- All previous environmental reports and regulatory enforcement documents shall be required prior to the start of this Agreement.
- The site is not subject to any requirements stemming from a Phase 1 or Phase 2 environmental site assessments (ESA).
- Consultant will attempt to supply all required deliverables in an expeditious manner. However, Consultant has no control of third-party deliverables or Authority Having Jurisdiction (AHJ) review timelines, which may ultimately affect the Client's projected schedule.
- The Client design documents provided to Consultant shall meet the requirements of the Americans with Disabilities Act (ADA) as it relates to all issues associated with pedestrian connectivity and building access.
- Project book format specifications are not included under this scope. Notes and specifications will be provided on the plans.
- Construction services are not included within this scope of services and anticipated to be a future supplemental additional service when requested.
- Services such as environmental and protected species studies/monitoring services are not included in this scope but can be provided as an additional service at Client request.
- Vacating existing rights-of-ways, easements, or platting services, public outreach, site plan amendments, rezoning, special permit, or land use plan amendment (LUPA) processes are not included in this scope of services. If required, these can be provided as additional services.

2.2 Boundary and Topographic Survey:

- Alta Survey is *not* required.
- The survey will be based on legal description provided by Client.
- Review of Ownership and Encumbrance report.
- Topographic survey elevations will be shown at break points; invert elevations are *not* shown. A topo of full right-of-way and two (2) pond cross-sections will be measured.
- Elevations will be shown on a grid sufficient for earthwork and stormwater analysis.
- If boundary inconsistencies (i.e. overlaps, hiatuses) with adjoiners exist, a survey report per minimum technical standards may be required and an additional fee may be negotiated.
- Location of underground utilities are based on site observation only or Consultant's designations. Consultant cannot guarantee that all utilities will be located.
- Ownership & encumbrance reporting is included and provided by an independent title consultant, through reimbursement. If Title of Opinion is not performed or provided, Client assumes liability for missing recorded information.

2.3 Subsurface Utility Engineering (SUE) Services:

- Utility designation is being provided in an attempt to prevent the likelihood of damage during excavation and/or provide design information.
- Results are dependent upon field conditions at the time of locating services.
- American Public Works Association (APWA) standards are used for marking.
- Consultant shall provide marking services only; no CAD drawing are included in this scope.
- Consultant is *not* responsible for errors and omissions of recorded utility information.
- Information provided by Consultant is for informational purposes and is intended to be used prior to excavation. Prior to Project construction, the

excavating contractor is responsible for securing locations of public utilities through Sunshine State One Call of Florida (800-432-4770).

- The performance of Consultant's services is limited to full and unobstructed access including, but not limited to: mechanical rooms, manholes, hand holes, vaults, meter rooms, telecom rooms, fixtures (plumbing, electrical, communication), dispensers, fenced compounds, tanks and structures. Full cooperation from the on-site personnel is necessary to perform a complete survey.

2.4 Landscape Architecture / Arborist:

- Site Plan/DRC processing is required, Consultant shall prepare submittal plans for Client submission.
- Park program elements are limited to include passive natural activities: a half mile of walking paths, two (2) non-illuminated / non-athletic turf multipurpose fields, limited parking on east parcel to support the classroom building, site amenities and one (1) acre pine flatwood community planting.
- There are existing trees on site; tree removal is required; the permitting agency is City of Coconut Creek. Planting Plans shall be limited to mitigation trees from removal of trees and pine flatwood community planting, no additional planting beyond is included.
- Temporary Irrigation for the Project is required: there is an existing well water source system located within the existing five (5) acre portion of the site; the water source for the temporary irrigation is to be either potable or the existing well system. Irrigation Plans shall be diagrammatic, and performance based for establishment of the one (1) acre tree natural area. Electrical and/or Water use permitting is not required.
- Hardscape is limited to half-mile pathways and pedestrian access. No decorative hardscape is included in the scope.
- Interpretive kiosk and signage posts for FCT grant are included (graphic, including boards, to be provided by client). Other site / project signage is not a part of the scope.
- Site amenities are included in this scope and are limited up to four (4) fitness equipment stations, two (2) standard picnic tables, one (1) site water fountain if not attached to existing building, fencing, and vehicular gates along 74th Street frontage.
- Site lighting design and plans are not included in this scope and are limited to existing building renovations.

2.5 Civil Engineering:

- Off-site existing utilities of sufficient size, depth, pressure, and capacity are available and accessible to the site and will serve as the source for accommodating this Project. Existing sewer and associated well fields shall be analyzed and provisions for abandonment or removal as required is included. Design of a grinder pump sanitary lift station to an off-site infrastructure is included in this scope. Design of a potable water connection to off-site is included. Existing wells shall be analyzed, and abandonment well is included if necessary.
- Design of electrical service to grinder station, as required, will be by MEP subconsultant.
- Off-site utility improvements or extensions beyond 50 feet from property limits are not included under this scope.
- On-site engineering improvements for proposed utility connections will be designed to terminate 5 feet outside the proposed building envelope. MEP subconsultant will be responsible for the design of this connection.
- Should civil engineering design or permitting requirements vary or extend beyond this Basis of Scope, additional design and permitting services may be required (e.g. improvements outside of project area, etc.) Refer to Exhibit B for Project and scope limits.
- Traffic, parking, or signalization studies (or updates to previously issued studies) are not included in this scope. If AHJs determine these are required, they could be provided as additional services.
- Off-site roadway or traffic improvement shall be limited to driveway connections. Other activities such as roadway widening, turn lanes, intersection improvements, or traffic signalization are not included in this scope. Should these services be required as a result of AHJ reviews, Consultant shall assist with these tasks as an additional service.
- All required Maintenance of Traffic (MOT) designs/operations shall be provided by Contractor and approved by Owner. MOT plans are not included in the scope.
- Any required National Pollutant Discharge Elimination System (NPDES) permit from Florida Department of Environmental Protection (FDEP) will be obtained by the Contractor.
- Periodic inspection and reporting of the approved SWPP plan per NPDES requirements are not included in the scope. If required, Consultant could assist with these tasks as an additional service.
- Consultant shall prepare stormwater management calculations. These may include preparation of drainage analysis, modeling and associated

pipe/structure sizing as required for the proposed on-site improvements. confined to within the project area (see Exhibit B). Should calculations or improvements extend beyond the Project area due to Regulatory Agency review requirements, they will be provided as additional services.

- FEMA floodplain analysis, study or map amendment is not included in this scope. If required, Consultant can assist with these tasks as an additional service.
- If any Authority Having Jurisdiction (AHJ) issues or implements design or development code changes related to site civil improvements, which differ from those in place at the time of execution of this agreement and which trigger changes or revisions to the scope at any stage of the Project, an additional service may be issued by Consultant. This includes but is not limited to storm water design criteria or associated flood elevation changes, potable water system design criteria and/or sanitary sewer system design criteria.

2.6 Geotechnical:

- Geotechnical services, as required for paving, earthwork, and drainage design calculations are included in this scope. Lake fill recommendations, soil borings and percolation tests shall be included as part of geotechnical investigation provided to the Geotechnical subconsultant.

2.7 Architecture:

- Analyze and develop design for renovations to existing building are including the following:
 - Exterior – new windows and doors, repair or replace roof, new entry points, two (2) restrooms, one (1) main.
 - Interior – meeting room, two (2) exterior access restrooms, one (1) interior restroom, small office, if feasible and utility storage.
- Coordinate with the Structural engineer to determine feasibility of proposed design based on the existing.

2.8 Structural Engineering:

- Coordinate with the architect to determine feasibility of proposed design based on the existing.
- Perform wind analysis and design and provide components and cladding wind pressures for the replacement of the existing buildings exterior features.
- Evaluate existing building's door and window jambs are properly reinforced and provide reinforcement details as required.

- Provide structural details for new entry openings.
- Provide structural details for the proposed miscellaneous structures which include:
 - i. Supporting slab on grade for exercise equipment.
 - ii. Foundations for interpretive kiosks & FCT signs.
 - iii. Supporting slab on grade for park benches.
 - iv. Foundation for pre-manufactured PVC fence post.
 - v. Foundation for pre-engineered, pre-manufactured gate system.

2.9 Mechanical, Electrical and Plumbing (MEP):

- The existing electrical service lines on-site will be investigated and analyzed but it is assumed that replacement is necessary as the main feeder may have been removed when the main house was demolished. If a new service is required, the source of the new service shall be from 74th Street. The electrical system shall be designed to support rehabilitation of existing systems including a proposed grinder pump and new fixtures as coordinated with Architect. Existing security lighting around the building shall be analyzed for improved coverage. No site lighting is included in this scope.
- The existing water service was a well system, a new potable system is required for the existing building. The source of the new service shall be from 74th Street. Water system to support three (3) single use restrooms, exterior water fountain with bottle filler and exterior water connections hose bibs.
- The existing sewer system was septic. A new sewer system and connection to a small grinder pump to off-site existing force main by civil engineering.
- The existing building mechanical system shall be analyzed. The scope assumes replacement of the existing HVAC and hot water system.
- Design shall provide within the existing building accommodations for other systems including internet service, ethernet / Wi-Fi and telephone.
- Provide application and submission of Florida Green Building Coalition Certification as required by GBI. Application and submittals shall be provided by SGM Engineering.

2.10 Sustainability Certification:

- Project will be coordinated and submitted for Florida Green Building Coalition certification, by SGM Engineering. Credits are subject to interpretation by the FBGC and achievement of credits cannot be guaranteed. All certification fees shall be reimbursed by Client.

- If USGBC LEED certification associated energy calculations are determined to be required, the scope provides scope for minimum LEED certification through USGBC and provided by subconsultant commission agent Spinnaker Group.
- Credit Interpretation Rulings (CIRs), registration, certification, credit appeals, or Project design changes *are not included*. If required, these services can be provided as an additional service.
- The plans to be provided for the submission submittal are to be 60% Design Development plans. The plans will be provided on 8.5"x11" sized exhibits or as required.
- Certification fees for either FBGC or USGBC to be paid by subconsultant reimbursed as part of Reimbursable Expenses.

2.11 Information to be provided by Client:

- Authorization from property owner shall be provided as necessary to enter the Property and conduct this investigation.
- Historical Boundary Survey of two adjoining parcels, Legal description of the Park Site and the two adjoining sites.
- Existing as-built Building floor plans and elevations; for analysis of existing structure review.
- Previous reports and assessments, including Phase 1 or 2 environmental site assessments (ESA).
- Copies of all relevant data, including correspondence, reports, plans or information in its possession which may be beneficial to the work effort performed by the others required for Consultant's services.

3.0 SCOPE OF BASIC SERVICES AND FEE

The scope of services to be provided by consultant shall be as follows:

Task 1 Survey

- A. **Boundary and Topographic / Tree Location Survey** - Consultant shall prepare a survey showing the spot elevations at the high and low break points in the cleared areas, above-ground improvements, and locations of accessible trees and/or tree clusters within the two parcels adjoining the existing park site. The size and depth of the ponds will be obtained for fill quantity purposes. The adjacent roadway, visible utilities, and the sanitary lift station will be shown with surface elevations. Consultant shall obtain elevations of the existing structure within the east parcel including the main floor and the two lower floors

for design purposes. Client shall provide Consultant with a copy of the legal description and boundary survey of the property. Trees located will be 3" DBH and larger, within the parcels adjoining the existing park property boundary and those individual trees in cleared areas within the existing park. This task does not include an arborist assessment of the surveyed trees.

- B. **Review Property Title Report** - Consultant shall review a Title report and/or an Ownership and Encumbrance report obtained by a Title Service Provider retained by Consultant revealing any easements or other encumbrance(s) that may affect the site. Reported findings shall be plotted on the survey.
- C. **Underground Utility Designation** – Consultant shall provide utility designation services at the above referenced Project. APWA standards are used for marking. A subsurface ground penetrating radar (GPR) unit will be used in addition to electromagnetic induction (EM) to perform/verify horizontal locations of any detectable utility. A GPR unit can assist in identifying nonmetallic utilities and other structures that are unidentifiable using traditional electromagnetic techniques. Factors such as soil moisture clay content, and variations in the dielectric constants of materials control the effectiveness of the GPR method. Additionally, passive VLF signals can be detected on other metallic utilities that are typically long in length are well grounded electrically.

Designating underground utilities is not an exact science. Therefore, Consultant expresses no guarantees that using one or any of the available technologies for identifying utilities/structures will identify all utilities/structures and/or meet the objective of each individual Project. Client understands that limitations within the available technology, the complexity of site conditions and circumstances beyond the control of Consultant may limit the performance/results of Consultant's services.

The services provided by Consultant shall be performed in accordance with generally accepted professional practices as related to the nature of services performed. Consultant cannot guarantee that all utilities within any given survey area will be identified due to inherent limitations within technology and existing site conditions. Utility location is being provided in an attempt to prevent or reduce the likelihood of damage during excavation and/or provide design information.

Task 2 **Geotechnical** – These services will be provided by Pacifica Engineering Services, LLC. And include the following:

Subconsultant shall perform four (4) Standard Penetration Test (SPT) borings to a depth of 10 feet for the west parcel proposed parking lot.

- Perform four (4) SPT borings to a depth of 10 feet for the east parcel proposed parking lot.

- Perform two (2) Percolation Test per South Florida Water Management District Standard (one Percolation at each parking lot as proposed by civil engineer).

The results of our work will be transmitted in a report which will specifically contain information listed below:

1. A location plan of the site showing the location of the soil borings and percolation tests.
2. Logs of the exploratory borings, which furnish the results of the borings and SPT sampling.
3. Results of the percolation tests including hydraulic conductivity value "k".
4. The existence of organic soils or any other soil conditions.
5. Groundwater readings during the time of the field exploration.
6. Soil boring profiles will be provided, which furnish the results of the SPT sampling.
7. Requirements for site preparation.
8. Pavement subgrade recommendations.

Task 3

Arborist Tree Inventory & Evaluation - Consultant shall prepare a tree inventory and evaluation by an International Society of Arboriculture (ISA) Certified Arborist showing locations of trees pursuant to City of Coconut Creek code. Inventory shall show hardwood and palm trees only: Invasive exotics shall not be located. Trees located will be 3-inch DBH and larger, within the subject property boundary. The tree inventory and evaluation shall reflect the following data to meet the requests of the of City of Coconut Creek tree species; common and scientific names; dbh (diameter at breast height) for dicot trees; clear trunk, grey wood, or overall heights for palms; canopy spread, and general health/ condition/ hazard determination as evaluated by an ISA Certified Arborist. The location of trees will be recorded using a differential global positioning satellite (dGPS) and displayed on map with aerial background.

Task 4

15% Conceptual Design - Order of Magnitude and Feasibility Study

- A. **Conceptual Site Plan**- Consultant shall prepare a black line conceptual site layout plan and architectural interior layout for Client review.
- B. **Landscape Architecture** – Consultant shall analyze existing tree data, required tree removal, conceptual planting of one (1) acre of pine flatwood, and site amenities. Temporary irrigation shall be estimated and identified only by area necessary for establishment of pine flatwood planting.
- C. **Civil Engineering** – Consultant shall analyze existing site features for demolition, earthwork, parking, pathways water and sewer systems.
- D. **Architecture** – Subconsultant shall develop and provide As-built. Provide preliminary layout for interior of building.

- E. **Structural** – Subconsultant shall coordinate with architect to determine feasibility of proposed design based on the existing building structure.
- F. **MEP** – Subconsultant shall analyze existing systems and provide recommendations for electrical, water, sewer, mechanical and other infrastructure.
- G. **Conceptual Design Opinion of Probable Cost** - Consultant shall prepare a 15% Conceptual Design OPC for the Project. The opinion shall address conceptual existing building renovations, tree impacts / tree mitigation, site amenities, earthwork, paving, drainage, water and sewer, architecture, structural and mechanical improvements.

Task 5

30% Schematic Design – Based upon 15% submission and comments by Client a preliminary site layout shall be produced, including a color rendering site plan and 30% OPC.

- A. **Schematic Site Plan**- Consultant shall prepare a preliminary site plan including color rendering and updated architectural interior layout for Client review.
- B. **Landscape Architecture** – Consultant shall provide preliminary data required tree removal, conceptual planting of one acre of pine flatwood, and site amenities. Temporary irrigation shall be schematic identifying water source and area.
- C. **Civil Engineering** – Consultant shall provide preliminary site features for demolition, earthwork, parking, pathways water and sewer systems.

Based upon the Client-provided programming approach, Consultant shall prepare a 30% Schematic Plan showing the general alignment and general layout of parking areas and infrastructure improvements including vehicular and pedestrian access/circulation, utility lines, storm drainage lines and preliminary grading. Consultant shall research, and compare the utility maps, as-builts and existing site conditions for potential limitations and conflicts of the proposed systems and other constraints that may impact design and permitting in coordination with architecture, structural, and MEP.

On-Site Stormwater Exhibits and Calculations – Consultant shall prepare the following exhibits: overall drainage schematic, pre- vs. post-conditions summary, drainage calculations, and narrative related to the application of water quality criteria.

Design revisions required by Client upon review of the initial design shall be included in this fee. Subsequent revisions or revisions required by concept changes after substantial completion of the design shall be provided as additional services.

Revisions do not include major site plan changes or layout reconfiguration.

- D. **Architecture** – Subconsultant shall develop and provide Schematic Design layout of program within existing building and initial interior and exterior finishes.
- E. **Structural** – Subconsultant shall coordinate with architect to determine feasibility of proposed design based on the existing building structure. Consultant shall provide analysis of structural details for new entry openings and perform wind analysis and design and provide components and cladding wind pressures for the replacement of the existing building's exterior windows and doors.
- F. **MEP** – Subconsultant shall provide preliminary layout and Schematic Design recommendations for electrical, water, sewer, mechanical and other infrastructure.
- G. **Schematic Design Opinion of Probable Cost** - Consultant shall prepare a 30% Schematic Design OPC for the Project. The opinion shall address schematic existing building renovations, tree impacts / tree mitigation, site amenities, earthwork, paving, drainage, water and sewer, architecture, structural and mechanical improvements.

Task 6

60% Design Development – Based upon the 30% submission, Design Development plans, DRC Submittal, updated color rendered site plan, Preliminary FGBC Sustainability Calculations and Application and 60% OPC.

- A. **DRC Approval Process Assistance** – Consultant shall submit final Design Development Documents to Client for DRC submittal. After the initial DRC submittal, Consultant will assist Client responses to DRC submission and address compiled DRC comments in an expeditious manner. However, Consultant is not responsible for regulatory agency internal review timelines.

DRC Attendance – Consultant shall attend in-person meetings or conference call at the direction of Client included within Design / DRC Meeting Attendance Task.

- B. **Landscape Architecture** – Consultant shall provide updated data required tree removal, conceptual planting of one acre of pine flatwood, and site amenities. Temporary irrigation shall identify water source and components. Site amenities shall be outlined, and manufacturer cut sheets assembled for Client review.

Consultant shall review a tree survey and prepare analyze data on the existing site conditions to prepare tree removal documents for the Project. The documents will designate existing trees to be preserved or, removed as well as new trees necessary for replacement credits, if required. The documents shall include plans, details, tree credit and

replacement charts, and notes for the proposed tree preservation, removal, and relocation activities meeting the minimum requirements of the City of Coconut Creek. The documents will be submitted to the City of Coconut Creek for review.

Consultant shall prepare planting design documents for tree mitigation, meeting the minimum requirements for the City of Coconut Creek. The documents shall include plans, details, quantities, notes and size specifications for the installation of the proposed landscaping and will be submitted to the City of Coconut Creek as part of the site plan package.

Consultant shall prepare preliminary site amenities layout and details, including manufacturer cut sheets for Client review.

Consultant shall, if necessary, update color rendering.

- C. **Civil Engineering** – Based upon the Client-provided programming approach, Consultant shall prepare a 60% Design Development Plans and supporting documents and calculations for site, utility, and infrastructure improvements including site demolition/clearing, vehicular and pedestrian access/circulation, utility services, paving, drainage, and final grading.

Consultant shall also prepare stormwater management calculations. This includes drainage analysis and modeling limited to the Project area.

Consultant shall prepare earthwork calculations to evaluate the requirements for filling the site and lake acreage required to obtain the necessary fill. The consultant shall evaluate the fill requirements and availability based on the proposed site plan.

Consultant may also show alignment of non-civil utilities such as chilled water, gas, IT/communication, and electrical utilities on the Construction Documents. The design, alignment and associated sizes/depths of these non-civil utilities shall be provided to Consultant by Client's MEP Consultant.

- D. **Architecture** – Subconsultant shall develop and provide Design development plans and details including interior and exterior finishes.
- E. **Structural** – Subconsultant shall develop and provide Design Development plans and details including preliminary details.
- F. **MEP** – Subconsultant shall provide Design Development plans and details for electrical, water, sewer, mechanical and other infrastructure.
- G. **Design Development Opinion of Probable Cost** - Consultant shall prepare a 60% Design Development OPC for the Project. The opinion

shall address design development building renovations, tree impacts / tree mitigation, site amenities, earthwork, paving, drainage, water and sewer, architecture, structural and mechanical improvements.

- H. **FGBC Application** – Consultant shall provide calculations and site and required documentation for the Florida Green Building Coalition Certification. Subconsultant shall submit application. Fees for submittal certification shall be invoiced under Reimbursable Expenses.

Task 7

90% Construction Documents - Based upon the 60% submission, Consultant shall prepare construction documents, address final DRC comments, prepare, and submit permit documents and 90% OPC.

Consultant shall prepare Construction Documents to a level of completeness required for permitting agency submittals.

- A. **Landscape Architecture** – Consultant shall prepare 90% construction plans for Tree Removal / Mitigation, Site amenities and associated details.

Consultant shall develop design for the installation of one (1) acre of pine flatwood area.

Consultant shall develop design for the installation of a temporary irrigation system within the one (1) acre pine flatwood area.

Consultant shall develop design of site amenities and associated details. Structural footers shall be coordinated with Subconsultant.

The construction documents will include location, quantity and size of proposed irrigation materials for installation.

- B. **Civil Engineering** – Consultant shall prepare the plans, supporting documents and for site, utility, and infrastructure improvements including site demolition/clearing, vehicular and pedestrian access/circulation, utility services, paving, drainage, and final grading.

90% CDs shall be used for initial permit submittals to AHJs. Final 100% CDs will be produced and issued based on revisions made as a result of the permitting process through AHJs.

- C. **Architecture** – Subconsultant shall prepare 90% Construction Documents, calculations, and details.

- D. **Structural**- Subconsultant shall prepare 90% Construction Documents, calculations, and details.

Subconsultant shall evaluate existing building's door and window jambs are properly reinforced and provide reinforcement details and the site structural features.

Subconsultant shall provide structural footers calculations and details for site amenities.

- E. **MEP** – Subconsultant shall prepare 90% Construction Documents, calculations, and details.

Subconsultant shall evaluate existing building systems and provide schematics, calculations, and details.

- F. **Construction Documents Opinion of Probable Cost** - Consultant shall prepare a construction OPC for the Project. The opinion shall address existing building renovations, tree impacts / tree mitigation, site amenities, earthwork, paving, drainage, water and sewer, architecture, structural and mechanical improvements.

- G. **FGBC Updates** – Consultant shall coordinate with and provide updates required documentation for the Florida Green Building Coalition.

Task 8

Permitting Services

- A. **Tree Removal Permitting** - Consultant shall prepare a vegetation/tree removal permit application and support documentation that includes plans, location maps, mitigation tables and other information as required for permitting existing trees proposed for removal or relocation. This includes mitigation of trees on the landscape plan. Consultant shall then submit the tree removal permit application package to the City of Coconut Creek for removal/relocation activities associated with the existing trees on site. This Task does *not* include the application fee required for tree removal/relocation.
- B. **Government Agency Permitting** - Consultant shall assist Client in preparing and submitting site engineering permit applications, plans, and support data to AHJs including:
- City of Coconut Creek
 - Cocomar Water Control District (CWCD)
 - Florida Department of Environmental Protection (FDEP)
 - Broward County Resilient Environment Department (BCRED)
 - South Florida Water Management District (SFWMD)

After the initial permit application submittal, Consultant will respond to, and address compiled regulatory agency review comments in an expeditious manner. However, Consultant is not responsible for regulatory agency internal review timelines.

Additional permitting and coordination services because of Client revisions or agency review comments which may extend/expand the scope of the Project beyond the stipulations outlined under Section 2.0 Basis of Scope, shall be performed as an additional service.

Task 9 **100% Final Plans**

- A. **100% Final Plans** - Based on the Client, and AHJ approved 90% Construction Documents, Consultant shall prepare Final Plans to a level of completeness required for Contractor bidding. Final Plans shall be accompanied by a Final OPC.

Task 10 **Sustainability Commissioning LEED:** If determined required and authorized, Subconsultant shall prepare minimum LEED certification commissioning and provide all calculations, coordination, and submittals with USGBC. LEED credits are subject to interpretation by the USGBC and achievement of credits cannot be guaranteed. LEED Consulting, Fundamental Cx and Energy Modeling is included.

The plans to be provided for the LEED submittal are to be schematic plans. The plans will be provided on 8.5"x11" sized exhibits or as required by USGBC.

Task 11 **Meeting Attendance** – Consultant shall attend up to four (4) design submittal meetings, up to two (2) permitting meetings and one (1) DRC meeting.

Task 12 **Reimbursable Expenses**

- A. **Ownership & Encumbrance Reports** – Consultant shall be reimbursed for title work fees and associated documentation. Fees estimated to be \$1,000.00 per parcel, if these fees exceed this amount, additional funding will be requested.
- B. **Florida Green Building Coalition Application** - Subconsultant shall be reimbursed for application fees and associated documentation. Application and fees estimated to be \$5,000.00, if these fees exceed this amount, additional funding will be requested.
- C. **USGBC LEED Application** - Subconsultant shall be reimbursed for application fees and associated documentation. Application and fees estimated to be \$5,000.00, if these fees exceed this amount, additional funding will be requested.
- D. **Project Expenses** – This fee is for customary costs, travel, including subconsultants. This fee may be increased in the event Client authorizes additional services.

The remainder of this page is intentionally blank.

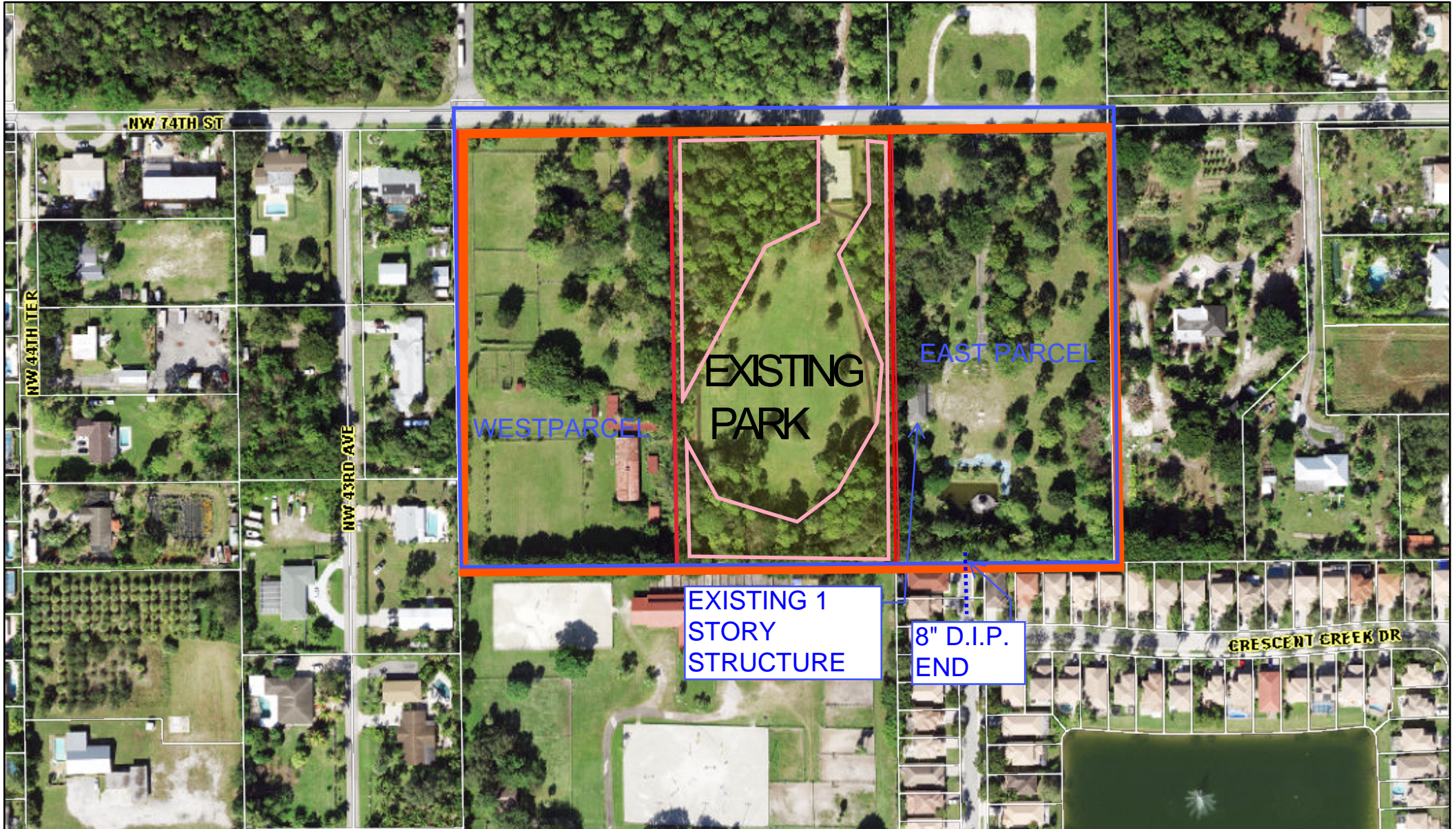
FEE SUMMARY				
TASK NO.	TASK	RATE	QTY.	LUMP SUM FEE
SURVEY AND SUE PHASE				
Task 1	Survey			
	Boundary and Topographic Survey			
	Project Manager	\$ 190.00	2.00	\$ 380.00
	Land Surveyor (PLS Registered)	\$ 160.00	23.00	\$ 3,680.00
	Land Surveyor	\$ 130.00	23.00	\$ 2,990.00
	Drafter / GIS	\$ 110.00	80.00	\$ 8,800.00
	Survey Crew 2-Man	\$ 140.00	60.00	\$ 8,400.00
	Survey Crew 3-Man	\$ 175.00	160.00	\$ 28,000.00
	Boundary and Topographic Survey Tasks Subtotal:			\$ 52,250.00
	Underground Utility Designation			
	Project Manager	\$ 190.00	1.00	\$ 190.00
	Land Surveyor (PLS Registered)	\$ 160.00	2.00	\$ 320.00
	Land Surveyor	\$ 130.00	4.00	\$ 520.00
	Drafter / GIS	\$ 110.00	13.00	\$ 1,430.00
	Survey Crew 2-Man	\$ 140.00	16.00	\$ 2,240.00
	Underground Utility Designation Tasks Subtotal:			\$ 4,700.00
	Survey Subtotal			\$ 56,950.00
GEOTECHNICAL ENGINEERING				
Task 2	Geotechnical			
	Mobilization of Drill Equipment	\$ 420.00	1.00	\$ 420.00
	Soil Test Borings with Truck Mounted Rig (ASTM D-1586) - 0 to 50 Feet	\$ 15.00	80.00	\$ 1,200.00
	Casing (3 in) - Truck Mounted Rig - 0 to 50 feet	\$ 7.00	40.00	\$ 280.00
	Grout - Truck Mounted Rig - 0 to 50 feet	\$ 5.00	80.00	\$ 400.00
	Percolation Test per SFWMD	\$ 550.00	2.00	\$ 1,100.00
	Senior Engineering Technician (Site Reconnaissance, Boring Layout and Underground Utility Clearance)	\$ 105.00	4.00	\$ 420.00
	Lab - Determination of Organic Content	\$ 55.00	4.00	\$ 220.00
	Lab - Natural Moisture Content	\$ 20.00	4.00	\$ 80.00
	Lab - Wash No. 200 Sieve (ASTM D-1140)	\$ 60.00	4.00	\$ 240.00
	Principal Engineer (PE Registered)	\$ 250.00	1.00	\$ 250.00
	Geotechnical Engineer	\$ 165.00	8.00	\$ 1,320.00
	Technician	\$ 95.00	6.00	\$ 570.00
	Geotechnical Tasks Subtotal			\$ 6,500.00
ARBORIST TREE INVENTORY & EVALUATION				
Task 3	Arborist Tree Inventory & Evaluation			
	Project Manager	\$ 190.00	1.00	\$ 190.00
	Landscape Architect (State Registered).	\$ 155.00	2.00	\$ 310.00
	Arborist (ISA Certified)	\$ 150.00	30.00	\$ 4,500.00
	Arborist Tree Inventory & Evaluation Tasks Subtotal			\$ 5,000.00
15% CONCEPTUAL DESIGN				
Task 4	Conceptual Design			
	Project Manager	\$ 190.00	10.00	\$ 1,900.00
	Landscape Architect (State Registered) (LA)	\$ 155.00	9.00	\$ 1,395.00
	Planner (LA)	\$ 125.00	14.00	\$ 1,750.00
	Landscape Designer (LA)	\$ 110.00	18.00	\$ 1,980.00
	Senior Engineer (PE Registered) (Civil)	\$ 190.00	8.00	\$ 1,520.00
	Engineer (Civil)	\$ 140.00	20.00	\$ 2,800.00
	Computer-Aided Drafter & Design (Civil)	\$ 110.00	8.00	\$ 880.00
	Project Manager (Architect)	\$ 190.00	4.00	\$ 760.00
	Drafter / GIS (Architect)	\$ 110.00	32.00	\$ 3,520.00
	Principal Engineer (PE Registered) (Structural)	\$ 250.00	0.50	\$ 125.00
	Senior Engineer (PE Registered) (Structural)	\$ 190.00	1.00	\$ 190.00
	Engineer (Structural)	\$ 140.00	6.00	\$ 840.00
	Senior Engineer (PE Registered) (MEP)	\$ 190.00	8.00	\$ 1,520.00
	Engineer (MEP)	\$ 140.00	18.00	\$ 2,520.00
	Computer-Aided Drafter & Design (MEP)	\$ 110.00	30.00	\$ 3,300.00
	15% Conceptual Design Tasks Subtotal			\$ 25,000.00

30% SCHEMATIC DESIGN				
Task 5	Schematic Design			
	Project Manager	\$ 190.00	10.00	\$ 1,900.00
	Landscape Architect (State Registered) (LA)	\$ 155.00	4.00	\$ 620.00
	Planner (LA)	\$ 125.00	8.00	\$ 1,000.00
	Landscape Designer (LA)	\$ 110.00	37.00	\$ 4,070.00
	Senior Engineer (PE Registered) (Civil)	\$ 190.00	28.00	\$ 5,320.00
	Engineer (Civil)	\$ 140.00	48.00	\$ 6,720.00
	Computer-Aided Drafter & Design (Civil)	\$ 110.00	60.00	\$ 6,600.00
	Architect (Architect)	\$ 170.00	4.00	\$ 680.00
	Project Manager (Architect)	\$ 190.00	24.00	\$ 4,560.00
	Drafter / GIS (Architect)	\$ 110.00	40.00	\$ 4,400.00
	Principal Engineer (PE Registered) (Structural)	\$ 250.00	2.00	\$ 500.00
	Senior Engineer (PE Registered) (Structural)	\$ 190.00	3.00	\$ 570.00
	Engineer (Structural)	\$ 140.00	9.00	\$ 1,260.00
	Technician (Structural)	\$ 95.00	12.00	\$ 1,140.00
	Senior Engineer (PE Registered) (MEP)	\$ 190.00	8.00	\$ 1,520.00
	Engineer (MEP)	\$ 140.00	18.00	\$ 2,520.00
	Computer-Aided Drafter & Design (MEP)	\$ 110.00	30.00	\$ 3,300.00
	Sustainability Specialist (MEP)	\$ 165.00	8.00	\$ 1,320.00
	30% Schematic Design Tasks Subtotal			\$ 48,000.00
60% DESIGN DEVELOPMENT				
Task 6	Design Development			
	Project Manager	\$ 190.00	7.66	\$ 1,455.00
	Landscape Architect (State Registered) (LA)	\$ 155.00	4.00	\$ 620.00
	Planner (LA)	\$ 125.00	8.00	\$ 1,000.00
	Landscape Designer (LA)	\$ 110.00	20.00	\$ 2,200.00
	Senior Engineer (PE Registered) (Civil)	\$ 190.00	24.00	\$ 4,560.00
	Engineer (Civil)	\$ 140.00	50.00	\$ 7,000.00
	Computer-Aided Drafter & Design (Civil)	\$ 110.00	85.00	\$ 9,350.00
	Architect (Architect)	\$ 170.00	4.00	\$ 680.00
	Project Manager (Architect)	\$ 190.00	24.00	\$ 4,560.00
	Drafter / GIS (Architect)	\$ 110.00	40.00	\$ 4,400.00
	Principal Engineer (PE Registered) (Structural)	\$ 250.00	0.50	\$ 125.00
	Senior Engineer (PE Registered) (Structural)	\$ 190.00	2.00	\$ 380.00
	Engineer (Structural)	\$ 140.00	14.00	\$ 1,960.00
	Technician (Structural)	\$ 95.00	16.00	\$ 1,520.00
	Senior Engineer (PE Registered) (MEP)	\$ 190.00	20.00	\$ 3,800.00
	Engineer (MEP)	\$ 140.00	32.00	\$ 4,480.00
	Computer-Aided Drafter & Design (MEP)	\$ 110.00	60.00	\$ 6,600.00
	Sustainability Specialist (MEP)	\$ 165.00	14.00	\$ 2,310.00
	60% Design Development Tasks Subtotal			\$ 57,000.00
90% CONSTRUCTION DOCUMENTS				
Task 7	Construction Documents			
	Project Manager	\$ 190.00	7.47	\$ 1,420.00
	Landscape Architect (State Registered) (LA)	\$ 155.00	3.00	\$ 465.00
	Planner (LA)	\$ 125.00	8.00	\$ 1,000.00
	Landscape Designer (LA)	\$ 110.00	10.00	\$ 1,100.00
	Senior Engineer (PE Registered) (Civil)	\$ 190.00	35.00	\$ 6,650.00
	Engineer (Civil)	\$ 140.00	60.00	\$ 8,400.00
	Computer-Aided Drafter & Design (Civil)	\$ 110.00	90.00	\$ 9,900.00
	Architect (Architect)	\$ 170.00	4.00	\$ 680.00
	Project Manager (Architect)	\$ 190.00	24.00	\$ 4,560.00
	Drafter / GIS (Architect)	\$ 110.00	40.00	\$ 4,400.00
	Principal Engineer (PE Registered) (Structural)	\$ 250.00	1.50	\$ 375.00
	Senior Engineer (PE Registered) (Structural)	\$ 190.00	2.00	\$ 380.00
	Engineer (Structural)	\$ 140.00	14.00	\$ 1,960.00
	Technician (Structural)	\$ 95.00	16.00	\$ 1,520.00
	Senior Engineer (PE Registered) (MEP)	\$ 190.00	20.00	\$ 3,800.00
	Engineer (MEP)	\$ 140.00	32.00	\$ 4,480.00
	Computer-Aided Drafter & Design (MEP)	\$ 110.00	60.00	\$ 6,600.00
	Sustainability Specialist (MEP)	\$ 165.00	14.00	\$ 2,310.00
	90% Construction Document Tasks Subtotal			\$ 60,000.00

PERMITTING				
Task 8	Permitting			
	Tree Removal Permitting			
	Project Manager	\$ 190.00	2.05	\$ 390.00
	Landscape Architect (State Registered)	\$ 155.00	2.00	\$ 310.00
	Arborist (ISA Certified)	\$ 150.00	8.00	\$ 1,200.00
	Landscape Designer	\$ 110.00	10.00	\$ 1,100.00
	Tree Removal Permitting Subtotal			\$ 3,000.00
	Government Agency Permitting			
	Project Manager	\$ 190.00	19.05	\$ 3,620.00
	Senior Engineer (PE Registered) (Civil)	\$ 190.00	32.00	\$ 6,080.00
	Engineer (Civil)	\$ 140.00	100.00	\$ 14,000.00
	Computer-Aided Drafter & Design (Civil)	\$ 110.00	30.00	\$ 3,300.00
	Government Agency Permitting			\$ 27,000.00
	Permitting Tasks Subtotal			\$ 30,000.00
100% FINAL PLANS				
Task 9	Final Plans			
	Project Manager	\$ 190.00	8.47	\$ 1,610.00
	Landscape Architect (State Registered) (LA)	\$ 155.00	3.00	\$ 465.00
	Planner (LA)	\$ 125.00	5.00	\$ 625.00
	Landscape Designer (LA)	\$ 110.00	10.00	\$ 1,100.00
	Senior Engineer (PE Registered) (Civil)	\$ 190.00	18.00	\$ 3,420.00
	Engineer (Civil)	\$ 140.00	20.00	\$ 2,800.00
	Computer-Aided Drafter & Design (Civil)	\$ 110.00	20.00	\$ 2,200.00
	Principal Architect (Architect)	\$ 250.00	1.00	\$ 250.00
	Architect (Architect)	\$ 170.00	2.00	\$ 340.00
	Project Manager (Architect)	\$ 190.00	8.00	\$ 1,520.00
	Drafter / GIS (Architect)	\$ 110.00	24.00	\$ 2,640.00
	Principal Engineer (PE Registered) (Structural)	\$ 250.00	1.00	\$ 250.00
	Senior Engineer (PE Registered) (Structural)	\$ 190.00	2.00	\$ 380.00
	Engineer (Structural)	\$ 140.00	5.00	\$ 700.00
	Technician (Structural)	\$ 95.00	8.00	\$ 760.00
	Project Manager (MEP)	\$ 190.00	6.00	\$ 1,140.00
	Engineer (MEP)	\$ 140.00	10.00	\$ 1,400.00
	Computer-Aided Drafter & Design (MEP)	\$ 110.00	22.00	\$ 2,420.00
	Sustainability Specialist (MEP)	\$ 165.00	12.00	\$ 1,980.00
	100% Final Plans Tasks Subtotal			\$ 26,000.00
SUSTAINABILITY COMMISSIONING LEED				
Task 10	Sustainability LEED			
	Sustainability Specialist (LEED Consulting)	\$ 165.00	118.00	\$ 19,470.00
	Sustainability Specialist (LEED Fundamental Cx)	\$ 165.00	128.00	\$ 21,120.00
	Sustainability Specialist (LEED Energy Modeling)	\$ 165.00	50.00	\$ 8,250.00
	Sustainability Commissioning LEED			\$ 48,840.00
MEETING ATTENDANCE				
Task 11	Meeting Attendance			
	Project Manager	\$ 190.00	10.00	\$ 1,900.00
	Senior Engineer (PE Registered) (Civil)	\$ 190.00	12.00	\$ 2,280.00
	Landscape Architect (State Registered) (LA)	\$ 155.00	8.00	\$ 1,240.00
	Meeting Attendance Tasks Subtotal			\$ 5,420.00
REIMBURSABLE EXPENSES				
Task 12	Reimbursable Expenses			
	Ownership & Encumbrance Reports	\$ 1,000.00	3.00	\$ 3,000.00
	Florida Green Building Coalition - Application Fees	\$ 5,000.00	1.00	\$ 5,000.00
	USGBC - LEED - Application Fees	\$ 5,000.00	1.00	\$ 5,000.00
	Project Expenses	\$ 4,500.00	1.00	\$ 4,500.00
	Reimbursable Expenses Subtotal			\$ 17,500.00
	TOTAL FEE			\$ 386,210.00

EXHIBIT B

Property Id: 474232010190



August 24, 2023

- LEGEND**
- BOUNDARY
 - PARCELS
 - TOPOGRAPHY
 - NON-PERMIT TREE OUTLINE

