

Deputy Chief Paul Langel BS, FM, CDM, FCA, CFEI, FiFireE
5160 NW Milner Drive
Port St. Lucie, FL 34983
772-519-2112
plangel@slcfd.org

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Ref: Request for Additional Services Proposal #2 for St. Lucie Village Parkway Fire Station 20

Wannemacher Jensen Architects, Inc. (WJA) is submitting this proposal to provide additional services for St. Lucie Village Parkway Fire Station 20.

SCOPE OF SERVICES

The subject property has a Future Land Use Designation of New Community Development (NCD) and is located in the Master Planned Unit Development (MPUD) Zoning District. We understand that the Fire District wishes to obtain approval for the new St. Lucie County Fire Station 20 which includes the addition of a regional lift station and communications tower (after site approval). This will require revisions to materials previously submitted for Site Plan approval from the City of Port St. Lucie.

The purpose of this proposal is to reflect changes to the previously agreed upon contract as a result of the addition of a regional lift station and communications tower (after site approval). We are also including tasks for approval of a Special Exception Use as outlined in the MPUD Zoning for Tradition Commerce Park North at Southern Grove to be addressed after initial site plan approval. The special exception use application requires two (2) public meetings (Planning & Zoning Board and City Council). Due to this, it is our recommendation to obtain approval of the site plan showing the regional lift station at this time followed by a minor site plan amendment and SEU approval for the addition of the cell tower to prevent approval delays. See below descriptions of required tasks associated with the aforementioned request.

SITE PLAN REVISIONS – ADDITION OF LIFT STATION

- 1. TEAM / AGENCY MEETINGS:** CONSULTANT will attend periodic development meetings with the CLIENT, Team, and Governmental entities to discuss the schedule and progress of the work. This also includes preliminary meetings with various agencies if required. As required, the CONSULTANT will coordinate with the CLIENT and other professionals to collect and submit required documents to the various agencies.
- 2. SITE PLAN REVISION:** CONSULTANT will prepare revisions to the existing site plan currently under review by staff along with supporting documents for the addition of a regional lift station. These plans will be submitted to the City of Port St. Lucie for approval as part of the current site plan application. In addition to the plan preparation, CONSULTANT will prepare the required application materials for submittal to the City of Port St. Lucie. This includes one (1) round of response to comments. Preparation for one (1) City Council meeting.

- 3. LANDSCAPE PLAN REVISION:** CONSULTANT will prepare a revised conceptual landscape plan as required by the City of Port St. Lucie to obtain site plan approval. Upon approval of the site plan, CONSULTANT will prepare a Code Minimum Landscape Plan for submission to the City of Port St. Lucie for final review and approval. Based upon CLIENT'S review and approval of the Landscape Plan, it will be submitted to the governing agency for their review process. This task revisions to address one (1) round of written comments from City of Port St. Lucie.
- 4. CONSTRUCTION PLAN REVISION:** Based on the CLIENT-approved final site layout, CONSULTANT will design and prepare construction plans and "short-form" specifications (included with the construction plans) utility revisions which depict a regional lift station for the proposed project. The revised plans will meet the requirements of the CLIENT and relevant permitting agencies, and will include the following: cover sheet, horizontal control, paving, grading, drainage, signage pavement markings, and associated details, water and wastewater utility design and associated details, and short-form specifications. Substantially complete construction plans and will be submitted to the CLIENT and appropriate agencies and all comments will be incorporated into the final set of documents.
- 5. PREPARATION OF LIFT STATION CALCULATIONS:** CONSULTANT will perform the required lift station calculations for the proposed project. The City of Port St. Lucie will require analyses of the station's pumps and impellers along with assumptions on build- out. CONSULTANT will prepare one (1) round of revisions to calculations to address staff comments. The lift station calculations will be submitted along with the Construction/Detail Plan submittal and will be used to obtain the required agreements with the Utility Department. This includes one (1) round of response to comments.

SITE PLAN AMENDMENT – CELL TOWER (AFTER SITE PLAN APPROVAL):

- 6. TEAM / AGENCY MEETINGS:** CONSULTANT will attend periodic development meetings with the CLIENT, Team, and Governmental entities to discuss the schedule and progress of the work in reference to the approval of the special exception use for a proposed cell tower. This also includes preliminary meetings with various agencies if required. As required, the CONSULTANT will coordinate with the CLIENT and other professionals to collect and submit required documents to the various agencies.
- 7. CONCEPTUAL SEU PLAN & SEU APPLICATION:** CONSULTANT will prepare a conceptual SEU plan which depicts the location of the proposed cell tower. The materials will be submitted to the City of Port St. Lucie for approval of a special exception use application to allow for a cell tower. In addition to the plan preparation, CONSULTANT will prepare the required application materials for submittal to the City of Port St. Lucie. CONSULTANT will prepare for one (1) SPRC meeting and one (1) round of response to comments. Preparation for one (1) Planning & Zoning Board meeting and one (1) City Council meeting. Attendance at meetings will be billed under Task 6 above.
- 8. SITE PLAN AMENDMENT APPLICATION:** CONSULTANT will prepare a revised site plan which will depict the location of the proposed cell tower. The materials will be submitted to the City of Port St. Lucie for approval of a site plan amendment application. In addition to the plan preparation, CONSULTANT will prepare the required application materials for submittal to the City of Port St. Lucie. CONSULTANT will prepare for one (1) SPRC meeting and one (1)

round of response to comments. Preparation for one (1) City Council meeting. Attendance at meetings will be billed under Task 6 above.

- 9. LANDSCAPE PLAN REVISION:** CONSULTANT will prepare a revised conceptual landscape plan as required by the City of Port St. Lucie showing the proposed cell tower location and appropriate landscape as required by code. This task revisions to address one (1) round of written comments from City of Port St. Lucie. The irrigation drawings will correspond with the Landscape Plan and submitted to the City of Port St. Lucie and will be submitted after the first review by staff to minimize revisions.

PROPOSED FEES

Additional Services Task	Total Fee
1. TEAM / AGENCY MEETINGS (Lift Station) – Lump Sum	\$1,800
2. SITE PLAN REVISION (Lift Station) – Lump Sum	\$2,640
3. LANDSCAPE PLAN REVISION (Lift Station) – Hourly not to exceed	\$1,440
4. CONSTRUCTION PLAN REVISION (Lift Station) – Lump Sum	\$5,040
5. PREPARATION OF LIFT STATION CALCULATIONS – Lump Sum	\$12,720
6. TEAM / AGENCY MEETINGS (Tower) – Lump Sum	\$5,100
7. CONCEPTUAL SEU PLAN & SEU APPLICATION (Tower) – Lump Sum	\$2,760
8. SITE PLAN AMENDMENT APPLICATION (Tower) – Lump Sum	\$3,000
9. LANDSCAPE PLAN REVISION (Tower) – Hourly not to exceed	\$1,440
Total	\$35,940

Hourly Rate Schedule - Architect

Principals	\$265.00
Architect, Designer, Cost Estimator	\$165.00
Registered Interior Designer	\$150.00
Associate Architect	\$140.00
Administrative	\$90.00

Hourly Rate Schedule - Engineer

Principal Engineer / Planner / Environmental Scientist / Surveyor	\$225.00
Senior Project Manager	\$185.00
Drone Technology	\$150.00
Survey Crew	\$160.00
Project Manager (Engineering, Environmental, Planning, Surveyor)	\$160.00
Project Engineer / Planner / Environmental Scientist	\$125.00
Inspector / Environmental Field	\$110.00
Interior Design	\$125.00
CAD Tech	\$90.00
Expert Witness	\$400.00
Administrative Staff / Clerical	\$60.00

Exclusions – Not Included

The following items are not included in this proposal and must be provided by the CLIENT or agreed to under separate contract with the CONSULTANT.

-Application Fees

-Only task shown as being provided

We are requesting authorization to proceed with the scope and fees above. Your signature below will indicate your approval.

Sincerely,

Wannemacher Jensen Architects, Inc.



Jason Jensen, AIA, LEED AP, Principal

Approved:

Signature

Date

Printed Name