



September 30, 2022

Revised, October 11, 2022

Port St. Lucie Purchasing Department
Attn.: Nate Rubel, MBA, CPPO, NIGP-CPP
121 S.W. Port St. Lucie Blvd. Bldg. A
Port St. Lucie, FL 34984

**RE: Proposal for Design Criteria Package Development
Police Training Facility**

Dear Mr. Rubel:

The City of Port St Lucie has requested our office to include additional items to the Site Plan Approval Process and the Design Criteria Package. The following items are being added:

1. Evaluate the stormwater system on the overall municipal complex.
2. Additional pre-application meeting with SFWMD.
3. Inclusion of the proposed Medical Clinic Addition to the Site Plan Approval submission.
4. Landscape and Irrigation revision for the Screen Wall Variance.
5. Landscape and Irrigation design for the Medical Clinic Addition.
6. Additional survey.

For a detailed breakdown of services, see the attached consultant proposals.

DELIVERABLES

CPZ Architects shall provide updated documents for the Site Plan Submittal, include the processing the Screen Wall Variance. The Design Criteria Package will be updated site plan. The medical clinic will not be included in the design criteria package.

COMPENSATION

Compensation for architectural and engineering services shall be on a stipulated basis. See attached spreadsheet.

Task	CPZ Architects	WGI	MEP	Bowman Civil Eng.	Sub-Total
1 Stormwater Evaluation	\$ 2,000.00			\$ 25,600.00	\$ 27,600.00
2 Additional SFWMD Permitting	\$ 1,600.00			\$ 8,800.00	\$ 10,400.00
3 Medical Clinic Site Plan	\$ 3,200.00	\$ 13,840.00		\$ 14,080.00	\$ 31,120.00
4 Landscape and Irrigation Wall Variance	\$ 4,960.00	\$ 8,220.00			\$ 13,180.00
5 Additonal Survey				\$ 3,120.00	\$ 3,120.00
Sub-Total	\$ 11,760.00	\$ 22,060.00		\$ 51,600.00	\$ 85,420.00

1. Reimbursable Expenses
 - a. Reproductions and Prints
 - b. Fees paid to municipalities.

CPZ ARCHITECTS, INC.

4316 WEST BROWARD BOULEVARD, PLANTATION, FLORIDA 33317

1601 BELVEDERE RD., S-350, WEST PALM BEACH, FL 33406

200 N. EL MAR DRIVE, SUITE 201B, JENSEN BEACH, FLORIDA 34957

(954) 792-8525

AA# 26000685

WWW.CPZARCHITECTS.COM



2. Compensation for additional architectural/engineering Services shall be computed on a per hour basis as follows:

- | | |
|----------------------------|-------|
| a. Principal Architect | \$200 |
| b. Project Manager | \$170 |
| c. Architectural Associate | \$110 |
| d. Administrative Support | \$ 80 |

We thank you for the opportunity to offer you these services. If you have any questions, please contact me at 954-792-8525.

Respectfully,

Chris P. Zimmerman, AIA
President, CPZ Architects, Inc.

CPZ Architects Hourly Breakdown:

CPZ Architects, Inc. Description of work	CPZ Architects				
	Principal	Proj Mngr	Arch Assoc	Admin	
	\$ 200.00	\$ 170.00	\$ 110.00	\$ 80.00	
Add Service #1					
Overall stormwater site evaluation	10				
SUB-TOTAL	10	0	0	0	
	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00
Additional pre-application meeting with SFWMD	8				
SUB-TOTAL	8	0	0	0	
	\$ 1,600.00	\$ -	\$ -	\$ -	\$ 1,600.00
Medical Clinic Addition to the Site Plan Submittal	16				
SUB-TOTAL	16	0	0	0	
	\$ 3,200.00	\$ -	\$ -	\$ -	\$ 3,200.00
Screen Wall Variance	16		16		
SUB-TOTAL	16	0	16	0	
	\$ 3,200.00	\$ -	\$ 1,760.00	\$ -	\$ 4,960.00

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September 30, 2022

Sent via Email: chris@cpzarchitects.com

Chris P. Zimmerman, AIA
CPZ Architects, Inc.
201 North Elmar Drive, Suite 200
Jensen Beach, Florida 34957

RE: PSL Police Training Facility Design Criteria Change Order 1

Mr. Zimmerman:

Bowman Consulting Group Ltd (hereinafter referred to as "Consultant") is pleased to submit this proposal for professional additional services to CPZ Architects, Inc. (hereinafter referred to as "Client") for additional engineering and permitting associated with the above project.

PROJECT UNDERSTANDING

It is the Consultant's understanding that the City of Port St. Lucie is proposing to build a new building for the Police Department at the existing 22-acre City Administrative Complex located at 121 SW Port St. Lucie Blvd, Port St. Lucie, Florida 34984. The Project site is depicted on Exhibit A. The Consultant's work shall include assisting the Client in preparing a Design Criteria Package for the City.

The City has requested the following additional services in support of finalizing a site plan for the entire Municipal Complex

1. Evaluate the stormwater system for the entire Municipal complex,
2. Provide a design for bringing the entire site into compliance with current stormwater standards.
3. Incorporate the proposed improvements to the Medical Clinic into the site plan for concurrent approval with the Police Training Facility.

SCOPE OF SERVICES

Task 6 – Stormwater Evaluation and Design

Water Quality treatment criteria of the City of Port St. Lucie and SFWMD has become more stringent since the development of the Municipal Complex, and additional dry retention and wet retention will be required to meet current water quality criteria.

The Consultant will perform the following civil engineering services to evaluate the stormwater system on the overall Municipal Complex:

- A. Review the design and permitting criteria of the existing stormwater system.
- B. Identify the drainage patterns of the various portions of the site.
- C. Analyze any deficiencies in the current stormwater system as they pertain to the current water quality criteria.
- D. Evaluate possible improvements to the existing stormwater system to bring the site into compliance with current stormwater standards.
- E. Prepare Conceptual Plans and a Stormwater Report detailing the proposed improvements.

This task assumes that SFWMD will allow the permitted discharge rate to remain in effect for the site, and that the nutrient load of the existing site will be the basis as a pre-existing condition for the nutrient analysis. Should the discharge rate of the site need to be reduced to alleviate flooding concerns downstream of the site, this will be analyzed as an additional service.

Task 7 – Additional SFWMD Permitting

A pre-application meeting with SFWMD was held to discuss the improvements to the Police Training Facility, and SFWMD indicated that only the 3 acre project site needed to be permitted through the SFWMD. Due to the proposed improvements to the entire Municipal Complex, we recommend that a new pre-application meeting be held with SFWMD. Due to the complexity of the overall stormwater system for the Municipal Complex, we would expect an additional round of comments and submittals may be required. This task covers the following additional services:

- A. Schedule and attend a second pre-application meeting with SFWMD.
- B. Additional coordination and submittals to incorporate the entire Municipal Complex, including improvements to the existing stormwater system, and the modifications required for the new Police Training Facility and the Medical Clinic expansion.

Task 8 – Medical Clinic Site Plan Approval

The Consultant will perform the following services in support of the Client's Site Plan Approval through the City's Site Plan Review Committee:

- A. Coordinate with the Development Team to prepare a Site Plan of the Medical Clinic.
- B. Prepare a conceptual grading, paving and utility plan for submittal with the Site Plan. Please note that this task does not include civil construction plans, which can be provided as an additional service following site plan approval.
- C. Coordinate with the Development Team to include in the Municipal Complex Site Plan Application Package the plans covering the Medical Clinic.

This task assumes that the Medical Clinic site plan will be incorporated into the overall Municipal Complex submittal. If the Medical Clinic is to be permitted separately, it will be processed as an additional service.

Task 9 – Tree Survey

The Consultant will perform the following services in support of the Client's Site Plan Approval through the City's Site Plan Review Committee:

- A. Locate and identify additional trees/ vegetation not included in original survey Scope of Services per attachment (Exhibit "A").
- B. Update the previously completed Boundary and Topographic Survey to include the additional trees/ vegetation identified from field work conducted.

FEES AND BILLING

This proposal, as well as the attached Terms and Conditions, represents the entire understanding between the Client and the Consultant concerning the Project. Billing will be invoiced monthly based on percentage complete for Lump Sum tasks and for services actually provided for Time and Material (hourly) tasks. Our fees do not include direct expenses, application, review, impact or other fees. Invoices are payable upon receipt. All remittance should be sent to: Bowman Consulting Group Ltd, PO Box 245, Herndon, Virginia 20172.

FEE SCHEDULE

TASK	FEE TYPE	FEE
Task 6 – Stormwater Evaluation	TNE	\$ 25,600.00
Task 7 – Additional SFWMD Permitting	TNE	\$ 8,800.00
Task 8 – Medical Clinic Site Plan	TNE	\$ 14,080.00
Task 9 – Tree Survey	TNE	\$ 3,120.00
Total:		\$ 51,600.00

LS: Lump Sum

T&E: Time & Materials

TNE: Time & Materials - Not-To-Exceed

Cancellation of any task by Client prior to completion shall be subject to payment for time and expenses incurred up to point of cancellation. It is understood and agreed that the fees applicable for the performance hereunder shall remain in full force and effect up to and including April 30, 2023. After said date, the Consultant shall have the right, but not the obligation, to increase any and all fees and expenses contained herein to such levels as may be currently established for similar performances at that point in time.

SUMMARY AND AUTHORIZATION

This Proposal for Professional Services is accepted on the date last signed below and is subject to the terms and conditions stated above and any provisions set forth herein. If Client concurs with the scope of services and fees, please execute this proposal and return one copy.

Agreed To and Accepted By:

CPZ ARCHITECTS, INC.
("CLIENT")

BOWMAN CONSULTING GROUP LTD
("CONSULTANT")

By: _____

Print Name: _____

Title: _____

Date: _____

By:  _____

Print Name: Octavio 'Oats' Reis, P.E.

Title: Principal / Senior Project Manager

Date: September 30, 2022

Phases Description of work		Bowman			
		Principal	Proj Mngr	CAD Tech	Admin
		\$ 200.00	\$ 170.00	\$ 110.00	\$ 80.00
Task 6 - Stormwater Evaluation					
2	Review the design and permitting criteria of the existing stormwater system. Identify the drainage patterns of the various portions of the site. Analyze any deficiencies in the current stormwater system as they pertain to the current water quality criteria.	20	20	20	
3	Evaluate possible improvements to the existing stormwater system to bring the site into compliance with current stormwater standards. Prepare Conceptual Plans and a Stormwater Report detailing the proposed improvements.	20	40	40	10
	SUB-TOTAL	40	60	60	10
		\$ 8,000.00	\$ 10,200.00	\$ 6,600.00	\$ 800.00
					\$ 25,600.00
Task 7 - Addditional SFWMD Permitting					
1	Schedule and attend a second pre-application meeting with SFWMD. Additional coordination and submittals to incorporate the entire Municipal Complex, including improvements to the existing stormwater system, and the modifications required for the new Police Training Facility and the Medical Clinic expansion.	12	20	20	10
	SUB-TOTAL	12	20	20	10
		\$ 2,400.00	\$ 3,400.00	\$ 2,200.00	\$ 800.00
					\$ 8,800.00
Task 8 - Medical Clinic Site Plan					
1	Coordinate with the Development Team to prepare a Site Plan of the Medical Clinic. Prepare a conceptual grading, paving and utility plan for submittal with the Site Plan. Coordinate with the Development Team to prepare a Site Plan of the Medical Clinic.	20	24	40	20
	SUB-TOTAL	20	24	40	20
		\$ 4,000.00	\$ 4,080.00	\$ 4,400.00	\$ 1,600.00
					\$ 14,080.00
RUNNING TOTAL					\$ 48,480.00

Phases Description of work	Bowman					
	Project/Crew Set-up	Field Work	Drafting	Admin	Supervision/ Process Field Data	QA/QC/ Deliverables
	\$ 215.00	\$ 180.00	\$ 135.00	\$ 215.00	\$ 215.00	\$ 215.00

Task 9 - Tree Survey							
1	Locate and identify additional trees/ vegetation not included in original survey Scope of Services per the attachment (Exhibit "A").	1	10			0.5	
2	Addition of trees/ vegetation to the Boundary and Topographic Survey previously completed.			5	1		0.5
	SUB-TOTAL	1	10	5	1	0.5	0.5
		\$ 215.00	\$ 1,800.00	\$ 675.00	\$ 215.00	\$ 107.50	\$ 107.50
							\$ 3,120.00

TOTAL	\$ 51,600.00
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EXHIBIT “A”

MATCH LINE "A" - SEE SHEET 7

(2) Slash Pines and dense vegetation missing from survey

Banyan Tree missing from the survey

(2) Live Oaks missing from the survey that will be impacted

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS, IS THE PROPERTY OF BOWMAN CONSULTING GROUP, LTD. NO REUSE OR IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BOWMAN CONSULTING GROUP, LTD.

PREPARED BY:
BOWMAN CONSULTING GROUP, LTD.

MATCH LINE "C" - SEE SHEET 9

POLICE TRAINING FACILITY

ALTA / NSPS LAND TITLE
BOUNDARY AND TOPOGRAPHIC SURVEY

ST. LUCIE COUNTY

FLORIDA

PROJECT NO
011121-01-001

PLAN STATUS

07/12/22 ADD S.U.E. CHILL LINES

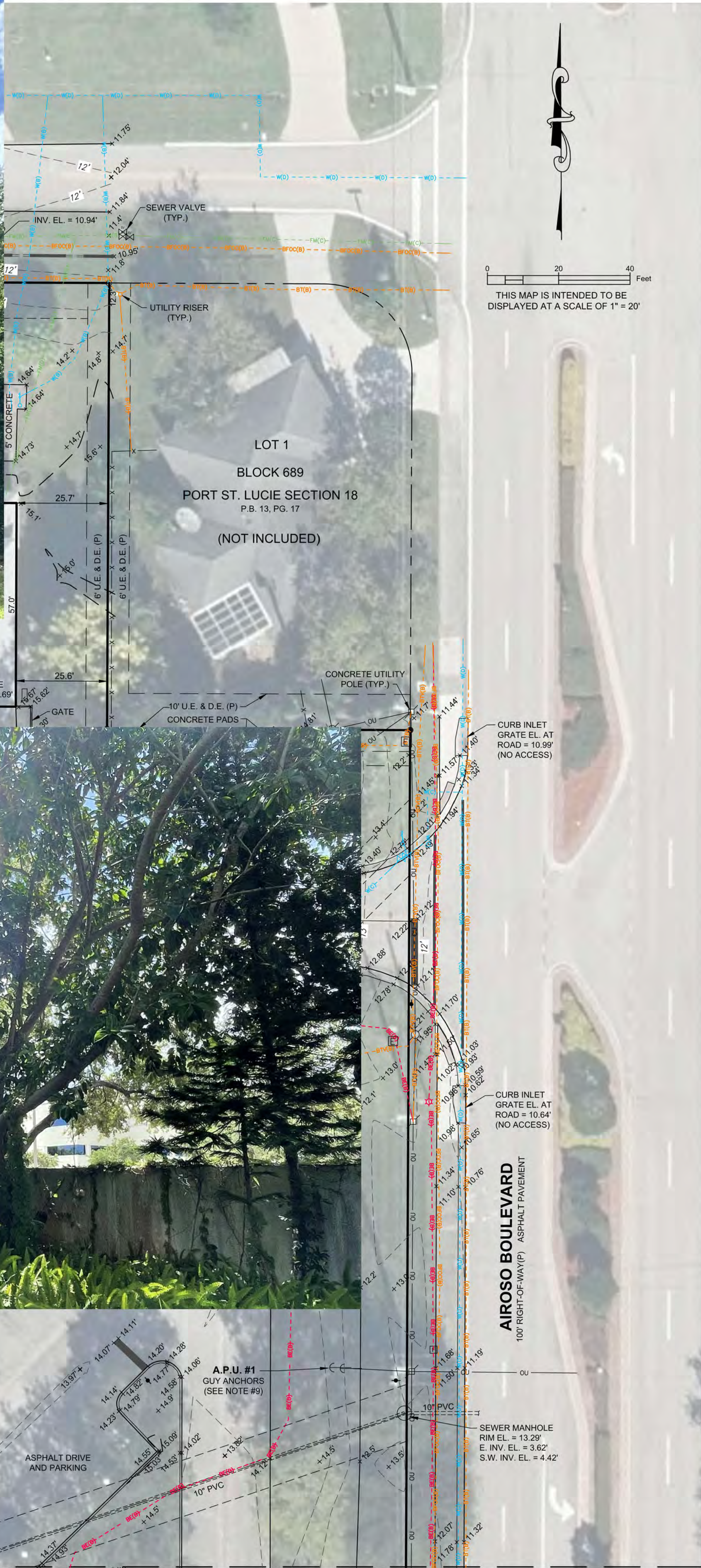
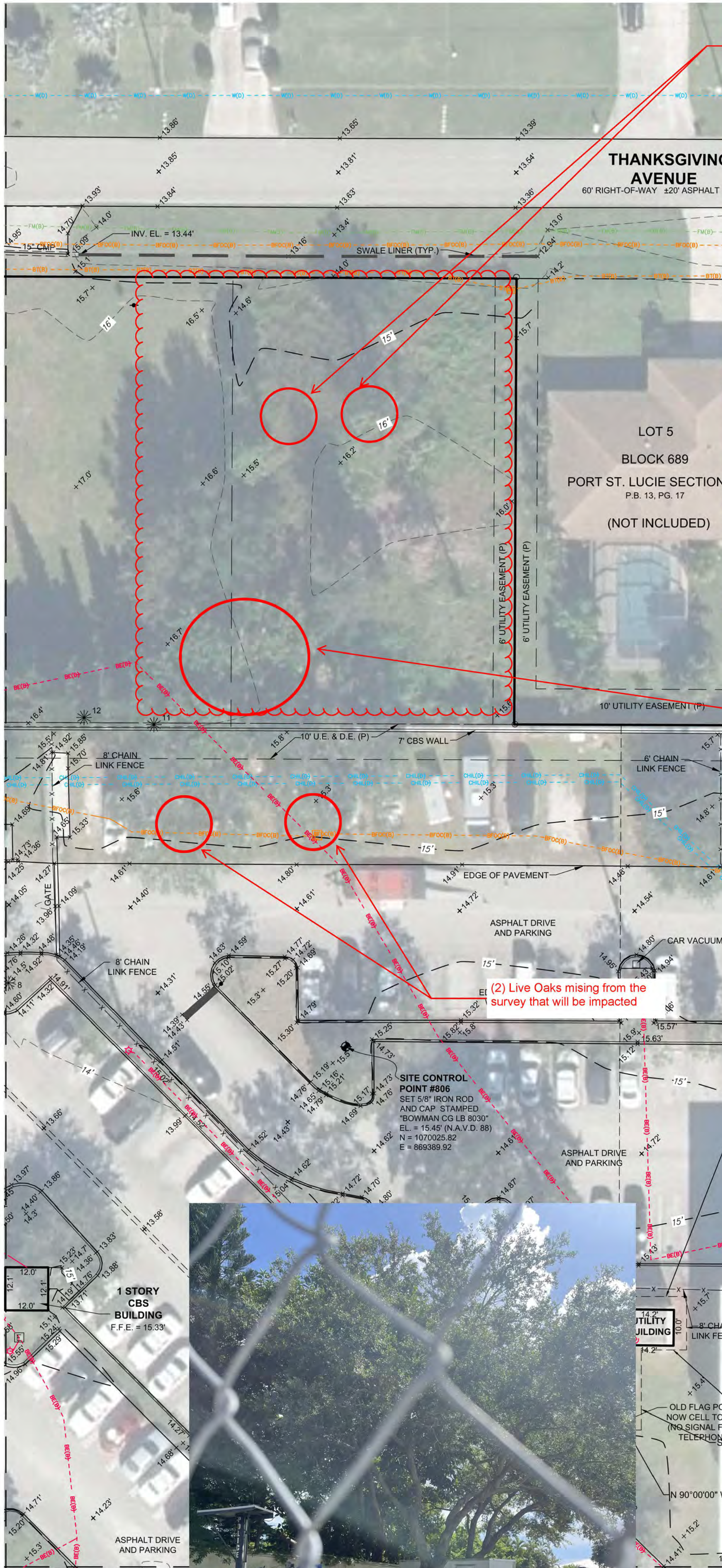
DATE	DESCRIPTION
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FIELD CREW: M.J., J.W.	
D.A.L.	R.E.B.
DRAWN	CHKD
SCALE H: 1" = 20'	
V: N/A	
JOB No. 011121-01-001	
DATE JUNE 13, 2022	
FILE No. 011121 ALTA	

SHEET 8 OF 12

Bowman Consulting Group, Ltd., Inc.
301 S.E. Ocean Blvd., Suite 301
Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com
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BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE NO. LB 8030

Bowman
CONSULTING

THIS MAP IS INTENDED TO BE
DISPLAYED AT A SCALE OF 1" = 20'





09/22/2022

Chris Zimmerman, President
CPZ Architects, Inc.
4316 West Broward Blvd
Plantation, FL 33317

chris@cpzarchitects.com

Re: Port St. Lucie Police Training Facility and Employee Family Health Center

Dear Mr. Zimmerman,

WGI, Inc. (WGI) is pleased to provide this proposal to CPZ Architects, Inc. (CLIENT) for additional Landscape Architecture services. Our scope of services and corresponding fees are detailed below. In addition, it is agreed that WGI's services will be performed pursuant to WGI's Contract Terms and Conditions, associated with the original contract between WGI and CLIENT, dated April 28, 2022.

SCOPE OF SERVICES

- I. Landscape and Irrigation Plan Revisions
for Police Training Facility Site Plan Approval \$8,220.00**
1. Revise landscape and irrigation plans for removal of the north property wall;
 2. Prepare colored landscape elevation of the north side of building to accompany landscape variance application and submittal by others; and
 3. Attend up to 3 meetings with review boards.

II. Employee Family Landscape and Irrigation Plans for Site Plan Approval \$13,840.00

WGI will prepare landscape and irrigation drawings for up to 3 site plan submittals. The landscape and irrigation drawings will include plans and details necessary to communicate the design intent. The following is a list of services included in this phase of the project:

1. Provide Tree Disposition Plan indicating required disposition of existing trees within the site, including identifying trees to remain and be protected.
2. Provide landscape design for proposed facility on the conceptual site plan. The landscape plan will depict landscape improvements by type showing palm, shade, and ornamental type as well as a draft material list; and
3. Prepare Irrigation Plan which will include irrigation plan sheets, details and specifications for head locations, valves, piping, sleeving, etc. as required addressing the site-specific irrigation requirements.

HOURLY BREAKDOWN WITH RATES

Estimator: Kirsten Siegel	WGI										Sub-Task Total
	Senior Project Manager		Project Manager		Designer		Entry Level Designer		Total		
	\$180		\$150		\$100		\$85				
	hours	fees	hours	fees	hours	fees	hours	fees	hours	fees	
TASK 1 I. Landscape and Irrigation Plan Revisions for Police Training Facility Site Plan Approval											\$8,220
Landscape Plan Updates	4	\$720		\$0	8	\$800	8	\$680	20	\$2,200	
Tree Disposition Updates	2	\$360	6	\$900	8	\$800	0	\$0	16	\$2,060	
Irrigation Plans	2	\$360		\$0	8	\$800	8	\$680	18	\$1,840	
Variance/Waiver Exhibits and Plans	4	\$720	4	\$600	8	\$800	0	\$0	16	\$2,120	
TASK 1 I. Landscape and Irrigation Plan Revisions for Police Training Facility Site Plan Approval											\$13,840
Landscape Plan Updates	6	\$1,080	8	\$1,200	16	\$1,600	16	\$1,360	46	\$5,240	
Tree Disposition Updates	2	\$360	8	\$1,200	8	\$800	16	\$1,360	34	\$3,720	
Irrigation Plans	4	\$720	8	\$1,200	16	\$1,600	16	\$1,360	44	\$4,880	

BASIS OF THIS PROPOSAL

1. WGI shall be entitled to rely on the completeness and accuracy of all information provided by CLIENT. Information requested by WGI during the project will include, but may not be limited to, the building floor plans, plumbing, utilities, and roof drain plans; environmental assessments; geotechnical reports; and survey (with CAD file);
2. Additional submittals and coordination with permitting and approval agencies not due to WGI's work will be invoiced on an hourly basis;
3. The project will be designed under one phase; and
4. Services not included: Hardscape Design, Structural, Architectural, Engineering, Title Search, Survey, and Geotechnical.

INFORMATION REQUIRED

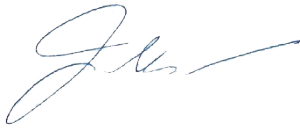
The following additional information will be required to begin design services on this project:

1. AutoCAD and PDF files of proposed site plans/ base maps;
2. CAD files of existing boundary and tree survey of the subject property; and
3. Building footprints.

Any additional optional services requested by CLIENT will be provided in accordance with WGI's current hourly fee schedule in effect at the time of service, or a fixed fee to be negotiated once a scope of service is defined.

We appreciate the opportunity to be of service to CPZ Architects, Inc. Upon acceptance of this proposal, please sign and return an executed copy to this office. Please note that the Contract Terms and Conditions are an integral part of this contract, are hereby incorporated by reference, and are controlling unless both parties expressly waive them in writing prior to commencement of work.

Respectfully submitted,
WGI, Inc.



Jason Mihalovits, PLA
Director of Landscape Architecture

CLIENT'S CORPORATE ATTESTATION: If signing this Proposal on behalf of a corporate entity, I hereby affirm that such entity is correctly identified above, and is legally valid, active, and duly licensed and authorized to conduct business in the state where the project is located. I also affirm that I am duly authorized and have legal capacity to execute this Proposal and bind the corporate entity.

AUTHORIZATION FOR CREDIT CHECK: By signing this Proposal, I hereby authorize WGI to conduct a credit check or obtain a credit report with respect to CLIENT (as identified in this Proposal) for purposes of WGI providing services to CLIENT.

Corporate Representative:

Name (Printed)

This Proposal accepted this ____ day of _____, 2022

By _____
Name (Signature)
CPZ Architects, Inc.