



CONTRACT AMENDMENT

This Amendment #2 (“Amendment”) to Contract #20240046 – Professional Design Services for a New Public Works Administration Building (“the Contract”), by and between the City of Port St Lucie (“City”) and the Consultant, as defined below, shall be effective as of the date this Amendment is fully executed.

Consultant’s Full Legal Name:	BEA Architects, Inc.
Solicitation No./Event ID:	20240046
Solicitation Title/Event Name:	Professional Design Services for a New Public Works Administration Building
Contract Award Date:	09/23/2024
Initial Contract Term:	09/24/2024 through 09/29/2026 – (735 Calendar Days)
Current Contract Expiration Date:	09/29/2026
Requested Contract Expiration Date:	12/31/2027
Initial Contract Amount:	\$1,138,267.98
Current Contract Amended Amount:	\$1,735,067.98
Requested Financial Change Amount:	\$235,995.00
New Contract Amount:	\$1,971,062.98
Amendment No.:	2
Amendment Type:	Increase of Commodities

WHEREAS, the Contract, including any previous amendments, is in effect through the

Current Contract Expiration Date, as defined above; and

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

The following modifications to the Terms and Conditions contained in Contract are hereby incorporated and made a part of that Contract.

1. SCOPE OF WORK. The parties hereby agree that the Contract will be amended to include the additional Scope of Work, as follows:

Additional services required due to expanded project scope, increased site size, added civil infrastructure, and multi-agency coordination requirements.

- a. Expanded Construction Administration (CA)
 - Allowance added to be used for increased CA, site visits, and reporting.
 - Consultant will have roles and responsibilities during construction administration, as set forth in the contractor's contract. Consultant has reviewed the proposed construction contract attached to the construction contract solicitation. Once the contractor's contract is fully executed, the Contract will be amended to include the specific requirements.
 - b. Civil Engineering (per subconsultant proposal from KEITH attached hereto as Exhibit A)
 - Lift Station and offsite force main design.
 - Survey, SUE, and permitting coordination.
 - c. Threshold Inspection Services (per subconsultant proposal from TLC Engineering Solutions attached hereto as Exhibit B)
 - Structural inspections per Florida Statutes.
 - Inspection reporting and coordination.
- 2. EXTENSION.** The parties hereby agree that the Contract time of performance will be extended for an additional period, as follows:
- a. Extend Contract time of performance for an additional four hundred fifty-nine (459) days, for a new Contract time of performance expiration date of December 31, 2027.
 - b. The parties agree the Contract time of performance will expire at midnight on the Requested Contract Expiration Date unless the parties agree in a duly executed writing to extend the Contract time of performance for an additional period.

3. FEE SUMMARY

- Expanded Construction Administration Allowance: \$130,000.00

- Civil Engineering: \$ 56,795.00
- Threshold Inspection Services (Not to Exceed): \$ 49,200.00
- **Total Additional Services:** **\$235,995.00**


4. SUCCESSORS AND ASSIGNS. This Amendment shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties hereto.

5. ENTIRE AGREEMENT. Except as expressly modified by this Amendment, the Contract, including any written amendments thereto, shall be and remain in full force and effect in accordance with its terms and shall constitute the legal, valid, binding, and enforceable obligations of the parties. This Amendment and the Contract, including any written amendments thereto, collectively, are the complete agreement of the parties and supersede any prior agreements or representations, whether oral or written, with respect thereto.

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IN WITNESS WHEREOF, the parties have caused this Amendment to be duly executed by their authorized representatives.

CONSULTANT

Consultant's Full Legal Name: (PLEASE TYPE OR PRINT)	BEA Architects, Inc.
Authorized Signature:	
Printed Name and Title of Person Signing:	Robert Draper, RA Project Manager
Date:	06-09-26
Company Address:	11575 NW 7 Ave, Miami, FL 33168

CITY OF PORT ST. LUCIE

Authorized Signature:	
Printed Name and Title of Person Signing:	Caroline Sturgis, Director, Office of Management & Budget, and Procurement
Date:	
City Address:	121 S.W. Port St. Lucie Blvd., Port St. Lucie, FL 34984



CONTRACT ADDENDUM

March 30, 2026

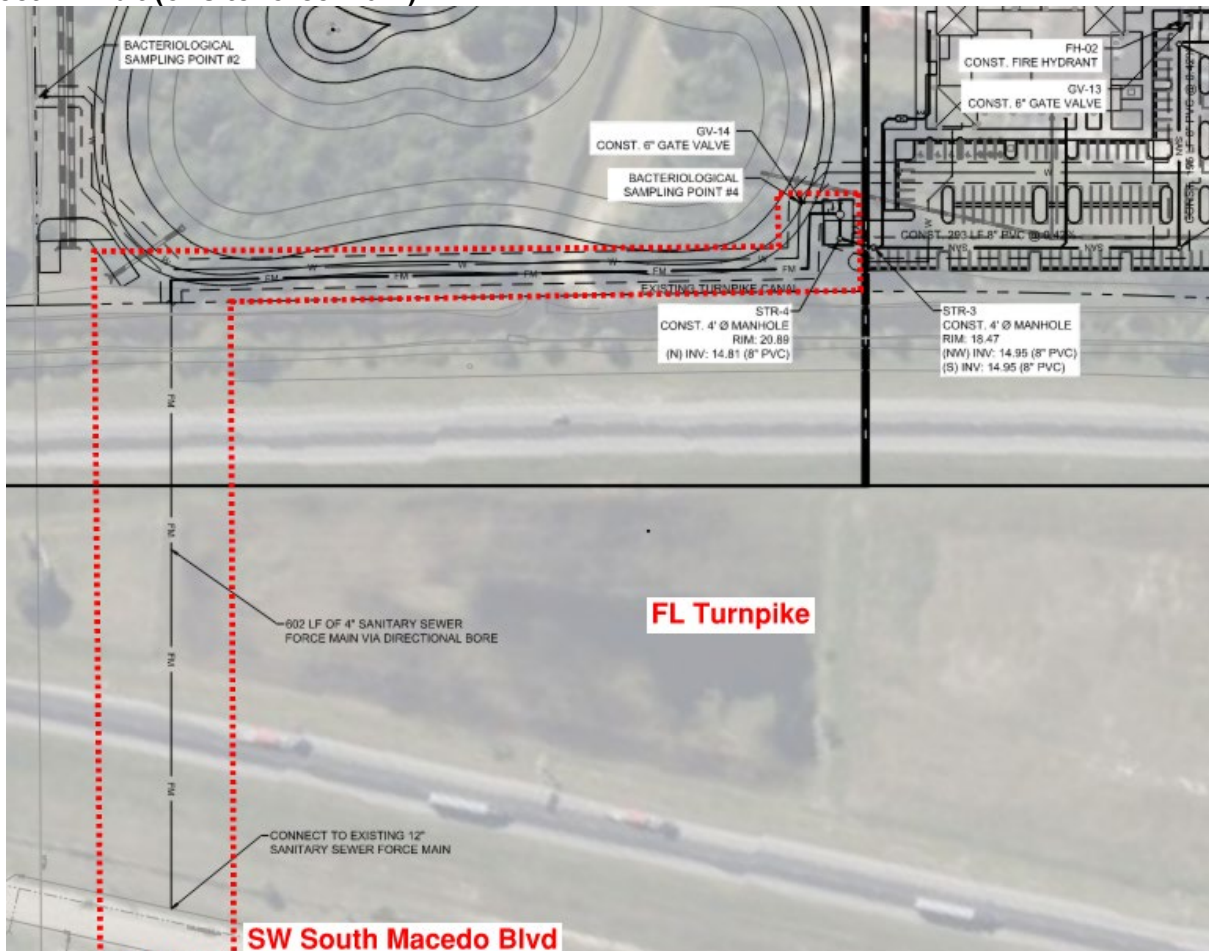
Maria A. Baronetto
 BEA Architects, Inc.
 11575 NW 7th Avenue
 Miami, FL 33168
 Phone: 305.461.2053 x 124
 E-mail: marketing@beai.com

Project Name: City of Port Saint Lucie
 New Public Works Administration Building
 Project Location: 1501 SW Cameo Blvd
 Port St. Lucie, FL 34986
 KEITH Project Number: 14129.00
 Contract Addendum: #03
 Project Manager: Noah Martin

DESCRIPTION OF ADDITIONAL SERVICES

Due to lack of existing gravity sanitary sewer main adjacent to the project site, a new lift station and offsite force main connection are required to serve the proposed site. In addition, CONSULTANT will revise onsite civil design to capture CITY directives to incorporate an aesthetic berm, truck turnaround and rerouting of bypass drainage conveyance system. CONSULTANT will provide additional Survey, SUE and Civil Engineering services for the associated work.

Project Exhibit (offsite force main):



MEETINGS AND COORDINATION

Task 002 Additional Project Meetings and Meetings with Permit Authorities

CLIENT has requested additional weekly progress meetings for the duration of the Design and permit phase of the project. As required by CLIENT, CONSULTANT will attend or participate in CLIENT scheduled coordination and progress meetings or telephone conferences in a weekly/bi-weekly basis. CONSULTANT will be represented at reoccurring team meetings by the project manager and when necessary, any team experts for specific disciplines. Additional meetings and coordination efforts will be required with the City of Port St Lucie Utility Department, FDOT Turnpike Authority for the offsite sewer design and drainage connection, and St Lucie West Services District (SLWSD) for the rerouting of the bypass drainage conveyance through the project site.

SURVEY SERVICES

Task 104 Specific Purpose Survey

CONSULTANT will finalize a Specific Purpose Survey of the site as shown within the red outlined area in the exhibit above, which has been partially completed under Task 103.

SUBSURFACE UTILITY ENGINEERING (SUE) SERVICES

CONSULTANT will follow ASCE Standard 38-22 – “Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data” during the field and office operations for this project. The quality levels discussed below are defined within the standard. CONSULTANT is to provide professional services associated with designation, location, and mapping of existing subsurface utilities. CONSULTANT will designate all known tone able and non-tone able utilities (Description) Gravity systems, service laterals, irrigation, or overhead facilities are not included in this investigation.

Task 202 Horizontal Designation Services

CONSULTANT will horizontally mark any known tone able and non-tone able underground utilities that are represented on as-built plans, above ground appurtenances, and other miscellaneous utility records (to be provided by CLIENT) within the red limits outlined in aerial image. Conductive utilities will be marked on the surface utilizing active geophysical prospecting techniques in conjunction with electromagnetic equipment utilizing passive radio and audio frequencies. Known non-conductive utilities and/or structures will be marked on the surface utilizing Ground Penetrating Radar (GPR), above ground features, professional judgment, utility plats and/or as-builts. This task does not include identifying gravity systems, service laterals, irrigation, or overhead facilities unless specifically requested by the CLIENT and included in the scope of services.

Task 203 Location Services

CONSULTANT will perform up to seven (7) test holes at specific sites requested by the design engineer. Test holes will be utilized to expose utilities to minimize any potential for damage. Test holes performed will be of minimum size (usually 1' by 1'). Backfill of test holes will be performed utilizing the removed material, if suitable. Areas will be restored back as close as possible to their original condition. Installation of an identifiable above ground marker will be performed at each test hole location. Field markers will consist of a nail and disk in asphalt, or an iron rod and cap with survey stake in grassed areas. Test holes performed in the street will be patched using cold patch. The test hole number and utility will be identified on the ground or on the stake, as appropriate. A test hole summary report will be created providing coordinates, depth of cover, type, size, and material if applicable. There is a four (4) test hole minimum for location services.



Subsurface Utility Engineering Conditions and Understandings

CLIENT is required by law to contract Sunshine State One Call of Florida forty-eight (48) hours in advance of any CLIENT excavation. CONSULTANT will not access confined spaces. If confined spaces need to be accessed for locating purposes, then the client will be notified, and further arrangements will be made for said access. Additional fees may be applicable. If additional MOT is required beyond the capability of CONSULTANTS standard MOT operations, CONSULTANT will notify the client. Additional requests outside the scope of services, when requested by client and/or client's representative, will be invoiced on an hourly basis. This proposal assumes site access is available and work can be performed between the hours of 7:30 AM and 5:00 PM Monday through Friday.

Task 204 Utility Mapping

CONSULTANT will perform surveying services to collect the surface markings completed in Task 202 and/or Task 203 that mark the underground utilities. Survey of said markings will be based on Real-Time Kinematic (RTK) GPS observations and referenced to the Florida State Plane Coordinate System (NAD83/11) and the North American Vertical Datum of 1988 (NAVD88). Survey of Horizontal Designations will be delivered in a geo-referenced (NAD83/11) AutoCAD file. Survey of Location Services (Test Holes) will be delivered in Excel in PNEZD format.

CIVIL ENGINEERING SERVICES

Task 404 Additional Onsite Engineering, Lift Station & Offsite Force Main Design

CONSULTANT will design a lift station based on City of Port St Lucie standards to serve the proposed development. The required sanitary sewer connection will be made via new offsite force main connection under FDOT FL Turnpike to SW South Macedo Blvd via directional bore. CONSULTANT will prepare sanitary sewer plan and profile, details, and lift station calculations. CONSULTANT will revise onsite plans per CITY preferences on aesthetic landscape features, site functionality, and bypass conveyance design.

Task 405 Additional Engineering Permitting

CONSULTANT will prepare and submit the permit applications for the construction of the following improvements and process them through the following regulatory agencies:

Sanitary Sewer Lift Station and Offsite Force Main

- Florida Department of Transportation (FDOT) – Utility Permit for Force Main
- Florida Department of Environmental Protection (FDEP) – Sanitary Sewer Permit for Lift Station

Paving, Grading, and Drainage System

- St Lucie West Services District (SLWSD) – Stormwater coordination, review, and approval

If additional permits are required, CONSULTANT will process them and the fees for these additional services will be submitted to CLIENT as additional services under a contract addendum if required.

Deliverables

1. Permit applications and submittal documents required for above listed regulatory agencies for the listed project improvements.



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 City of Port Saint Lucie New Public Works Administration Building / Project #14129.00
 BEA Architects, Inc.
 Contract Addendum #03

SCHEDULE

MEETINGS AND COORDINATION

Task 002 Additional Project Meetings and Meetings with Permit Authorities On Going

SURVEY SERVICES

Task 104 Specific Purpose Survey TBD

SUE SERVICES

Task 202 Horizontal Designation Services Concurrent with Task 103/104

Task 203 Location Services Concurrent with Task 103/104

Task 204 Utility Mapping Concurrent with Task 103/104

CIVIL ENGINEERING SERVICES

Task 404 Additional Onsite Engineering, Lift Station &
 Offsite Force Main Design Concurrent with Task 402

Task 405 Additional Engineering Permitting Concurrent with Task 403



COMPENSATION

MEETINGS AND COORDINATION

Task 002 Additional Project Meetings and Meetings with Permit Authorities \$4,680 (Hourly/Estimate)*

SURVEY SERVICES

Task 104 Specific Purpose Survey (Task 103 Remainder) \$3,690 (Lump Sum)

SUE SERVICES

Task 202 Horizontal Designation Services \$2,165 (Lump Sum)

Task 203 Location Services \$5,130 (Lump Sum)

Task 204 Utility Mapping \$1,330 (Lump Sum)

CIVIL ENGINEERING SERVICES

Task 404 Additional Onsite Engineering, Lift Station & Offsite Force Main Design \$29,850 (Lump Sum)

Task 405 Additional Engineering Permitting \$9,950 (Lump Sum)

Total Fee \$56,795 + reimbursables

**NOTE: The above “(Hourly/Estimate)” project task fees are based on the durations listed in the Project Schedule above. If the Task scheduled durations exceed the estimated time listed in the Project Schedule above, the “(Hourly/Estimate)” fee will increase proportionally. This work will be billed in accordance with CONSULTANT current Professional Service Fee Schedule. If the billing reaches 75% of the estimated fee, an additional contract addendum will be submitted to the CLIENT.*

The CLIENT is required to execute this Addendum and return it to the CONSULTANT prior to commencement of the additional services described herein. All items, terms, and conditions of the original Agreement (as amended to include the scope defined herein) remain unchanged and in full force and effect.

IN WITNESS WHEREOF, CONSULTANT and CLIENT have executed this agreement the day and year indicated below.

As to CONSULTANT
KEITH

As to CLIENT
BEA Architects, Inc.

Thomas Donahue, PE
Senior Director of Civil Engineering

Signature: _____

Print Name: _____

Title: _____

DATED: _____

DATED: _____



March 31, 2026

Robert Draper, R.A. | Senior Architect
 BEA Architects, Inc.
 11575 NW 7th Ave
 Miami, FL 33168
 Delivered via email: RDraper@beai.com

Re: PSL Public Works Admin Building
 Threshold Inspection Services

Dear Rob:

As requested, TLC Engineering Solutions, Inc. (TLC) has developed the following proposal to provide threshold inspection services for the referenced project. Threshold inspections to include services based on a proposed three-story structure approximately 41,425 GSF with additional roof top garden and mechanical penthouse. The structure is constructed of a combination of tilt-up concrete panels and structural steel framing with composite floors and supported on shallow spread footing foundations.

SCOPE / FEE

TLC proposes to provide threshold inspection services as required by State Statutes and in compliance with the structural threshold inspection plan on TLC drawing S-105 for the Project.

TLC proposes to provide these services based on the following hourly rates and not to exceed (NTE) total costs inclusive of reimbursable expenses. Reimbursable expenses will include mileage, overnight expenses, and reproduction expenses, as necessary to perform these services. Please note that the fees below are an estimate based on the information available at the time of this proposal. The actual cost of the work may be greater or less than the estimated budget based on final baseline construction schedule and the contractor's sequencing in scheduling the quantity of inspections for the work. Refer to **SCHEDULING** section of this Proposal for additional information.

Threshold Inspection Services			
Cost Item	QTY	Rate	Cost
Inspector's Representative (hr)	480	\$ 78.00	\$ 37,440.00
Special Inspector (hr)	48	\$ 125.00	\$ 6,000.00
Clerical (hr)	30	\$ 42.00	\$ 1,260.00
Trip Charge (per trip)	60	\$ 50.00	\$ 3,000.00
Reimbursable Expense Estimate (LS)	1	\$ 1,500.00	\$ 1,500.00
Total Estimated Cost			\$ 49,200.00

Note: A minimum 4-hour charge will apply for all scheduled inspections. A 1.5 multiplier will apply for inspections requested outside of normal working hours (7 p.m. to 6 a.m.), or on weekends or holidays.

SCHEDULING

When extraordinary circumstances, scheduling issues outside of TLC's control, or contractor's sequencing and quantity scheduling of inspections cause expenses to exceed the total estimated cost, TLC will inform **BEA Architects, Inc.** in advance to allow appropriate authorization of additional costs required to complete the work.

Additionally, to allow the Owner to pursue compensation from the general contractor or construction manager, TLC will annotate charges for extraneous inspection requirements. This work is not included in the total estimated cost, shall be billed in addition to estimated cost, and includes but is not limited to the following:

- 1) Excessive wait time beyond thirty (30) minutes for inspections scheduled but not ready for inspection,
- 2) Additional onsite time incurred waiting for correction of deficient work,
- 3) And reinspection of deficient work due to failure of contractor to meet design requirements,

Proposal is based on an approximate maximum construction period of eight (8) months for structural components, and estimated hours of required support effort based on conventional construction practices and scheduling. The total estimated cost shall be increased as necessary for longer durations.

PROPOSED STAFF

Joel Figueroa-Vallines, PE, SI, F.ASCE will serve as Project Special Inspector. Inspector's Representatives will include TLC personnel experienced with Projects of similar size and complexity. As required by State Statute all technical staff personnel assigned to this project will be registered engineers or graduate structural engineers, with necessary experience providing threshold inspection services.

REQUIREMENTS

To perform proposed services in support of the project TLC will require the following when not otherwise provided by TLC on projects where TLC is the structural engineer of record:

1. Special Inspection Plan
2. Proposed Construction Schedule from the General Contractor
3. Permitted Design Drawings and Specifications (when not otherwise prepared by TLC)
4. Shop Drawings of structural systems and shoring plans from the General Contractor
5. Response to RFI's, as well as PR's, ASI's and Addenda issued by the structural engineer of record
6. Circulation list of individuals or entities designated to receive special inspector reports (to be provided by project Owner)
7. Materials testing reports produced by the testing company (concrete, bolted and welded connections, etc.).

LIMITATIONS

Unless otherwise provided, this proposal limits the Special Inspector to provide services only with regard to the structural systems of the building, primary and secondary framing systems, and all items included in the Special Inspection Plan. Proposed services do not include inspection of any safety provisions as required by OSHA or other safety standards, which may apply; nor does it apply to elements such as railings, fire protection, roofing, curtain walls, mechanical, electrical, plumbing, site work or architectural elements that do not contribute to the capacity of the structural building systems. Proposed scope does



not include materials or connections testing or detailed inspection services. In accordance with FS 553.79-5(a), shoring and temporary bracing shall be designed and inspected by the shoring professional engineer retained by the Contractor and responsible for the shoring design and implementation of the Project. The Special Inspector shall not inspect shoring and shall not replace the quality control personnel or responsibilities of the local Building Department, Testing Agencies, Contractor, or Construction Manager.

If our proposal is acceptable, please return a signed copy authorizing us to proceed. Please give me a call with any questions or comments regarding this proposal.

Sincerely,

TLC Engineering Solutions, Inc.

Brian Tarantino, PE, LEED AP
Principal / Director of Structural

Joel Figueroa Vallines, PE, SI, F.ASCE
Senior Associate / Structural

Owner Authorization

By: _____

Print Name and Title

Date: _____