

**AMENDMENT #7 TO AGREEMENT BETWEEN OWNER AND DESIGN
PROFESSIONAL
FOR DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES
SUNCOAST TECHNICAL COLLEGE SOUTH CAMPUS**

THIS AMENDMENT #7 to Agreement Between Owner and Design Professional for Design and Construction Administration Services is entered into this **20th day of February, 2018**, by and between The School Board of Sarasota County, Florida, a body corporate under the laws of the State of Florida (the "Owner") and Schenkel & Shultz, Inc. (the "Design Professional").

RECITALS

A. The Owner and the Design Professional entered into an Agreement Between Owner and Design Professional for Design and Construction Administration Services for the Suncoast Technical College South Campus (the "Agreement"), dated **February 17, 2015**.

B. The parties hereto desire to modify the Agreement, and hereby enter into this Amendment #7 to memorialize this modification.

NOW, THEREFORE, in consideration of the mutual promises made herein, the parties do hereby agree as follows:

1. The Agreement amount is hereby modified to include fees for all services included in this agreement. The total fee amount of this Agreement is **\$1,658,833.00**.

2. Exhibits "A" and "B" dated **February 20, 2018**, attached to this Amendment #7, shall replace those originally issued with the Agreement. Exhibit "C" Schenkel & Shultz, Inc., Proposal is also attached to this Amendment #7.

3. The parties acknowledge and agree that, except as otherwise expressly modified or amended herein, the remainder of the terms of the Agreement shall remain

in full force and effect.


4. Where there is any conflict between the terms of this Amendment #7 and any terms of the Agreement, the terms of this Amendment #7 shall control.

IN WITNESS WHEREOF, the parties have executed this Amendment #7 as of the date first above written.

THE SCHOOL BOARD OF SARASOTA
COUNTY, FLORIDA

BY: _____
Bridget Zeigler, Board Chair

SCHENKEL & SHULTZ, INC.

BY:  _____
Kenneth G. Dean, Partner

Approved for Legal Content
May 2014 by Matthews, Eastmoore,
Hardy, Crauwels & Garcia, Attorneys for
The School Board of Sarasota County, Florida
Signed: MG

EXHIBIT "B"
SCHEDULE OF ADDITIONAL SERVICES

B.1 ADDITIONAL SERVICES

B.1.1 The City of North Port requires the parent parcel to be platted to accommodate the 5 outparcels for the bank and the remaining parcel for the STC campus. This effort includes the preparation of the Development Master Plan based on input and direction from the City of North Port. This effort also includes the design and permitting of the utility infrastructure that will serve the 5 outparcels including water, sanitary sewer, lift station, force main and the storm water management system. The access driveway is also included in this effort with improvements to Cranberry Boulevard to accommodate turn lanes shall not exceed: **\$104,500.00.**

B.1.2 Preliminary Development Plan for City of North Port including Arboreal Review, preliminary tree protection and removal required street tree and buffer plan concept. Plat for City of North Port including detailed tree removal plan, mitigation calculations for tree removal, and buffer planting plans with irrigation plans for buffer and irrigation pump station design shall not exceed: **\$18,700.00.**

B.1.3 Life Cycle Cost Analysis shall not exceed: **\$7,040.00**

B.1.4 Design and Construction Administration services for the addition of a Food Service Consultant to design the Culinary Arts Program including Kitchen and associated support service spaces that was moved from Phase 2 of the project to Phase 1. Cost not to exceed: **\$34,760.00.**

B.1.5 & 1.6 Design and Construction Administration services for modifications/reductions to the square footage and other building modifications to reduce the projects budgets for STC and the County Library. Cost not to exceed: **\$98,265.00.**

B.1.7 Provide additional architectural services for the development and reconciliation of the overall project's space program including all related educational requirements. Cost not to exceed: **\$17,740.00.**

B.1.8 Design and Construction Administration services to upgrade the dining area to a Conference Center per Article 2.a. in the Interlocal Agreement between the School Board of Sarasota County and the City of North Port dated June 2, 2015. Cost not to exceed: **\$65,000.00.**

B.1.9 Changes to previously accepted designs of the underground fire line piping, fire hydrant location, addition of a fire hydrant backflow preventer and additional underground fire line to the Chiller Building along with a required fire sprinkler system for the building. These modifications were requested by the North Port Fire Department. Cost not to exceed: **\$4,735.00.**

B.1.10 Design services to the addition of numerous fire alarm pull stations throughout the buildings as requested by the North Port Fire Department. Cost not to exceed: **\$2,870.00.**

B.1.11 Design and Construction Administration services for the re-design of the Building #02 Industrial Arts Labs, Rooms 2-104 and 2-106, revising the location of selected equipment and associated electrical power requirements. Cost not to exceed: **\$9,375.00.**

B.1.12 Design services for the modification of all gas operated equipment from LP gas to Natural Gas and modification to all gas piping systems. Cost not to exceed: **\$4,430.00.**

B.1.13 Design services for the additional effort required during the design and pre-construction phases of the project to establish the program area which increased square footage and ultimately the final cost. This additional work effort is based upon total hours necessary to complete the design phase of the project. Cost not to exceed: **\$379,667.00.**

B.2 HOURLY RATES

Architect Executive	\$ 295.00
Architect Partner	\$ 260.00
Principal Architect	\$ 210.00
Registered Architect (Manager)	\$ 150.00
Registered Architect (Staff)	\$ 140.00
Project Architect	\$ 120.00
Architect (Graduate in Training)	\$ 115.00
CADD Draftsperson	\$ 115.00
CADD Draftsperson (Intermediate)	\$ 70.00
Specification Writer	\$ 140.00
Construction Inspector (in Training)	\$ 120.00
Administrative Assistant	\$ 60.00
Clerical	\$ 50.00
Civil Engineer Principal	\$ 155.00
Civil Senior Project Manager	\$ 125.00
Civil Project Manager	\$ 110.00
Civil Senior Project Engineer	\$ 110.00
Civil Project Engineer	\$ 90.00
Civil Construction Manager	\$ 90.00
Civil Design Engineer	\$ 80.00
Civil Designer	\$ 85.00
Civil CADD Technician	\$ 50.00
Civil Construction Representative	\$ 65.00
Civil Secretary	\$ 55.00
Structural Engineer Principal	\$ 168.00
Structural Associate	\$ 140.00
Structural Project Manager	\$ 126.00
Structural Project Engineer	\$ 112.50
Structural Sr. CADD Technician	\$ 96.00
Structural CADD Technician	\$ 86.00
Structural Const. Admin/Inspector	\$ 95.00
Structural Clerical	\$ 46.00
MEP Engineer Principal	\$ 195.00
MEP Senior/Registered Engineer	\$ 115.00
MEP Engineer	\$ 90.00
MEP Construction Coordinator	\$ 70.00
MEP Senior Designer	\$ 75.00
MEP Designer	\$ 65.00
MEP Draftsperson	\$ 60.00
MEP Secretary	\$ 45.00
Landscape Project Manager	\$ 125.00

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Landscape Project Manager Senior	\$ 150.00
Landscape Architect Senior	\$ 135.00
Landscape Architec General	\$ 115.00
Expert Witness/Hearing Testimony	\$ 160.00
Landscape Designer	\$ 100.00
Landscape Graphic Designer	\$ 95.00
Landscape CADD Technician General	\$ 85.00
Landscape CADD Technician Senior	\$ 110.00
Landscape Clerical	\$ 40.00



31 January 2018

Sue Bouffard
 Project Manager
 Construction Services Department
 School Board of Sarasota County
 7895 Fruitville Road
 Sarasota, Florida 34240

RE: Suncoast Technical College South Campus
 SSA # 1520204
 SCS Project ID # 4635
 Amendment # 07

Dear Sue:

SchenkelShultz is submitting this proposal request to amend the Basic Services Agreement Between the Owner and Architect by the following Scope of Work modifications.

Initially, during the commencement of the Fee negotiations, the project's program area and construction budget was approximately 40,000 gsf and \$13,325,000.00 for construction cost. Our negotiated Basic Service Fee was based on these parameters. During the design process and at our Team meeting on October 6, 2015, the project program and building area had increased from the initial project scope to approximately 100,00 gsf. At this time, the Construction Management firm submitted a preliminary construction cost of approximately \$ 19, 051,756.00. It was agreed that the building program area would be decreased with the anticipation of a reduced construction value.

In our discussions of November 3, 2016, it that decided and mutually agreed that with the Construction Management firm continuing with the process of developing a final GMP for the project, we would all wait until a final GMP was approved and then review our amendment request for Additional Services. The Construction Management firm developed a final construction cost for the project of \$ 21,139,813.00, which was approved by the School Board in August 2016.

Our firm is including the following analysis to validate the Amendment # 07 request for Additional Service Fee:

Exhibit A

Initial Basic Service Agreement (based on DMS Fee calculator)
 Construction Cost Budget- \$ 13,325,000.00 x 6.82% (DMS Fee) = \$ 908,751.00

Architectural Fee/ Work hours - Breakdown (only)

Tasks: Design, Construction Documents, Construction Administration and Final Project Completion.

- \$ 473,000.00 (architectural fee)
- 2703 work hour allocation per fee.

Exhibit B- Initial Fee Proposal based on similar work effort for STC Main Campus
Tasks: Site design, STC/Library-Schematic/ Design Development, Construction Documents,
Construction Administration and Final Project Completion.

- \$ 651,350.00 (site, SD/DD and CD's fee amount based on allocated value work hours
- 3722 projected work hours allocated per fee.
- \$ 235,200.00 (construction administration projected fee.
- 1344 projected work hours allocated per fee.

Cumulative Projected Fee amount- \$ 651,350.00 + \$ 235,200.00= \$886,550.00
Cumulative Projected Work hours- 3722 + 1344 = 5066 work hours

FEE comparisons original contract amount vs. projected contract fee amount.
\$473,000.00 (contract) - \$886,550.00 (projected) = - \$ 413,550.00 difference.
Projected work effort validates Additional Fee requested.

Exhibit C – Amendment #07 to Basic Service Agreement

Approved GMP cost \$ 21,139,813.00 x 6.57% (DMS Fee) = \$ 1,388,178.00

Requested Additional Service Fee Amendment to Basic Service Agreement
• \$ 1,388,178.00 - \$ 908,751.00 (Initial Fee) = \$ 479,427.00

Fee Adjustment with Amendment #02 and # 05- Culinary Kitchen & Conference Center Additions
• \$ 479,427.00 - \$ 34,760 + \$65,000= \$ 379,667.00

ACTUAL Architectural Fee/ Work Hours- LABOR Detail Report (included)
Tasks: Design, Construction Documents, Construction Administration and Final Project
Completion.
• \$ 1,218,700.00 (architectural fee)
• 6964 (actual) work hours expended.

Requested Additional Service Fee Adjustment- Amendment # 07 = \$ 379,667.00

If you should have questions or require further clarifications to this proposal request,
please contact the Architect's office at your convenience.

Sincerely,



Kenneth G. Dean AIA, LEED AP
Partner

attachments