

Lee County Board Of County Commissioners

Agenda Item Summary

Blue Sheet No. 20031460

1. REQUESTED MOTION:

ACTION REQUESTED: Approve Change Order No. 8 and 9 to Barany Schmitt Summers Weaver & Partners Inc. for CN-01-03 Justice Center Expansion, Contract No. 1785, for the Phase I Remodeling of SunTrust (Change Order 8) in the amount of 288,700.00 and Justice Center Remodeling (Phase II) (Change Order 9) in the amount of \$627,600.00.

WHY ACTION IS NECESSARY: Board approval required.

WHAT ACTION ACCOMPLISHES: The Consultant will provide, under Change Order No. 8 Remodeling of SunTrust 6th, 8th and 9th floors and under Change Order No. 9 Justice Center Phase II, 3rd floor Pods A and D Remodeling.

2. DEPARTMENTAL CATEGORY:

02 CONSTRUCTION & DESIGN
COMMISSION DISTRICT #:

C2B

3. MEETING DATE:

12-16-2003

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON
- TIME REQUIRED:

5. REQUIREMENT/PURPOSE:

(Specify)

- STATUTE
- ORDINANCE
- ADMIN. CODE AC-4-4
- OTHER

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER _____
- B. DEPARTMENT Public Works
- C. DIVISION _____
- BY: Jim Lavender, Director

7. BACKGROUND:

On June 12, 2001, the Board entered into a Professional Services Agreement with Barany Schmitt Summers Weaver & Partners Inc., under CN-01-03 Justice Center Expansion for an amount of \$76,103.00 (Phase I) with the understanding that future Phases for design, permitting and construction of selected option will be brought back to the Board for approval by change orders.

Summary of Change Orders:

- C.O. #1 in the amount of \$94,775.00 approved by the Board on 3/12/2002
- C.O. #2 in the amount of \$46,398.00 approved 11/21/2002
- C.O. #3 in the amount of \$24,090.00 approved 3/25/2003
- C.O. #4 in the amount of \$18,015.00 approved 3/25/2003
- C.O. #5 in the amount of \$19,400.00 approved 4/10/2003
- C.O. #6 in the amount of \$58,750.00 approved 6/17/2003
- C.O. #7 in the amount of \$8,070.00

The Dept of Construction & Design is requesting Board approval of this Change Order No. 8 and 9, with Barany Schmitt Summers & Weaver & Partners, under CN-01-03 Justice Center Expansion. The Consultant will provide, under Change Order No. 8 Remodeling of SunTrust 6th, 8th and 9th floors in the amount of \$288,700.00 and under Change Order No. 9 Justice Center Phase II, 3rd floor Pods A and D Remodeling in the amount of 627,600.00. Although the closing for the building is February 8, 2004, approval of this bluesheet will allow a timely relocation for the State Attorney's office.

Funds will be available from account string: 20864630100.506510.814 (Change Order 8)
20864630100.506510 (Change Order 9)

Attachments: Three (3) Change Order No. 8 & Three (3) Change Order No. 9 for execution

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
					OA	OM	Risk	GC	
<i>[Signature]</i> 12.4.03	<i>[Signature]</i>	N/A	<i>[Signature]</i> 12/11/03	<i>[Signature]</i> 12/11/03	<i>[Signature]</i> 12.4.03	<i>[Signature]</i> 12/11/03	<i>[Signature]</i> 12/11/03	<i>[Signature]</i> 12/11/03	<i>[Signature]</i> 12.4.03

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: <u>12/4/03</u>
Time: <u>2:52 pm</u>
Forwarded To:

RECEIVED BY COUNTY ADMIN: <i>[Signature]</i>
<u>12/4/03</u>
<u>3:05 pm SLT</u>
COUNTY ADMIN
FORWARDED TO:

LEE COUNTY PROFESSIONAL SERVICE/SERVICE PROVIDER AGREEMENT
CHANGE ORDER/SUPPLEMENTAL TASK AUTHORIZATION

Change Order
 Supplemental Task Authorization

NO.: 8

(A Change Order or Supplemental Task Authorization Requires Approval by the Department Director for Expenditures Under \$25,000 or Approval by the County Manager for Expenditures Between \$25,000 and \$50,000 or Approval by the Board of County Commissioners for Expenditures over \$50,000)

CONTRACT/PROJECT NAME: Justice Center Expansion - Phase I Remodeling of SunTrust

CONSULTANT: Barany Schmitt Summers Weaver & Partners, Inc. PROJECT NO.: 208646

SOLICIT NO.: CN-01-03 CONTRACT NO.: 1785 ACCOUNT NO.: 20864630100-306510-814

REQUESTED BY: Betty Schuetzman, Project Manager DATE OF REQUEST: 10/31/03

Upon the completion and execution of this Change Order or Supplemental Task Authorization by both parties the Consultant/Provider is authorized to and shall proceed with the following:

EXHIBIT "CO/STA-A: SCOPE OF PROFESSIONAL SERVICE: DATED: 10/31/03
EXHIBIT "CO/STA-B: COMPENSATION & METHOD OF PAYMENT: DATED: 10/31/03
EXHIBIT "CO/STA-C: TIME AND SCHEDULE OF PERFORMANCE: DATED: 10/31/03
EXHIBIT "CO/STA-D: CONSULTANT'S/PROVIDERS ASSOCIATED
SUB-CONSULTANT(S)/SUB-CONTRACTORS: DATED: 10/31/03
EXHIBIT "CO/STA-E: PROJECT GUIDELINES AND CRITERIA: DATED: 10/31/03

It is understood and agreed that the acceptance of this modification by the CONSULTANT/PROVIDER constitutes an accord and satisfaction.

RECOMMENDED:

By: [Signature] 11-18-03
Department Director Date

By: [Signature] 11/25/03
Contracts Mgmt Date

APPROVED:

By: _____
*County Attorney's Office Date

*County Attorney signature needed
for **over** Board level expenditures only.

ACCEPTED:

By: [Signature]
Consultant/Provider

Date Accepted: 10/31/03

Corporate Seal

COUNTY APPROVAL:

By: _____
Department Director
(Under \$25,000)
Date Approved: _____

By: _____
County Manager (Between
(\$25,000 and under \$50,000)
Date Approved: _____

By: _____
Chairman
Board of County Commissioners
Date Approved: _____

CHANGE ORDER AGREEMENT No. 8

or

SUPPLEMENTAL TASK AUTHORIZATION No. _____

EXHIBIT "CO/STA-A"

Date: 10/31/03

SCOPE OF PROFESSIONAL SERVICES

for Justice Center Expansion - Phase I Remodeling of SunTrust
(Enter Project Name from Page 1 of the
Change Order or Supplemental Task Authorization)

SECTION 1.00 CHANGE(S) TO PROFESSIONAL SERVICES

The "Scope of Professional Services" as set forth in Exhibit "A" of the Professional Services Agreement, or Service Provider Agreement, referred to hereinbefore is hereby supplemented, changed or authorized, so that the CONSULTANT or SERVICE PROVIDER, shall provide and perform the following professional services, tasks, or work as a supplement to, change to, or authorized to, the scope of services previously agreed to and authorized:

Task 1.01 DOCUMENTATION OF EXISTING CONDITIONS

Develop required existing documents for use in current and future phases through review of as-built documents and field verification. Develop AutoCAD drawings of existing conditions for use by owner and design team.

TASK 1.02 STATE ATTORNEY'S OFFICE 6th and 9th FLOORS, and COMPUTER ROOM ON 8th FLOOR

Programming, architectural, engineering and construction phase services to remodel the 6th and 9th floors in total (and 1,500 sf of the 8th floor for computer room) for the State Attorney's office to be relocated from the Justice Center. Scope of services to include:

A. Programming and Preliminary Design

1. Meet with user groups to determine programmatic requirements and incorporate into preliminary design for the 6th, 7th and 9th floors (preliminary phase to include 7th floor). Plans to be used as master development plan for State Attorney's projected need as represented in master plan and programs.
2. Perform structural feasibility studies and modifications as warranted.
3. Develop strategy for mechanical, electrical, security, plumbing and information systems expansion.
4. Work with owner's Construction Manager to determine budget estimates.

B. Design Development

1. Code compliance review
2. Architectural documents including:
 - Floor plans
 - Reflected ceiling plans
 - Demolition plans
 - Preliminary finish and opening schedules
 - Outline specifications
 - Other documents as necessary

3. Mechanical, Electrical and Plumbing documents to include:
 - Equipment Room layouts
 - Single line duct distribution
 - Preliminary lighting layouts
 - Preliminary power and communications layouts
 - Outline specifications
 - Coordinate designs with owner's interior design consultant.
4. Make recommendations on structural improvements necessary to accommodate intended uses.
5. Work with owner's Construction Manager to confirm project budget.

C. Construction Documents

Develop complete architectural, mechanical, electrical, plumbing, structural, gaseous fire suppression system (8th floor computer room only) and communications system drawings and specifications suitable for permitting, bidding and construction by owner's Construction Manager.

D. Construction Administration

1. Assist owner's Construction Manager with bidding process.
2. Attend bi-weekly project meetings.
3. Submittal review
4. Respond to questions and clarifications from Construction Manager.
5. Review payment applications by Construction Manager.
6. Perform Substantial and Final review of project.
7. Review close-out documents from Construction Manager.

Services excluded from Task 1.02

1. Civil work
2. Fire sprinkler system design
3. Interior design
4. Security system design
5. Elevator consultant
6. Detailed cost estimating

Task 1.03 STATE ATTORNEY'S OFFICE 7th FLOOR

Architectural, engineering and construction phase services to remodel the 7th floor of SunTrust building for use by the State Attorney's office to be relocated from Justice Center. Scope of service to include:

A. Design

1. Code compliance review
2. Architectural documents including:
 - Floor plans
 - Reflected ceiling plans
 - Demolition plans
 - Preliminary finish and opening schedules
 - Outline specifications
 - Other documents as necessary
3. Mechanical, Electrical and Plumbing documents to include:
 - Equipment Room layouts
 - Single line duct distribution
 - Preliminary lighting layouts
 - Preliminary power and communications layouts
 - Outline specifications

- Coordinate designs with owner's interior design consultant.
- 4. Make recommendations on structural improvements necessary to accommodate intended uses.
- 5. Work with owner's Construction Manager to confirm project budget.

B. Construction Documents

Develop complete architectural, mechanical, electrical, plumbing, structural, and communications system drawings and specifications suitable for permitting, bidding and construction by owner's Construction Manager.

C. Construction Administration

1. Assist owner's Construction Manager with bidding process.
2. Attend bi-weekly project meetings.
3. Submittal review
4. Respond to questions and clarifications from Construction Manager.
5. Review payment applications by Construction Manager.
6. Perform Substantial and Final review of project.
7. Review close-out documents from Construction Manager.

Services excluded in Task 1.03

1. Civil work
2. Fire sprinkler system design
3. Interior design
4. Security system design
5. Elevator consultant
6. Detailed cost estimating

TASK 1.04 2nd FLOOR SECURITY LOBBY, COMMUNICATIONS CENTER AND DEPOSITION LOBBY

Programming, architectural, engineering and construction phase services to remodel the second floor of SunTrust building into security screening lobby admitting public into Justice Center complex from existing pedestrian bridge and future public elevator from plaza. Scope also includes the addition of a central phone switch and common use deposition rooms. Scope of services include:

A. Programming and Preliminary Design

Meet with user groups to determine programmatic requirements and develop preliminary concept documents to address requirements.

B. Design Development

1. Code compliance review
2. Architectural documents including:
 - Floor plans
 - Reflected ceiling plans
 - Demolition plans
 - Preliminary finish and opening schedules
 - Outline specifications
 - Other documents as necessary

3. Mechanical, Electrical and Plumbing documents to include:
 - Equipment Room layouts
 - Single line duct distribution
 - Preliminary lighting layouts
 - Preliminary power and communications layouts
 - Outline specifications
 - Coordinate designs with owner's interior design consultant
4. Make recommendations on structural improvements necessary to accommodate intended uses.
5. Work with owner's Construction Manager to confirm project budget.

C. Construction Documents

Develop complete architectural, mechanical, electrical, plumbing, structural, and communications system drawings and specifications suitable for permitting, bidding and construction by owner's Construction Manager.

D. Construction Administration

1. Assist owner's Construction Manager with bidding process.
2. Attend bi-weekly project meetings.
3. Submittal review
4. Respond to questions and clarifications from Construction Manager.
5. Review payment applications by Construction Manager.
6. Perform Substantial and Final review of project.
7. Review close-out documents from Construction Manager.

Services excluded from Task 1.04

1. Civil work
2. Fire sprinkler system design
3. Interior design
4. Security system design
5. Elevator consultant
6. Detailed cost estimating

TASK 1.05 MISCELLANEOUS SERVICES

Perform special studies and design work to support transition of SunTrust into service by Justice Center as requested and authorized by Lee County Department of Construction.

TASK 1.06 REIMBURSABLE EXPENSES

Incidental expenses required for performance of above tasks (see next page).

*Attach additional pages, if needed.

CHANGE ORDER AGREEMENT No. 8
or
 SUPPLEMENTAL TASK AUTHORIZATION No. _____

EXHIBIT "CO/STA-B"

Date: 10/31/03

COMPENSATION AND METHOD OF PAYMENT

for Justice Center Expansion - Phase I Remodeling of SunTrust

(Enter Project Name from Page 1 of the
Change Order or Supplemental Task Authorization)

SECTION 1.00 CHANGE(S) IN COMPENSATION

The compensation the CONSULTANT, or SERVICE PROVIDER, shall be entitled to receive for providing and performing the supplemented, changed or authorized services, tasks, or work as set forth and enumerated in the Scope of Services set forth in this CHANGE ORDER OR SUPPLEMENTAL TASK AUTHORIZATION AGREEMENT, Exhibit "CO/STA-A", attached hereto shall be as follows:

NOTE: A Lump Sum (L.S.) or Not-to-Exceed (N.T.E.) amount of compensation to be paid the CONSULTANT should be established and set forth below for each task or sub-task described and authorized in Exhibit "S/COA-A". In accordance with Professional Services Agreement Article 5.03(2) "Method of Payment", tasks to be paid on a Work-in-Progress payment basis should be identified (WIPP).

Task Number	Task Title	Amount of Compensation	Indicate Basis of Compensation LS or NTE	If Applicable Indicate (W.I.P.P.)
1.01	Documentation of Existing Conditions	\$ 6,500	LS	
1.02	State Attorney's Office - 6th and 9th Floors and 8th Floor Computer Room			
	A. Programming & Preliminary Design	\$ 6,375	LS	WIPP
	B. Design Development	\$ 25,500	LS	WIPP
	C. Construction Documents	\$ 63,750	LS	WIPP
	D. Construction Administration	\$ 31,875	LS	WIPP
	(Task 1.02 Total - \$127,500)			
1.03	State Attorney's Office 7th Floor			
	A. Design	\$ 14,225	LS	WIPP
	B. Construction Documents	\$ 28,450	LS	WIPP
	C. Construction Administration	\$ 14,225	LS	WIPP
	(Task 1.03 total - \$56,900)			
1.04	2nd Floor Security Lobby			
	A. Programming & Preliminary Design	\$ 3,500	LS	WIPP
	B. Design Development	\$ 14,200	LS	WIPP
	C. Construction Documents	\$ 35,400	LS	WIPP
	D. Construction Administration	\$ 17,700	LS	WIPP
	(Task 1.04 Total - \$70,800)			
1.05	Miscellaneous Services (as directed)	\$ 25,000	NTE	WIPP
1.06	Reimbursable Expenses	\$ 2,000	NTE	WIPP
TOTAL		\$ 288,700		

(Unless list is continued on next page)

CHANGE ORDER AGREEMENT No. 8
or
 SUPPLEMENTAL TASK AUTHORIZATION No. _____

EXHIBIT "CO/STA-C"

Date: 10/31/03

TIME AND SCHEDULE OF PERFORMANCE

for Justice Center Expansion - Phase I Remodeling of SunTrust

(Enter Project Name from Page 1 of the
Change Order or Supplemental Task Authorization Agreement)

SECTION 1.00 CHANGES FOR THIS CHANGE ORDER OR SUPPLEMENTAL TASK AUTHORIZATION AGREEMENT

The time and schedule of completion for the various phases or tasks required to provide and perform the services, tasks, or work set forth in this CHANGE ORDER or SUPPLEMENTAL TASK AUTHORIZATION AGREEMENT, Exhibit "CO/STA-A", entitled "Scope of Professional Services" attached hereto is as follows:

Phase and/or Task Reference as Enumerated in EXHIBIT AA@	Name or Title of Phase and/or Task	Number of Calendar Days For Completion of Each Phase and/or Task	Cumulative Number of Calendar Days For Completion from Date of Notice to Proceed For this CO or STA
Task 1.01	Documentation of Existing Conditions	30 days	30 days
	Task 1.01		(30 days)
Task 1.02	State Attorney's Office - 6 th & 9 th Floors and 8 th Floor Computer Room		
	A. Programming, Planning	30 days	30 days
	B. Design Development	45 days	75 days
	C. Construction Documents	60 days	135 days
	D. Construction Administration	180 days	315 days
	Task 1.02		(315 days)
Task 1.03	State Attorney 7 th Floor		
	A. Design	30 days	30 days
	B. Construction Documents	45 days	75 days
	C. Construction Administration	120 days	195 days
	Task 1.03		(195 days)
Task 1.04	2 nd Floor Security Lobby		
	A. Programming, Planning	30 days	30 days
	B. Design Development	30 days	60 days
	C. Construction Documents	45 days	105 days
	D. Construction Administration	120 days	225 days
	Task 1.04		(225 days)
Task 1.05	Miscellaneous Services	N/A	N/A
Task 1.06	Reimbursable Services	N/A	N/A
	TOTAL		See Task Totals

CHANGE ORDER AGREEMENT No. 8
 or
 SUPPLEMENTAL TASK AUTHORIZATION No. _____

EXHIBIT "CO/STA-D"

Date: 10/31/03

CONSULTANT'S, OR SERVICE PROVIDER'S, ASSOCIATED SUB-CONSULTANT(S) AND SUBCONTRACTOR(S)

for Justice Center Expansion - Phase I Remodeling of SunTrust

(Enter Project Name from Page 1 of the Change Order or Supplemental Task Authorization Agreement)

CONSULTANT, or SERVICE PROVIDER, intends to engage the following sub-consultant(s) and/or sub-contractor(s) to assist the CONSULTANT, or SERVICE PROVIDER, in providing and performing the services, tasks, or work required under this CHANGE ORDER, or SUPPLEMENTAL TASK AUTHORIZATION AGREEMENT.

(If none, enter the word "none" in the space below.)

Service and/or Work to be Provided or Performed	Name and Address of Individual or Firm	Disadvantaged, Minority or Women Business Enterprise, (If Yes, Indicate Type)			Sub-Consultant Services are Exempted from Prime Consultant's Insurance Coverage	
		Yes	No	Type	Yes	No
Mechanical/ Electrical/ Plumbing	TLC Engineering for Architecture, Inc.		X			X
Structural	Liebl & Barrow		X			X

CHANGE ORDER AGREEMENT No. 8

or

SUPPLEMENTAL TASK AUTHORIZATION No. _____

EXHIBIT "CO/STA-E"

Date: 10/31/03

PROJECT GUIDELINES AND CRITERIA

for Justice Center Expansion - Phase I Remodeling of SunTrust

(Enter Project Name from Page 1 of the
Change Order or Supplemental Task Authorization Agreement)

As a supplement, or change, to the Project Guidelines and Criteria set forth in the Professional Services Agreement, or Service Provider Agreement, Exhibit "E", the COUNTY has established the following Guidelines, Criteria, Goals, Objectives, Constraints, Schedule, Budget, and/or Requirements which shall serve as a guide to the CONSULTANT, or SERVICE PROVIDER, in performing the professional services, tasks, or work to be provided pursuant to the professional services set forth hereinbefore in CHANGE ORDER or SUPPLEMENTAL TASK AUTHORIZATION AGREEMENT, Exhibit "CO/STA-A", attached hereto:

(If none, enter the word "None" in the space below.)

ITEM No. 1

NONE

LEE COUNTY PROFESSIONAL SERVICE/SERVICE PROVIDER AGREEMENT
CHANGE ORDER/SUPPLEMENTAL TASK AUTHORIZATION

Change Order
 Supplemental Task Authorization

NO.: 9

(A Change Order or Supplemental Task Authorization Requires Approval by the Department Director for Expenditures Under \$25,000 or Approval by the County Manager for Expenditures Between \$25,000 and \$50,000 or Approval by the Board of County Commissioners for Expenditures over \$50,000)

CONTRACT/PROJECT NAME: Justice Center Remodeling (Phase II)

CONSULTANT: Barany Schmitt Summers Weaver & Partners, Inc. PROJECT NO.: 208646

SOLICIT NO.: CN-01-03 CONTRACT NO.: 1785 ACCOUNT NO.: 20864630100-506510

REQUESTED BY: Betty Schuetzman, Project Manager DATE OF REQUEST: 10/31/03

Upon the completion and execution of this Change Order or Supplemental Task Authorization by both parties the Consultant/Provider is authorized to and shall proceed with the following:

EXHIBIT "CO/STA-A: SCOPE OF PROFESSIONAL SERVICE: DATED: 10/31/03

EXHIBIT "CO/STA-B: COMPENSATION & METHOD OF PAYMENT: DATED: 10/31/03

EXHIBIT "CO/STA-C: TIME AND SCHEDULE OF PERFORMANCE: DATED: 10/31/03

EXHIBIT "CO/STA-D: CONSULTANT'S/PROVIDERS ASSOCIATED
SUB-CONSULTANT(S)/SUB-CONTRACTORS: DATED: 10/31/03

EXHIBIT "CO/STA-E: PROJECT GUIDELINES AND CRITERIA: DATED: 10/31/03

It is understood and agreed that the acceptance of this modification by the CONSULTANT/PROVIDER constitutes an accord and satisfaction.

RECOMMENDED:

By: [Signature] 11/18/03
Department Director Date

By: [Signature] 11/25/03
Contracts Mgmt Date

APPROVED:

By: _____
*County Attorney's Office Date

*County Attorney signature needed
for over Board level expenditures only.

CMO:023
00/05/04

ACCEPTED:

By: [Signature]
Consultant/Provider

Date Accepted: 10/31/03

Corporate Seal

COUNTY APPROVAL:

By: _____
Department Director
(Under \$25,000)
Date Approved: _____

By: _____
County Manager (Between
(\$25,000 and under \$50,000)
Date Approved: _____

By: _____
Chairman
Board of County Commissioners
Date Approved: _____

CHANGE ORDER AGREEMENT No. 9

or
 SUPPLEMENTAL TASK AUTHORIZATION No. _____

EXHIBIT "CO/STA-A"

Date: 10/31/03

SCOPE OF PROFESSIONAL SERVICES

for Justice Center Remodeling (Phase II)

(Enter Project Name from Page 1 of the
Change Order or Supplemental Task Authorization)

SECTION 1.00 CHANGE(S) TO PROFESSIONAL SERVICES

The "Scope of Professional Services" as set forth in Exhibit "A" of the Professional Services Agreement, or Service Provider Agreement, referred to hereinbefore is hereby supplemented, changed or authorized, so that the CONSULTANT or SERVICE PROVIDER, shall provide and perform the following professional services, tasks, or work as a supplement to, change to, or authorized to, the scope of services previously agreed to and authorized:

TASK 1.01 3rd FLOOR PODS "A" and "D" REMODELING

Programming, architectural, engineering and construction services for remodeling of the 3rd floor Pod "D" of Justice Center into (1) court room, (2) hearing rooms, (2) judges' offices and supporting spaces. Scope of services to include:

A. Programming / Schematic Design

1. Meet with user groups to determine programmatic requirements and incorporate into preliminary courtroom design.
2. Perform structural feasibility studies and modifications as warranted.
3. Develop strategy for mechanical, electrical, security, plumbing and information systems expansion.
4. Work with owner's Construction Manager to determine budget estimates.

B. Design Development

1. Code compliance review
2. Architectural documents including:
 - Floor plans
 - Reflected ceiling plans
 - Demolition plans
 - Preliminary finish and opening schedules
 - Outline specifications
 - Other documents as necessary
3. Mechanical, Electrical and Plumbing documents to include:
 - Equipment Room layouts
 - Single line duct distribution
 - Preliminary lighting layouts
 - Preliminary power and communications layouts
 - Outline specifications
 - Coordinate designs with owner's interior design consultant.
4. Make recommendations on structural improvements necessary to accommodate intended uses.
5. Work with owner's Construction Manager to confirm project budget.

6. Structural Documents
 - Floor framing plan

C. Combine Construction Documents
For 3rd floor Pod "A" under previous C.O. #6 to be permitted/bid and constructed concurrent with Pod "D".

D. Construction Documents
Develop complete architectural, mechanical, electrical, plumbing, structural, and communications system drawings and specifications suitable for permitting, bidding and construction by owner's Construction Manager.

E. Construction Administration

1. Assist owner's Construction Manager with bidding process.
2. Attend bi-weekly project meetings.
3. Submittal review
4. Respond to questions and clarifications from Construction Manager.
5. Review payment applications by Construction Manager.
6. Perform Substantial and Final review of project.
7. Review close-out documents from Construction Manager.

Services excluded from Task 1.01

1. Civil design
2. Fire sprinkler design
3. Furniture selection
4. Security system design
5. Detailed cost estimating

TASK 1.02 CHILLER PLANT EXPANSION

Task to include engineering, architectural and Construction Phase services for the expansion of the existing chiller/heating plant. Expansion to include new chillers, pumps, cooling towers and boilers to replace heat pump system. Expansion to have capacity and appropriate redundancies for the inclusion of the SunTrust building, proposed new construction of +/-150,000 square foot and future of an addition of +/-60,000 sf. Plant expansion to also include the future incorporation of thermal ice storage to be added under future phase of construction.

A. Engineering Construction - Documents including:

1. Design of new chiller and boiler plant
2. HVAC Controls
3. Revise plant piping
4. Potable water piping
5. Drain waste and venting piping
6. Lighting fixture selection, layout and circuiting
7. Electrically powered equipment connection circuiting
8. Switchboards, panelboards and step-down transformers
9. Branch, power and distribution wiring and raceway
10. Fire alarm modifications as required scope of project

B. Structural feasibility study

Analyze and develop strategy for structurally supporting proposed equipment.

C. Architectural Construction Documents

- Documents suitable for permitting, bidding and construction for remodeling of plant as required by proposed expansion.

- D. Structural Construction Documents
 - Documents suitable for permitting, bidding and construction to structurally support proposed mechanical equipment within existing plant building.
- E. Re-Roofing Construction
 - Documents suitable for permitting, bidding and construction to remove existing modified built-up roof and tapered insulation. Re-work roof pitches and apply new SBS roof system.
- F. Construction Administration
 - 1. Assist owner's Construction Manager with bidding process.
 - 2. Attend bi-weekly project meetings.
 - 3. Submittal review
 - 4. Respond to questions and clarifications from Construction Manager.
 - 5. Review payment applications by Construction Manager.
 - 6. Perform Substantial and Final review of project.
 - 7. Review close-out documents from Construction Manager.

TASK 1.03 SHIPPING, RECEIVING AND CAFETERIA ADDITION

Programming, architectural, engineering and Construction Phase services for a two-story +/-10,800 s.f. addition between Pod "A" and Pod "D" to accommodate shipping and receiving on the first floor and cafeteria and kitchen on 2nd floor. Services to include:

- A. Programming / Schematic Design
 - 1. Meet with user groups to determine programmatic requirements and incorporate into preliminary design documents.
 - 2. Perform structural feasibility studies as warranted.
 - 3. Develop strategy for mechanical, electrical, security, plumbing and information systems expansion.
 - 4. Work with owner's Construction Manager to determine budget estimates.
- B. Design Development
 - 1. Code compliance review
 - 2. Architectural documents including:
 - Floor plans
 - Reflected ceiling plans
 - Demolition plans
 - Preliminary finish and opening schedules
 - Outline specifications
 - Other documents as necessary
 - 3. Mechanical, Electrical and Plumbing documents to include:
 - Equipment Room layouts
 - Single line duct distribution
 - Preliminary lighting layouts
 - Preliminary power and communications layouts
 - Outline specifications
 - Coordinate designs with owner's interior design consultant.
 - 4. Structural Documents
 - Foundation plan
 - Floor framing plan
 - Roof framing plan
 - 5. Work with owner's Construction Manager to confirm project budget.

C. Construction Documents

Develop complete architectural, mechanical, electrical, plumbing, structural, and communications system drawings and specifications suitable for permitting, bidding and construction by owner's Construction Manager.

D. Construction Administration

1. Assist owner's Construction Manager with bidding process.
2. Attend bi-weekly project meetings.
3. Submittal review
4. Respond to questions and clarifications from Construction Manager.
5. Review payment applications by Construction Manager.
6. Perform Substantial and Final review of project.
7. Review close-out documents from Construction Manager.

Services excluded from Task 1.03

1. Civil work
2. Fire sprinkler design
3. Kitchen design
4. Detailed cost estimate

TASK 1.04 1st FLOOR POD "A" AND ELEVATOR LOBBY REMODELING

Programming, architectural, engineering and Construction Phase services to remodel the first floor of Pod "A" into a new security screening lobby and remodel existing and new elevator lobby consistent with 2nd floor details. Scope of services to include:

A. Programming / Schematic Design

- Meet with user groups to determine programmatic requirements and develop preliminary concept documents to address requirements.

B. Design Development

1. Code compliance review
2. Architectural documents including:
 - Floor plans
 - Reflected ceiling plans
 - Demolition plans
 - Preliminary finish and opening schedules
 - Outline specifications
 - Other documents as necessary
3. Mechanical, Electrical and Plumbing documents to include:
 - Equipment Room layouts
 - Single line duct distribution
 - Preliminary lighting layouts
 - Preliminary power and communications layouts
 - Outline specifications
 - Coordinate designs with owner's interior design consultant.
4. Make recommendations on structural improvements necessary to accommodate intended uses.
5. Work with owner's Construction Manager to confirm project budget.

C. Construction Documents

Develop complete architectural, mechanical, electrical, plumbing, structural, and communications system drawings and specifications suitable for permitting, bidding and construction by owner's Construction Manager.

D. Construction Administration

1. Assist owner's Construction Manager with bidding process.
2. Attend bi-weekly project meetings.
3. Submittal review
4. Respond to questions and clarifications from Construction Manager.
5. Review payment applications by Construction Manager.
6. Perform Substantial and Final review of project.
7. Review close-out documents from Construction Manager.

Services not included in Task 1.04

1. Civil work
2. Fire sprinkler system design
3. Interior design
4. Security system design
5. Elevator consultant
6. Detailed cost estimating

TASK 1.05 MISCELLANEOUS SERVICES

Perform special studies and design work to support the remodeling efforts on the Justice Center as requested and authorized by Lee County Department of Construction.

TASK 1.06 REIMBURSABLE EXPENSES

Incidental expenses required for performance of above tasks (see next page).

CHANGE ORDER AGREEMENT No. 9
or
 SUPPLEMENTAL TASK AUTHORIZATION No. -

EXHIBIT "CO/STA-B"

Date: 10/31/03

COMPENSATION AND METHOD OF PAYMENT

for Justice Center Remodeling (Phase II)

(Enter Project Name from Page 1 of the
Change Order or Supplemental Task Authorization)

SECTION 1.00 CHANGE(S) IN COMPENSATION

The compensation the CONSULTANT, or SERVICE PROVIDER, shall be entitled to receive for providing and performing the supplemented, changed or authorized services, tasks, or work as set forth and enumerated in the Scope of Services set forth in this CHANGE ORDER OR SUPPLEMENTAL TASK AUTHORIZATION AGREEMENT, Exhibit "CO/STA-A", attached hereto shall be as follows:

NOTE: A Lump Sum (L.S.) or Not-to-Exceed (N.T.E.) amount of compensation to be paid the CONSULTANT should be established and set forth below for each task or sub-task described and authorized in Exhibit "S/COA-A". In accordance with Professional Services Agreement Article 5.03(2) "Method of Payment", tasks to be paid on a Work-in-Progress payment basis should be identified (WIPP).

Task Number	Task Title	Amount of Compensation	Indicate Basis of Compensation LS or NTE	If Applicable Indicate (W.I.P.P.)
1.01	3 rd FLOOR PODS "A" and "D" REMODELING			
	A. Programming/Schematic Design	\$ 6,375	LS	WIPP
	B. Design Development	\$ 25,500	LS	WIPP
	C. Cost of Bidding Pod "A" in two separate packages to expedite Schedule	\$ 18,400	LS	WIPP
	D. Construction Documents	\$ 63,750	LS	WIPP
	E. Construction Administration (Sub-Total Task 1.01 - \$145,900)	\$ 31,875	LS	WIPP
1.02	CHILLER PLANT EXPANSION			
	A. Engineering Construction Documents	\$ 92,625	LS	WIPP
	B. Structural Feasibility Study	\$ 2,000	LS	WIPP
	C. Architectural Construction Docs	\$ 42,375	LS	WIPP
	D. Structural Construction Documents	\$ 9,450	LS	WIPP
	E. Re-Roofing Construction Documents	\$ 11,250	LS	WIPP
	F. Construction Administration (Sub-Total Task 1.02 - \$202,700)	\$ 45,000	LS	WIPP
1.03	SHIPPING/RECEIVING AND CAFETERIA ADDITION			
	A. Programming & Schematic Design	\$ 12,000	LS	WIPP
	B. Design Development	\$ 18,000	LS	WIPP
	C. Construction Documents	\$ 60,000	LS	WIPP
	D. Construction Administration (Sub-Total Task 1.03 - \$120,000)	\$ 30,000	LS	WIPP

1.04	1 st FLOOR POD "A" & ELEVATOR LOBBY REMODELING			
	A. Programming & Schematic Design	\$ 10,400	LS	WIPP
	B. Design Development	\$ 15,600	LS	WIPP
	C. Construction Documents	\$ 52,000	LS	WIPP
	D. Construction Administration	\$ 26,000	LS	WIPP
	(Sub-Total Task 1.04 - \$104,000)			
1.05	MISCELLANEOUS TASKS	\$ 50,000	NTE	WIPP
1.06	REIMBURSABLES	\$ 5,000	NTE	WIPP
TOTAL		\$ 627,600		

(Unless list is continued on next page)

CHANGE ORDER AGREEMENT No. 9
or
 SUPPLEMENTAL TASK AUTHORIZATION No. _____

EXHIBIT "CO/STA-C"

Date: 10/31/03

TIME AND SCHEDULE OF PERFORMANCE

for Justice Center Remodeling (Phase II)

(Enter Project Name from Page 1 of the
Change Order or Supplemental Task Authorization Agreement)

SECTION 1.00 CHANGES FOR THIS CHANGE ORDER OR SUPPLEMENTAL TASK AUTHORIZATION AGREEMENT

The time and schedule of completion for the various phases or tasks required to provide and perform the services, tasks, or work set forth in this CHANGE ORDER or SUPPLEMENTAL TASK AUTHORIZATION AGREEMENT, Exhibit "CO/STA-A", entitled "Scope of Professional Services" attached hereto is as follows:

Phase and/or Task Reference as Enumerated in EXHIBIT AA@	Name or Title of Phase and/or Task	Number of Calendar Days For Completion of Each Phase and/or Task	Cumulative Number of Calendar Days For Completion from Date of Notice to Proceed For this CO or STA
Task 1.01	3 rd Floor Pods "A" and "D" Remodeling		
	A. Programming/Schematic Design	30 days	30 days
	B. Design Development	30 days	60 days
	C. Cost of Bidding Pod "A" in two separate packages to expedite Schedule	30 days	60 days
	D. Construction Documents	60 days	120 days
	E. Construction Administration	240 days	360 days
	Total Task 1.01		360 days
Task 1.02	Chiller Plant Expansion		
	A. Engineering Construction Docs	60 days	60 days
	B. Structural Feasibility Study	30 days	60 days
	C. Architectural Construction Docs	30 days	60 days
	D. Structural Construction Docs	30 days	60 days
	E. Re-Roofing Construction Docs	30 days	60 days
	F. Construction Administration	240 days	300 days
	Total Task 1.02		300 days
Task 1.03	Shipping/Receiving & Cafeteria Addtn.		
	A. Programming/Schematic Design	15 days	15 days
	B. Design Development	30 days	45 days
	C. Construction Documents	60 days	105 days
	D. Construction Administration	240 days	345 days
	Total Task 1.03		345 days
Task 1.04	1 st Floor Pod "A" & Elevator Lobby Remodeling		
	A. Programming & Schematic Design	30 days	30 days
	B. Design Development	45 days	75 days
	C. Construction Documents	60 days	135 days
	D. Construction Administration	180 days	315 days
	Total Task 1.04		315 days

Task 1.05	Miscellaneous Tasks		N.A.
Task 1.06	Reimbursables		N.A.
	TOTAL		See Individual Task

CMO:027
09/25/01

CHANGE ORDER AGREEMENT No. 9
or
 SUPPLEMENTAL TASK AUTHORIZATION No. _____

EXHIBIT "CO/STA-D"

Date: 10/31/03

CONSULTANT'S, OR SERVICE PROVIDER'S, ASSOCIATED SUB-CONSULTANT(S) AND SUBCONTRACTOR(S)

for Justice Center Remodeling (Phase II)

(Enter Project Name from Page 1 of the Change Order or Supplemental Task Authorization Agreement)

CONSULTANT, or SERVICE PROVIDER, intends to engage the following sub-consultant(s) and/or sub-contractor(s) to assist the CONSULTANT, or SERVICE PROVIDER, in providing and performing the service tasks, or work required under this CHANGE ORDER, or SUPPLEMENTAL TASK AUTHORIZATION AGREEMENT.

(If none, enter the word "none" in the space below.)

Service and/or Work to be Provided or Performed	Name and Address of Individual or Firm	Disadvantaged, Minority or Women Business Enterprise, (If Yes, Indicate Type)			Sub-Consultant Services are Exempted from Prime Consultant-s Insurance Coverage	
		Yes	No	Type	Yes	No
Mechanical/ Electrical/ Plumbing	TLC Engineering for Architecture, Inc.		X			X
Roofing Specialist	Scott D. Bonk & Associates, Inc.		X			X

CHANGE ORDER AGREEMENT No. 9

SUPPLEMENTAL TASK AUTHORIZATION No. _____

EXHIBIT "CO/STA-E"

Date: 10/31/03

PROJECT GUIDELINES AND CRITERIA

for Justice Center Remodeling (Phase II)

(Enter Project Name from Page 1 of the
Change Order or Supplemental Task Authorization Agreement)

As a supplement, or change, to the Project Guidelines and Criteria set forth in the Professional Services Agreement, or Service Provider Agreement, Exhibit "E", the COUNTY has established the following Guidelines, Criteria, Goals, Objectives, Constraints, Schedule, Budget, and/or Requirements which shall serve as a guide to the CONSULTANT, or SERVICE PROVIDER, in performing the professional services, tasks, or work to be provided pursuant to the professional services set forth hereinbefore in CHANGE ORDER or SUPPLEMENTAL TASK AUTHORIZATION AGREEMENT, Exhibit "CO/STA-A", attached hereto:

(If none, enter the word "None" in the space below.)

ITEM No. 1

NONE