



## **Board of County Commissioners**

1801 27th Street  
Vero Beach, Florida 32960  
Telephone: (772) 567-8000 FAX: 772-778-9391

### **Project:**

**WORK ORDER NO. 5 (Engineering)**  
FOR  
PROFESSIONAL SERVICES AGREEMENT  
FOR PROFESSIONAL CIVIL ENGINEERING SERVICES CONTRACT  
WITH  
**Masteller & Moler, Inc.**

### **HOBART PARK BASEBALL FIELDS - IRC Project No. 1759**

This Work Order No. 5 is in accordance with the existing AGREEMENT dated November 4<sup>th</sup>, 2014 and the Extension of Continuing Contract Agreement dated October 24<sup>th</sup>, 2017 between Masteller & Moler, Inc. (**ENGINEER**) and Indian River County (**COUNTY**). This Work Order No. 5 amends the agreement as follows:

#### **SECTION I - PROJECT LIMITS**

This Work Order No. 5 is for the **ENGINEER** to perform professional engineering services in connection with the planning, design, and permitting of the conversion of one (1) of the existing two (2) softball / little league regulation style fields to a Pro/College/High School (College) regulation style baseball field. In addition, one (1) new softball / little league regulation style field, an infield practice area, and replacement of the existing concession / restroom facilities are proposed.

The development limits shall be defined as the portion of Hobart Park situated on the east side of 58<sup>th</sup> Avenue (Kings Highway) at 77<sup>th</sup> Street (Hobart Road) west of the Indian River Farms Lateral G canal. The portion of Hobart Park at the northeast corner of 58<sup>th</sup> Avenue (Kings Highway) and 77<sup>th</sup> Street (Hobart Road) currently contains two (2) softball / little league regulation style fields. It is understood Indian River County desires to make modifications to the northern field to convert it to a Pro/College/High School (College) regulation style baseball field including modified site lighting. The dimensions of the College field shall meet the criteria of "Rule 1 / The Game, Playing Field and Equipment" in Baseball 2017 and 2018 Rules as published by the National Collegiate Athletic Association (NCAA). The southern of the two (2) existing fields is to remain unchanged in its current position and will not be lighted. A new softball / little league regulation style of the same size as the existing southern field is to be added and situated facing east between the modified northern and existing southern fields.

The existing concession / press box / restroom facilities on the current north field are proposed to be demolished and replaced with more appropriately sized modernized facilities. The new concession / press box / restroom facilities will be connected to Indian River County's potable water and wastewater systems. The project will include adequately sized restroom facilities that are also ADA compliant.

The site is proposed to be provided with an infield practice area directly west of the existing southern field. Stabilized field parking is proposed to be located to the north of the infield practice area with sufficient concrete paved spaces to accommodate ADA requirements. Concrete sidewalks meeting ADA standards shall be provided from the ADA parking stalls to ADA seating at bleachers for each of the three (3) planned fields.

Stabilized field parking with no specific alignment will also be planned north of the College style field. The parking areas will be accessed from 58<sup>th</sup> Avenue (Kings Highway) by new driveway connections. The existing driveway access to the site on 77<sup>th</sup> Street (Hobart Road) is intended to be gated / closed to public access.

The project will include properly sized concrete pads for bleachers. The bleachers shall be provided by County. The portions of the concrete pads for pedestrians will meet ADA regulations.

The site's stormwater treatment and attenuation system will be provided by an expansion to the existing dry retention system on the east side of the Parks Division Main Office.

## **SECTION II - SCOPE OF SERVICES**

As agreed upon between ENGINEER and the COUNTY, the ENGINEER shall provide Professional Engineering services to complete all tasks as outlined in this Work Order No. 5 as follows:

### Schematic Design:

We shall develop a Conceptual Site Plan depicting the proposed horizontal location of the planned baseball fields and vertical construction improvements along with locations for supporting parking, infield practice area, site lighting for the north and east fields, ADA compliant parking spaces and pedestrian sidewalks, and driveway connections to 58<sup>th</sup> Avenue.

Floor plans for the design for the vertical construction elements consisting of the new concession / press box / restroom facilities will be provided by an architectural sub-consultant based on an agreed upon programming schedule. We anticipate using Donadio & Associates for the architectural services on this project.

The Conceptual Site Plan shall be submitted to County for review and comment. We shall make reasonable revisions to the Conceptual Site Plan to address comments. Once the Conceptual Site Plan has been approved by the County it shall be considered the approved Base Plan for the project.

### Design Development:

Following approval of the Conceptual Site Plan, we shall develop Preliminary Site Plan horizontal & grading designs for the project to include the existing southern baseball field, new northern College style field, and new east Softball / Little League field along with supporting parking facilities, infield practice area, site lighting, ADA compliant parking & pedestrian sidewalks, driveway connections to 58<sup>th</sup> Avenue, water & wastewater services, and landscape improvements. The Preliminary Designs will depict both horizontal and vertical information for the proposed site work improvements.

The Preliminary Site Plan shall be supported by a Stormwater Management Report containing treatment and attenuation modeling and storm conveyance computations. The computations will also include flood balance calculations (if required). It is understood the County prefers the stormwater system to be an expansion of the existing dry retention system which serves the Parks Division Main Office.

The Preliminary Site Plan will be supported by a Sewage Lift Station Report containing computations for sizing the selected pumps adequate to handle the peak flows expected from the project.

The Preliminary Site Plan will include a Landscape Plan meeting Indian River County’s code. The Landscape Plans, we anticipate will be prepared by our landscape sub-consultant, Sartain & Associates.

The Preliminary Site Plan will include the locations for site lighting poles for the new College field and new softball field. The design of the site lighting facilities including signed and sealed structural designs for the poles and lighting contours, we anticipate will be provided by the lighting equipment vendor at no cost to the County. We will, however, utilize the services of our electrical sub-consultant to provide the designs for extension of power to the new lighting facilities. (No additional site lighting fixtures are proposed for the grass parking areas to the north of the College level field. It is understood the College level field lighting will provide sufficient spillover.)

The Preliminary Site Plan will include the location for properly sized concrete pads to support bleachers. The structural design of the concrete slabs will be designed by our structural sub-consultant, ML Engineering. (The bleachers we understand will be provided by the County. The design of the bleachers is not included in our scope and/or fees.)

Permitting / Construction Plans:

The Preliminary Site Plan designs shall be submitted to the County for review and comment and shall also be used for acquisition of approvals / permits for the project. We shall make reasonable revisions to the Preliminary Site Plan design to address comments from the County and permitting agencies.

We shall make application for approvals / permits for this project as follows:

- Indian River County Site Plan Approval
- Indian River County Land Clearing Permit
- Indian River County Tree Removal Permit
- Indian River County Type B Stormwater Permit
- Indian River County Utilities Permit
- Indian River County Right-of Way Permit (Driveway & Water / Wastewater)
- Department of Health Onsite Sewage Disposal System Abandonment Permit
- St. Johns River WMD Environmental Resource Permit
- Florida DEP Water General Permit
- Florida DEP Wastewater Permit
- Indian River Farms WCD Drainage Connection Permit (if Required)

It is anticipated the addition of one (1) little league field to the site will not result in a need for a Traffic Impact Analysis for this project.

We shall address reasonable comments received from approval / permitting agencies regarding our designs. Once the comments have been addressed and all approvals / permits issued, the plans shall be considered Final Site Plans. We shall provide sets stamped “Bid Sets” as outlined under the Deliverables section of this proposal.

Our Proposal fees do not include addressing environmental comments pertaining to wetlands and/or threatened and endangered species issues. It is understood these environmental services, if needed, will be provided by the County Environmental Staff.

The selected Contractor for the project shall be responsible for acquiring and adhering to an NPDES Soil Erosion and Sediment Control permit.

**Items to Be Provided By Client:**

To support our design and permitting services on this project, it is understood the County will provide the following information:

1. Boundary, Topographic & Tree Survey in Autocadd with topographic survey information on NAVD’88 datum;
2. Soils Investigation to support the Stormwater System Designs;
3. Bleacher Plans with Dimensions;
4. Site Lighting Signed & Sealed Structural (Poles) & Electrical Plans (Fixtures) from Lighting Vendor

Any and all items not specifically set forth in this Work Order are excluded. Specifically excluded items include but are not limited to: application fees, irrigation plans, and construction services.

**SECTION III - TIME FOR COMPLETION & DELIVERABLES/WORK PRODUCT**

**1. Project shall be completed as follows:**

Schematic Design	20 Working Days
Design Development	30 Working Days
Permitting / Construction Plans	90 Working Days

**2. Deliverables – The ENGINEER shall provide the COUNTY:**

- a. Preliminary Construction Plans 2 Sets
- b. Final Construction Plans (Bid Sets) 10 Sets
- c. Permit Application Forms As Required
- d. Related digital AutoCAD and PDF files

**SECTION IV - COMPENSATION**

The COUNTY agrees to pay, and the ENGINEER agrees to accept a maximum not-to-exceed amount of \$ 66,025.00 for the above-described services rendered as identified in Sections I and II of this Work Order No. 5 based on the following:

Civil Engineering	\$ 40,600.00
Architectural Sub-Consultant *	\$ 16,675.00
Structural Design (Bleacher Slabs Only)	\$ 1,725.00
Landscape Sub-Consultant	\$ 4,025.00
Reimbursables ** (not to exceed)	\$ 3,000.00
<b>Total Maximum Amount Not-To-Exceed</b>	<b>\$ 66,025.00</b>

\*Architectural fees include mechanical / electrical / plumbing / structural fees for the structures.

\*\*Reimbursement for payment of direct costs, including reproduction, copies, prints, mail, Fed-Ex, etc. is estimated at \$ 3,000.00. Actual cost will vary depending on quantity provided.

We shall invoice monthly for these services based on the percentage of completion of each task.

All and/or any “Additional Services” not described hereon shall be pre-approved by the **COUNTY**. Approved additional services shall be invoiced at the rates disclosed in the approved fee schedule with the **ENGINEER** or based upon a negotiated lump sum. We anticipate once the project scope has been better defined, if desired the following services may be added as “Additional Services”: Pressurized Reuse Water Main Extension, Irrigation System Designs, Bidding Assistance, and Construction Services.

The AGREEMENT is hereby amended as specifically set forth herein. All remaining sections of the AGREEMENT shall remain in full force and effect, and are incorporated herein.

IN WITNESS WHEREOF the parties hereto have executed these presents this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**CONSULTANT:**  
**MASTELLER & MOLER, INC**

**BOARD OF COUNTY COMMISSIONERS**  
**OF INDIAN RIVER COUNTY**

By:   
\_\_\_\_\_  
Stephen E. Moler, PE  
Title: Vice President

By: \_\_\_\_\_  
Peter D. O’Bryan, Chairman

BCC Approved Date: \_\_\_\_\_

Attest: Jeffrey R. Smith, Clerk of Court and Comptroller

By: \_\_\_\_\_  
Deputy Clerk

Approved: \_\_\_\_\_  
Jason E. Brown, County Administrator

Approved as to form and legal sufficiency: \_\_\_\_\_  
Dylan T. Reingold, County Attorney