WORK ORDER 7

Sandridge Clubhouse Expansion – Engineering Services During Construction

This Work Order Number 7 is entered into as of this 3rd day of June, 2025, pursuant to that certain Continuing Contract Agreement, dated May 2, 2023 (referred to as the "Agreement"), by and between INDIAN RIVER COUNTY, a political subdivision of the State of Florida ("COUNTY") and MASTELLER & MOLER, INC. ("Consultant").

The COUNTY has selected the Consultant to perform the professional services set forth on Exhibit A (Scope of Work), attached to this Work Order and made part hereof by this reference. The professional services will be performed by the Consultant for the mutually agreed upon lump sum or maximum amount not-to-exceed professional fee. Any additional costs must be approved in writing, and at a rate not to exceed the prices set forth in Exhibit B (Rate Schedule) of the Agreement, made a part hereof by this reference. The Consultant will perform the professional services within the timeframe more particularly set forth in Exhibit A (Time Schedule), attached to this Work Order and made a part hereof by this reference all in accordance with the terms and provisions set forth in the Agreement. Pursuant to paragraph 1.4 of the Agreement, nothing contained in any Work Order shall conflict with the terms of the Agreement and the terms of the Agreement shall be deemed to be incorporated in each individual Work Order as if fully set forth herein.

IN WITNESS WHEREOF, the parties hereto have executed this Work Order as of the date first written above.

CONSULTANT:

By: _____

Print Name: Stephen E. Moler, PE

Title: President

BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY

By: _____
Joseph E. Flescher, Chairman

BCC Approval Date: _____

Attest: Ryan L. Butler, Clerk of Circuit Court and Comptroller

By: _____
Deputy Clerk

By: _____
John A. Titkanich, Jr., County Administrator

Approved as to form and legal sufficiency: _____
Jennifer W. Shuler, County Attorney

EXHIBIT A

The Indian River County plans to expand the existing Clubhouse located at the Sandridge Golf Club.

This Work Order proposes to provide for the civil engineering construction administration and observation services for the Sandridge Golf Clubhouse Expansion project.

Scope of Work:

Task A – Shop Drawing Review /Pre-Construction Meeting:

Masteller & Moler, Inc. will coordinate with the Contractor and his sub-contractors and Indian River County Personnel to set up the required preconstruction meeting. The "pre-con" provides an opportunity for the County to offer instructions regarding areas of special concern and to describe the construction inspection and project completion procedures. We shall review all shop drawings and submittals for site work construction pertaining to stormwater, potable water, wastewater, and pedestrian systems.

Task B - On-Site Construction Observation:

During construction of the site improvements by the Contractor, Masteller & Moler, Inc. shall perform sufficient construction observation at our discretion on an as-needed basis such that we can certify the construction of the potable water, wastewater, stormwater, paving, and pedestrian systems. We will coordinate the required formal inspections of certain construction elements such as wet taps, asphalt, sidewalk, etc. Formal inspections by the County will require the Contractor to provide forty-eight (48) hours' notice prior to testing procedure.

Our proposal for performance of these services is not based on meeting Indian River County Utilities Permit Conditions which generally states:

> *"The Engineer-of-Record (EOR) shall have an on-site representative (inspector) whom shall witness and document all materials used, installation procedures, problems encountered and all tests specified by the Operation Permit Checklist. Daily construction reports shall be submitted not less than monthly to IRCDUS. The daily reports shall be signed and sealed by the EOR. The daily construction reports shall be submitted to IRCDUS no later than seven days after completion of that portion of the construction requiring clearance. Indian River County has unconditional rights to inspect the construction and materials at any time."*

Material Test Results & As-Built Review: During construction Masteller & Moler, Inc. will need to be provided with Material Test Results to confirm proper construction methods and materials are being used. Upon completion of construction, Masteller & Moler, Inc. will need to be provided with As-Built surveys to confirm proper horizontal and vertical alignment of constructed potable water, wastewater, stormwater, paving systems and the building itself. The As-Built survey is typically provided by the Contractor's Surveyor (licensed in the State of Florida) and a Preliminary As-built must be provided prior to certain utility testing. Upon approval, the as-built must be provided in AutoCAD

format, black line, and mylar with reference to State Plane Coordinates and will need to comply with Indian River County As-built Standards.

While reviewing the as-built survey, we shall conduct an initial walk-through and develop a punchlist of any construction deficiencies. The punchlist shall be provided to the Contractor and the client. Once we are confident that the site has been constructed in compliance with the permit approvals, and we are provided with all required information, we shall submit an Engineer's Certification stating construction has been completed in substantial conformance with approved plans and issued permits to Indian River County to support a request for final inspection and to support the request for issuance of the Certificate of Occupancy (C.O.). In the event the County prepares a punchlist, we will provide said punchlist to the Contractor in order that the items may be addressed. Once the County's punchlist has been resolved to our satisfaction, we shall notify the County that the site is ready for re-inspection.

Please note we will need to be provided with a separate letter certifying proper completion of required landscaping meeting Indian River County Land Development Regulation 926.12 installation and maintenance standards as required below:

> *"…the project landscape architect or landscape contractor shall certify in writing the date he or she last inspected the landscape installation and that all installed landscape material this is required by ordinance is Florida No. 1 or better."*

The As-built survey is not included in our fees. Daily and Periodic inspections of erosion control devices and reports required by the NPDES General Permit are the Responsibility of the Contractor and are not included in this proposal.

Our Proposal does not include any construction observation services for the site's fire protection system.

Task C - Engineering Certifications:

Upon completion of stormwater, potable water, sanitary sewer and paving systems and review of As-Built and Testing results to confirm proper construction, we shall prepare Engineering Certification packages to be submitted to the following agencies:

1. St. Johns River WMD Stormwater
2. IRC Department of Utilities
3. IRC Engineering Department
4. IRC Planning Department
5. Florida FDEP Water
6. Florida FDEP Wastewater

We shall prepare One (1) Engineering Certification for each of the above-listed permitting agency/department. Our submittal of certifications assumes that all drainage, pavement, pedestrian, sewer, and water services to within 5' of the Structure Building will be properly constructed and tested prior to submittal of the Engineering Certifications and request to place systems into operation.

Please note a separate letter certifying proper completion of landscaping to Florida No. 1 Standards will be needed from the Landscape Architect. This letter is not included in our scope.

Please note our services do not include coordination of any required IRC inspection fees. Per IRC Type B Stormwater Management System Permit No. 95352; Page 4; "Inspection Fees: In accordance with IRC Resolution No. 2018-121 an inspection fee $ 7,430.00 is due at time of requesting final certificate of occupancy."

Task D – Resolution of Construction Deficiency Issues:

Following the various permitting agency inspections, we will work with you to coordinate resolution of any unforeseen issues raised by construction deficiencies (if any) or any permitting agency. As these services cannot be well defined, we shall invoice based on time expended multiplied by the appropriate job classification rate, if needed.

In order to complete our services, we will need the following information upon completion:

1. Trench backfill and compaction density test reports;
2. Concrete Cylinder Tests;
3. Asphalt and Concrete Delivery Tickets;
4. Contractor's Release of Liens;
5. As-built drawings;
6. Landscape Certification; and
7. Letter of Warranty for Utilities Issued by Developer or Contractor.

Any and all items not specifically set forth in this proposal are excluded. Specifically excluded items include but are not limited to: land surveying, building permit application assistance, materials substitution requests, partial payment reviews, SWPPP assistance, progress meetings attendance, resident construction observation, landscape architecture inspection / certification, coordination of IRC inspection fees nor Solid Waste fees, construction improvements phasing and continuing operations coordination, and construction stakeout.

FEE SCHEDULE

The COUNTY agrees to pay, and the ENGINEER agrees to accept a maximum not-to-exceed amount of $ 98,00.00 for the above-described services rendered based on the following:

Task A – Shop Drawing Review / Pre-Construction Meeting	$ 4,000.00
Task B – On-Site Construction Observation	$ 72,000.00
Task C – Engineering Certifications	$ 12,000.00
Task D – Resolution of Construction Deficiency Issues, hourly NTE (if necessary)	$ 10,000.00
Project Total	$ 98,000.00

File#2137
(2137_SandridgeClubExp_ExhibitA_25-0509.docx)

ENGINEERING SERVICES DURING CONSTRUCTION

Sandridge Clubhouse Expansion

ESTIMATED FEE BREAKDOWN

	Principal / PE / PSM		Project Manager		Inspector		Administrative		Totals
		$ 205.00		$ 145.00		$ 105.00		$ 85.00	
	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	
Task A - Shop Drawing Review / Pre-Construction Meeting	4	$ 820.00	5	$ 725.00	18	$ 1,890.00	7	$ 595.00	$ 4,030.00
Task B - On-Site Construction Observation	104	$ 21,320.00	26	$ 3,770.00	416	$ 43,680.00	38	$ 3,230.00	$ 72,000.00
Task C - Engineering Certifications	16	$ 3,280.00	25	$ 3,625.00	30	$ 3,150.00	24	$ 2,040.00	$ 12,095.00
Task D - Resolution of Construction Deficiency Issues (Hourly If Needed - NTE)	20	$ 4,100.00	20	$ 2,900.00	20	$ 2,100.00	10	$ 850.00	$ 9,950.00
Total (hrs/cost)	**144**	**$ 29,520.00**	**76**	**$ 11,020.00**	**484**	**$ 50,820.00**	**79**	**$ 6,715.00**	**$ 98,075.00**

File # 2137
2137_SandridgeClubExp_IRC-WO_RateSchedule.xlsx