

**INDIAN RIVER COUNTY  
OFFICE OF MANAGEMENT AND BUDGET  
PURCHASING DIVISION**

**DATE:** January 24, 2022

**TO:** BOARD OF COUNTY COMMISSIONERS

**THROUGH:** Jason E. Brown, County Administrator  
Kristin Daniels, Director, Office of Management and Budget

**FROM:** Jennifer Hyde, Purchasing Manager

**SUBJECT:** Phase II Agreement with Sun Patrick Architecture, DBA: sparcdesign for Sandridge Clubhouse Architectural Design (RFQ 2021020)

**BACKGROUND:**

On September 14, 2021, the Board approved an agreement for the Master Planning Phase of architectural design services with Sun Patrick Architecture, DBA: sparcdesign (“sparcdesign”), for the expansion of current clubhouse facilities at Sandridge Golf Club. The intent of the project is to design a new facility, which will provide the existing amenities, and include event space and a commercial grade kitchen. The master planning phase of the work is nearly complete, and staff and sparcdesign have prepared the promised Phase II agreement for the Board’s consideration.

**ANALYSIS:**

Work and expenditures completed to date includes:

<b>Master Planning Phase</b>	<b>Description</b>	<b>Not to Exceed Cost</b>
Phase I - Services	Kick off Design Charette	\$2,000.00
Phase II.i – Services	Programming	\$2,000.00
Phase II.ii – Services	Master Plan solutions	\$15,000.00
Phase III – Services	Schedule and Budget Verification	\$1,000.00
Phase IV – Services	Presentation/Conceptual plans	\$5,000.00
Phase V – Services	Formal presentation of conceptual plan, if added at request of County (billed at hourly rates)	N/A
Total		\$25,000.00
Reimbursable Mileage Expenses		\$446.60
Total cost of Master Planning Phase		\$25,446.60

As developed with staff, the proposed master plan includes a new 18,000 square-foot (approximate) facility to replace the existing building, which was constructed in 1992. A new turn

service building with restrooms and snack service is also planned. Master plan sketches are attached.

The architect is ready to begin on the second phase of the project to include design development, construction documents, bidding assistance and construction administration. The breakout of the costs for Phase II are shown below.

<b>Portion of Work</b>	<b>Consultant</b>	<b>Cost</b>
<b>Architectural/Engineering</b>	<b>sparcdesign</b>	<b>\$416,200</b>
Landscape Architecture	Lucido & Associates	\$49,500
Civil Engineering	Masteller & Moler, Inc.	\$111,950
Interior Design	Peacock + Lewis Interiors	\$62,000 (excludes furnishings and artwork)
Kitchen Design	Cheney Brothers	\$21,450
	<b>Total Phase II Cost</b>	<b>\$661,100.00</b>
	<b>Total Design Cost</b>	<b>\$686,546.60</b>

**FUNDING:**

The total design cost for Phase II of the project is \$661,100.00. Funding for the project will be made available in the Sandridge Clubhouse Renovation account (418-169000-21018).

**RECOMMENDATION:**

Staff recommends the Board approve the Phase II Agreement for Professional Services, and authorize the Chairman to sign after approval by the County attorney as to form and legal sufficiency.

**Attachments:**

- Master Plan Sketches
- Phase II Agreement for Professional Services