

ARCHITECTURE SERVICES WORK ORDER 1

This Work Order Number 1 is entered into as of this ____ day of _____, _____, pursuant to that certain Continuing Contract Agreement, dated January 9, 2024 (referred to as the "Agreement"), by and between INDIAN RIVER COUNTY, a political subdivision of the State of Florida ("COUNTY") and EDLUND, DRITENBAS, BINKLEY ARCHITECTS & ASSOCIATES, P.A. ("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 for RFQ 2023062, 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: EDLUND, DRITENBAS, BINKLEY
ARCHITECTS & ASSOCIATES, P.A.

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

By: _____

Print Name:

Title:

By: _____

Susan Adams, Chairman

BCC Approval Date: _____

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

By: _____

Deputy Clerk

By: _____

John A. Titkanich, Jr., County Administrator

Approved as to form and legal sufficiency:

K. Keith Jackman, Asst. County Attorney



**EDLUND · DRITENBAS · BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.**

65 Royal Palm Pointe, Ste D
Vero Beach, FL 32960
Ph: (772) 569-4320 Fax: (772) 569-9208

February 20, 2024

TO: Indian River County Engineering
1801 27th Street
Vero Beach, FL 32960

Attn: Brad Mower

**RE: Proposal for Architectural Services for Indian River County Main Library
Restrooms Remodel
Architect's Comm. #020424VB**

Dear Sir,

This letter shall serve as our proposal and agreement for the preparation of documents necessary to facilitate the remodel of the existing Main Library restrooms will include two (2) men and two (2) women restrooms along with children's unisex restroom on first floor. On the second floor, one (1) men and one (1) women's restroom will be remodeled.

A. Scope

The scope is as follows:

1. Field verify and establish an existing as-built conditions AutoCAD floorplan in all areas of past improvements.
2. Develop construction/ permit documents which would include:
 - a. Show demolition and new construction required for planned improvements.
 - b. Modify to be in compliance with ADA and FBC 2020 8th Edition in areas of remodel.
 - c. Establish as built architectural and MEP plans and modify as needed due to remodel.
 - d. Costs for MEP consultant is included.
3. The Architect will assist the Owner in addressing building department review comments. The Architect will assist Owner with all building department permits and provide required documentation. Owner will pay all required building permit fees.

4. The Architect will provide construction administration which would include two (2) construction observation inspections and requests for information (RFI's).

B. Deliverables

The Architect will provide the following documents:

- 1) Signed and sealed construction documents per building department requirements.
- 2) Electronic copy of specifications.
- 3) Meetings with owner as needed.
- 4) Meetings with permitting agencies having jurisdiction over the project as needed.

We anticipate the following schedule:

	<u>Task</u>	<u>Duration</u>
I.	Field work, design development	4 weeks
II.	Complete construction documents	6 weeks
III.	Bidding, building permit review	8 weeks
IV.	Construction	3 months

C. Owner's Responsibility

The Owner's Responsibilities shall be as follows:

1. Provide as built construction documents.
2. Provide access for field investigations/measurements.
3. All permit and application fees.

D. Additional Services

1. Costs to modify completed drawings, previously approved by Owner, for revisions due to scope changes or value engineering.
2. Consultation concerning replacements of any work damaged by fire or other cause during construction.
3. Making revisions in drawings, specifications, or other documents when such revisions are inconsistent with instruction previously given by the Owner or any agent authorized by the Owner.
4. Preparing as built drawings showing significant changes in work during construction or immediately after building completion.
5. Providing detailed preliminary cost data prior to construction documents.
6. Security and surveillance systems design, billed at cost.
7. Special consultants outside of architectural services, billed at cost.

In the event additional building solutions, expanded scope, or additional research be requested by the Owner, EDB Architects will provide them for additional cost at the rates per continuing contract.

Any agreement to perform Additional Services must be in writing and signed by both parties prior to commencing any work on the Additional Services.

E. Fee

Our fee will be a not to exceed amount of \$26,500, plus reimbursables.

Design Development	\$4,500
Construction Documents	\$11,500
Bidding/Permitting	\$1,000
Construction Administration	\$1,500
MEP Consultant	<u>\$8,000</u>
Subtotal	\$26,500
 Reimbursable Expenses (Est.)	 <u>\$1,000</u>
Total	\$27,500

REIMBURSABLE EXPENSES:

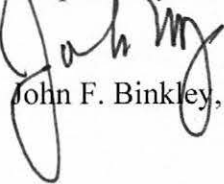
- 1) Mileage at \$0.67 per mile.
- 2) In House 24" x 36" prints at \$2.50 each.
- 3) Outsourced printing services; a multiple of 15% direct cost.
- 4) Special postage or mailing; a multiple of 15% direct cost.
- 5) Photocopies at \$0.25 per sheet.
- 6) Flash drives at \$10.00 each.

F. General

Terms and conditions per our continuing contract.

If you have any questions regarding this agreement, please call. Please initiate this agreement and return a signed copy to the architect to authorize commencement of the project.

Respectfully Submitted,



John F. Binkley, Architect A.I.A.

Owner's Agent: _____

Printed Name & Title: _____

Date: _____



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Vero Beach, FL 32960
Ph: (772) 569-4320 Fax: (772) 569-9208

**Indian River County Main Library Remodel
Opinion of Cost
February 20, 2024**

I. Construction Costs

A. Demolition/Dump Fees	\$15,000
B. Main Library Restroom Remodel	<u>\$170,000</u>
Subtotal I	\$185,000

II. Other Costs

A. Architectural/Engineering Fees	\$26,500
B. Permit Fees/Misc.	TBD
C. Construction Contingency	10% of \$185,000 = <u>\$18,500</u>
Subtotal II	\$45,000

Project Grand Total \$230,000

NOTE: Opinions expressed in this report represent the professional opinion of the firm of **Edlund, Dritenbas, Binkley Architects and Associates, P.A. (EDB)** who have used that degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession practicing in the same or similar locality. **EDB Architects, P.A.** does not warrant that this opinion of probable construction cost will not vary from actual costs incurred by the client.

Request for Proposal for Architectural Services for IRC-2403 Restroom Renovations at North County and Main County Libraries.

Project Description

The proposed projects consist of interior modifications to the North County and Main County Library Restrooms. These modifications include the removal of existing interior wall tiles, wall fixtures including existing mirrors, stalls, toilets, lights fixtures, faucets, and flooring and the installation of new wall tiles, wall fixtures including new mirrors, stalls and partitions, non-automatic flushing toilets, automatic faucets, flooring, changing tables, and light fixtures. These renovations are to be done at both the upstairs and downstairs restroom of the Main County Library and all restrooms within the North County Library. All renovations must also be ADA compliant.

A. Scope

The scope for this project is to provide architectural services for the above referenced project. The Owner reviewed the scope for work at our on-site meeting on February 5th, 2024.

The scope is as follows:

Indian River County Main Library

A. Women's Restrooms

1. Demolish and remove existing restroom fixtures and finishes.
2. Install three new standard toilets (non-automatic flushing).
3. Install two sinks with automatic faucets.
4. Tile the restroom floor.
5. Install partitions and stalls.
6. Provide and install changing tables.
7. Tile the walls.
8. Install flooring.

B. Men's Restrooms

1. Demolish and remove existing restroom fixtures and finishes.
2. Install two standard toilets and two urinals.
3. Install two sinks with automatic faucets.
4. Tile the restroom floor.
5. Tile the walls.
6. Install flooring.

C. Family Restroom (expand is possible with changing table)

1. Demolish and remove existing restroom fixtures and finishes.
2. Install a new standard toilet.
3. Install a sink with automatic faucet.
4. Tile the restroom floor.
5. Install flooring.

North County Library

A. Women's Restrooms

1. Demolish and remove existing restroom fixtures and finishes.
2. Install three new standard toilets (non-automatic flushing).
3. Install two sinks with automatic faucets.
4. Tile the restroom floor.
5. Install partitions and stalls.
6. Provide and install changing tables.
7. Tile the walls.
8. Install flooring.

B. Men's Restrooms

1. Demolish and remove existing restroom fixtures and finishes.
2. Install two standard toilets and two urinals.
3. Install two sinks with automatic faucets.
4. Tile the restroom floor.
5. Tile the walls.
6. Install flooring.

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February 20, 2024

TO: Indian River County Engineering
1801 27th Street
Vero Beach, FL 32960

Attn: Brad Mower

**RE: Proposal for Architectural Services for Indian River County North County Library
Restrooms Remodel
Architect's Comm. #020324VB**

Dear Sir,

This letter shall serve as our proposal and agreement for the preparation of documents necessary to facilitate the remodel of the existing North County Library men and women restrooms located off of the lobby and the small children's unisex restroom. The extent of the remodel will be as outlined in the owner's attached description of work.

A. Scope

The scope is as follows:

1. Field verify and establish an existing as-built conditions AutoCAD floorplan in all areas of past improvements.
2. Develop construction/ permit documents which would include:
 - a. Show demolition and new construction required for planned improvements.
 - b. Modify to be in compliance with ADA and FBC 2020 8th Edition in areas of remodel.
 - c. Establish as built architectural and MEP plans and modify as needed due to remodel.
 - d. Costs for MEP consultant is included.
3. The Architect will assist the Owner in addressing building department review comments. The Architect will assist Owner with all building department permits and provide required documentation. Owner will pay all required building permit fees.

4. The Architect will provide construction administration which would include two (2) construction observation inspections and requests for information (RFI's).

B. Deliverables

The Architect will provide the following documents:

- 1) Signed and sealed construction documents per building department requirements.
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- 4) Meetings with permitting agencies having jurisdiction over the project as needed.

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II.	Complete construction documents	6 weeks
III.	Bidding, building permit review	8 weeks
IV.	Construction	3 months

C. Owner's Responsibility

The Owner's Responsibilities shall be as follows:

1. Provide as built construction documents.
2. Provide access for field investigations/measurements.
3. All permit and application fees.

D. Additional Services

1. Costs to modify completed drawings, previously approved by Owner, for revisions due to scope changes or value engineering.
2. Consultation concerning replacements of any work damaged by fire or other cause during construction.
3. Making revisions in drawings, specifications, or other documents when such revisions are inconsistent with instruction previously given by the Owner or any agent authorized by the Owner.
4. Preparing as built drawings showing significant changes in work during construction or immediately after building completion.
5. Providing detailed preliminary cost data prior to construction documents.
6. Security and surveillance systems design, billed at cost.
7. Special consultants outside of architectural services, billed at cost.

In the event additional building solutions, expanded scope, or additional research be requested by the Owner, EDB Architects will provide them for additional cost at the rates per continuing contract.

Any agreement to perform Additional Services must be in writing and signed by both parties prior to commencing any work on the Additional Services.

E. Fee

Our fee will be a not to exceed amount of \$16,800, plus reimbursables.

Design Development	\$3,000
Construction Documents	\$6,800
Bidding/Permitting	\$500
Construction Administration	\$1,500
MEP Consultant	<u>\$5,000</u>
Subtotal	\$16,800
 Reimbursable Expenses (Est.)	 <u>\$1,000</u>
Total	\$17,800

REIMBURSABLE EXPENSES:

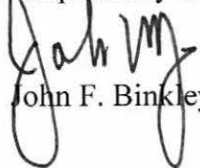
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Terms and conditions per our continuing contract.

If you have any questions regarding this agreement, please call. Please initiate this agreement and return a signed copy to the architect to authorize commencement of the project.

Respectfully Submitted,



John F. Binkley, Architect A.I.A.

Owner's Agent: _____

Printed Name & Title: _____

Date: _____



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**Indian River County North County Library Remodel
Opinion of Cost
February 20, 2024**

I. Construction Costs

A. Demolition/Dump Fees	\$10,000
B. Main Library Restroom Remodel	<u>\$108,000</u>
Subtotal I	\$118,000

II. Other Costs

A. Architectural/Engineering Fees	\$16,800
B. Permit Fees/Misc.	TBD
C. Construction Contingency	10% of \$118,000 = <u>\$11,800</u>
Subtotal II	\$28,600

Project Grand Total \$146,600

NOTE: *Opinions expressed in this report represent the professional opinion of the firm of **Edlund, Dritenbas, Binkley Architects and Associates, P.A. (EDB)** who have used that degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession practicing in the same or similar locality. **EDB Architects, P.A.** does not warrant that this opinion of probable construction cost will not vary from actual costs incurred by the client.*

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The scope is as follows:

Indian River County Main Library

A. Women's Restrooms

1. Demolish and remove existing restroom fixtures and finishes.
2. Install three new standard toilets (non-automatic flushing).
3. Install two sinks with automatic faucets.
4. Tile the restroom floor.
5. Install partitions and stalls.
6. Provide and install changing tables.
7. Tile the walls.
8. Install flooring.

B. Men's Restrooms

1. Demolish and remove existing restroom fixtures and finishes.
2. Install two standard toilets and two urinals.
3. Install two sinks with automatic faucets.
4. Tile the restroom floor.
5. Tile the walls.
6. Install flooring.

C. Family Restroom (expand is possible with changing table)

1. Demolish and remove existing restroom fixtures and finishes.
2. Install a new standard toilet.
3. Install a sink with automatic faucet.
4. Tile the restroom floor.
5. Install flooring.

North County Library

A. Women's Restrooms

1. Demolish and remove existing restroom fixtures and finishes.
2. Install three new standard toilets (non-automatic flushing).
3. Install two sinks with automatic faucets.
4. Tile the restroom floor.
5. Install partitions and stalls.
6. Provide and install changing tables.
7. Tile the walls.
8. Install flooring.

B. Men's Restrooms

1. Demolish and remove existing restroom fixtures and finishes.
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