

August 29, 2024 (Revised November 22, 2024)

Kris Hallstrand
Lakeland Linder International Airport
3900 Don Emerson Drive
Lakeland, Florida 33811

RE: Kingsky New Hangar Proposal Letter

Dear Ms. Hallstrand,

Thank you for inviting The Lunz Group to provide our proposal for professional services to Lakeland Linder International Airport ("Client"). The Lunz Group looks forward to partnering and collaborating with you and your team to develop the Kingsky New Hangar located in Lakeland, FL. The proposal shall be performed under the Continuing Contract Agreement for Planning, Design, or Development Services, executed October 18, 2021. Upon your review of our qualifications, we are confident you will conclude our project team has the required expertise to ensure a successful project outcome. We look forward to the opportunity to discuss our proposal with you and your team at your earliest convenience.

Approach + Methodology

At The Lunz Group, we approach every project the same way: by listening. We listen to your vision, goals, and challenges. We ask the pivotal questions to ensure your investment meets you at a higher value. We recognize values beyond the mere built environment, emphasizing the importance of your vision. Prior to the design process, we work closely with you to identify and address any anticipated or existing obstacles.

Understanding your needs and expectations forms the foundation of our approach. Not every project is one-size-fits-all. We compose the right team around your project's needs. Our agility, adaptability, and collaborative spirit enables us to pivot swiftly and effectively. Our expertise is in identifying where the value of your budget should go. We ensure transparent communication and effective resource allocation, always keeping your vision at the forefront. Throughout the project lifecycle, we foster collaboration and partnership, measuring our success together.

The Lunz Group is comprised of design thinkers; we integrate our passion and technical expertise in everything we do. Our team focuses on innovative problem-solving by leveraging technology and providing a human-centered design approach. We seek to create environments not only to fulfill functional requirements, but also to enhance the quality of life for users. Throughout our proposed services, The Lunz Group will engage closely with the client in various capacities, which may include design charrettes, biweekly check-in meetings, and comprehensive review periods for design documents, tailored to suit the project's unique needs.

We provide full-service design, documentation, and quality control services driven by our unwavering commitment to our work and our clients. At The Lunz Group, success is defined by exceeding our client's expectations, delivering designs that create solutions and buildings that last beyond our lifetime.

Project Understanding

The Lunz Group understands the project goal to be the Kingsky Flight Academy's new facility with an attached aircraft hangar and is to be located on the new southeast development area. The design will be based on the previously provided Conceptual Design Package (dated 05.01.2024) and included as Attachment B. The approximately 15,400 SF building is to house 8,800 SF of office and classroom space, briefing rooms, a student lounge, simulators, and a 6,600 SF aircraft hangar for storage and light

maintenance only. It is our understanding that no hazardous aircraft maintenance, including but not limited to fuel transfer, welding, spray painting, and fuel system/tank maintenance, is occurring within the hangar and aircraft is to be de-fueled prior to storage or light maintenance. The site design is to include a 6,000 SF apron, dumpster, access drive, and approximately fifty-eight (58) parking spaces, three (3) of which are accessible spaces.

Scope of Services

The Lunz Group shall provide Architectural and Engineering Services, provided by Fullone Structural Group, MES Group, Gadd & Associates, and dirt, as outlined in Attachment A – Scope of Services.

Time Schedule for Services

Start-Up Time: Two (2) weeks after receipt of executed proposal, revisions to pre-design information, and written authorization to proceed.

I - Pre-Design Services: Completed – refer to Attachment C.

II - Schematic Design Phase Services: Four (4) weeks.
Plus time for Client Review, Approval, and Authorization to Proceed.

III - Design Development Phase Services: Eight (8) weeks.
Plus time for Client Review, Approval, and Authorization to Proceed.

IV - Construction Documents/Permitting Phase Services: Ten (10) weeks.
Plus time for Client Review, Approval, and Authorization to Proceed.

V - Bidding Phase Services: Two (2) weeks for each set of AHJ review comments.
Plus time for Client Review, AHJ Review, and Award on Construction Contract.

VI - Construction Phase Services: Forty-six (46) weeks

Compensation for Professional Services

The Lunz Group will provide professional services on a lump sum. Client shall pay The Lunz Group a fee of **\$331,681.00**. Invoices shall be issued monthly based on a percent complete basis. Changes to the scope of work including changes to previously approved documents, project schedule, project scope, or scope of services will result in additional services. The additional services will be performed at the hourly rates below or for an agreed upon lump sum.

The Lunz Group Hourly Rates

Refer to Attachment C for The Lunz Group's hourly rates per the Continuing Contract Agreement for Planning, Design, or Development Services, executed October 18, 2021.

MEP + Landscape Architect Hourly Rates

MEP Principal	\$250.00
MEP Designer	\$130.00
MEP Admin	\$90.00
Landscape Architect	\$150.00

Breakdown of Lump Sum Fee by Phase

	SD	DD	CD	Permit	CA	Total
Building:						
Architectural	\$20,126	\$41,328	\$49,005	\$7,510	\$31,112	\$149,081
Structural		\$5,800	\$12,600		\$4,700	\$23,100
MEP-FP		\$22,200	\$33,300		\$14,500	\$70,000
Site:						
Civil	\$2,750	\$4,125	\$11,000	\$1,375	\$8,250	\$27,500
Survey	\$9,000					\$9,000
Geotechnical Engineering	\$8,000					\$8,000
Airport Drainage Consultant*	\$3,000	\$4,500	\$12,000	\$1,500	\$9,000	\$30,000
Landscape	\$500	\$750	\$2,000	\$250	\$1,500	\$5,000
Coordination	\$2,500	\$3,500	\$4,000			\$10,000
Total	\$20,126	\$69,328	\$94,905	\$7,510	\$50,312	\$331,681

**The airport drainage consultant fee is based on a similar project just east of this site. This is the consultant that the airport requires us to use. The consultant is on vacation and we would need to discuss to determine if this is applicable to this site also. I do not think that the fee will go up, but it may go down depending on if this area falls within an existing stormwater system.*

Reimbursable Expenses

Refer to Attachment C for The Lunz Group's reimbursable expenses per the Continuing Contract Agreement for Planning, Design, or Development Services, executed October 18, 2021.

Existing Conditions

The Lunz Group will make no representations regarding the suitability for reuse of the existing structures on the site and is not responsible for the condition of the existing structures.

Fast Track Process

In the event the Client chooses to take advantage of the potential time and cost savings benefits of fast-track processes, Client acknowledges that it has been advised that the Project will be affected. Some of the effects include the necessity of making early or premature commitments to design decisions and the issuance of incomplete and uncoordinated Construction Documents for permitting, bidding, and construction purposes. Client acknowledges that the Project will likely require associated coordination, design, and redesign of parts of the Project after Construction Documents are issued and the Construction Contract is executed and may require removal of work-in-place, all which events may cause an increase in the Cost of the Work and/or an extension of the Project construction schedule. Therefore, Client acknowledges the necessity of including sufficient contingencies in the budget for the Cost of the Work to account for additional costs and construction schedule extensions arising from fast-track processes.

Design Approval

Client shall designate a project manager as the main contact of Client for communication with The Lunz Group in relation to this Project. Client shall immediately notify The Lunz Group in writing of any change to the project manager and/or their contact information Client's project manager shall have the authority to administer all aspects of this Contract on behalf of Client. Client's project manager shall attend all project meetings with The Lunz Group, especially the initial kick-off meeting, and shall ensure that any other members of Client's staff required for approvals are also in attendance at the initial kick-off meeting. Revisions to The Lunz Group's design consulting documents required to accommodate comments provided by Client's staff not in attendance at the initial kickoff meeting shall be compensated as an Additional Service, unless agreed otherwise by The Lunz Group.

Terms And Conditions

The Lunz Group and the Client agree to the Terms and Conditions of the Continuing Contract Agreement for Planning, Design, or Development Services, executed October 18, 2021.

Agreement

By signing below, Client agrees to the provisions of this proposal and agrees to pay The Lunz Group in accordance with those terms stated. Authorizing services described in this proposal shall be construed to mean agreement with the provisions of this proposal. If this proposal is not executed within sixty (60) days from the issue date, The Lunz Group reserves the right to review Compensation, Payment Schedule, and Staffing Commitments. Until the time a formal AIA or other standard form of agreement between Client and Architect is executed this proposal and its associated terms and conditions will be the agreement between the Client and Architect for professional services.

Submitted by:


Signature

Bradley T. Lunz, AIA, NCARB

Printed Name

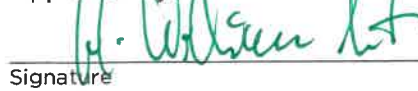
President and CEO

Title

August 29, 2024 (Revised November 22, 2024)

Date

Approved by:


Signature

H. WILLIAM MUTZ

Printed Name

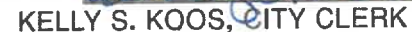
MAYOR

Title

Date

12-02-2024

Attest:


KELLY S. KOOS, CITY CLERK

Attachments:

Attachment A - Scope of Services

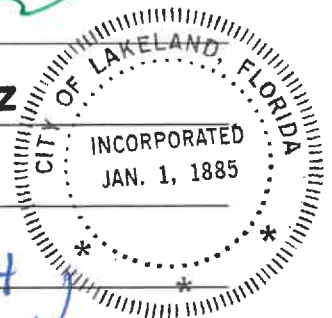
Attachment B - Conceptual Design Package

Attachment C - Landscape/MEP Consultant Proposals

CC: Brit Kirby, The Lunz Group

APPROVED AS TO FORM
AND CORRECTNESS:


Palmer C. Davis, City Attorney



Attachment A

Scope Of Services

Kingsky New Hangar

August 29, 2024 (Revised November 22, 2024)

Project Delivery System

The Lunz Group's services, compensation, and time schedule for performance of services are based on the use of the Constructor Type Construction Manager with one (1) bid packages project delivery system and are subject to adjustment if another delivery system is utilized.

Design Services

The Lunz Group proposes to provide professional services including architecture and interior design within The Lunz Group. Structural Engineering, MEP-FP Engineering, Civil Engineering, Airport Drainage Consultant, Landscape Architecture, Geotechnical Engineering, and Survey will be provided through outside consultants contracted to The Lunz Group.

The Lunz Group's services do not include Graphic Design/Signage Consultant, Site Lighting, and Low Voltage Design (IT/Data/Cameras).

Design Services Included In Proposal

DESIGN SERVICE/CONSULTANT	IN BASE PROPOSAL	CLIENT'S CONSULTANT	EXTRA SERVICE
Architecture: The Lunz Group	✓		
Site Surveys: Gadd & Associates	✓		
Geotechnical Investigations, Reports, and Recommendations: Gadd & Associates	✓		
Environmental Surveys, Studies, or Reports: Gadd & Associates	✓		
Landscape Design: Dirt	✓		
Local Architect/Engineer of Record			✓
Civil Engineer: Gadd & Associates	✓		
Structural Engineer: Fullone Structural Group	✓		
Mechanical/Electrical/Plumbing Engineer: MES Group, Inc.	✓		
Telecommunications			✓
Interior Design Consultant: The Lunz Group	✓		
Graphic Design and Signage Consultant			✓
Code Consultant			✓
Construction Cost Estimating Consultant			✓
Accessibility Consultant			✓
Acoustical/Vibration Consultant:			✓
Amusement Consultant:			✓

DESIGN SERVICE/CONSULTANT	IN BASE PROPOSAL	CLIENT'S CONSULTANT	EXTRA SERVICE
Audio-Visual Consultant:			✓
Energy Consultant:			✓
Environmental Consultant:			✓
Exterior Envelope Consultant:			✓
Fountain Consultant:			✓
Irrigation Consultant:			✓
Life Safety/Fire Protection: MES Group, Inc.	✓		
Lighting Consultant:			✓
Security Consultant:			✓
Specifications Consultant:			✓
Traffic/Parking Consultant:			✓
Transportation Consultant:			✓
Tree Preservation Consultant:			✓
Value Engineering Consultant:			✓
Vertical Transportation Consultant:			✓
Waterproofing Consultant:			✓
Wind Testing Consultant:			✓
Consultant:			✓

Notes to Above Table:

In Base Proposal: Included in Base Proposal. The Lunz Group will coordinate work of consultant.

Client's Consultant: The Lunz Group will coordinate with consultant retained directly by Client.

Extra Service: Consultant not included in Base Proposal but could be added upon Client's authorization.

I - Pre-Design Services

No Pre-Design Services included. Refer to Attachment B.

II - Schematic Design Phase Services

Based on the approved Pre-Design (Conceptual) Package, along with any adjustments authorized by the Client, The Lunz Group will provide schematic design documents based on the mutually agreed upon program, schedule and budget for project. The documents will establish the schematic design of the project illustrating the scale and relationship of project components. The documents will include preliminary site plan, floor plans, elevations, and sections as appropriate and preliminary selection of major systems and construction materials.

The schematic design documents will address the site and building massing, access and circulation, views to/from the building(s), concepts for grading, planting, paving and water retention as appropriate, the architectural character of site and exterior enclosures, the roof design, building functional issues, geotechnical issues, preliminary Structural System / MEP System and space requirements.

Deliverables

- Meeting minutes
- Schematic Design Package
- Overall Illustrative Site Plan
- Principal Floor Plans
- Roof Plan
- Main Building Elevations
- Overall Building Sections
- In house generated exterior renderings (One (1) eye level, One (1) aerial view))

Meetings

- Up to Two (2) Schematic Design progress meetings
- One (1) Schematic Design Presentation

III - Design Development Phase Services

Based on the approved Schematic Design Documents and adjustments authorized by the Client, The Lunz Group will proceed with design development. We will illustrate and describe the design establishing the scope, relationships, forms, size, and appearance of the project by means of plans, elevations, and sections, typical construction details, and equipment layouts. The documents will identify major systems and materials and in general their quality levels.

For review by regulatory agencies, The Lunz Group's design development documents will be submitted to the following departments, as applicable, for their early initial review and comments.

- Building Department
- Fire Marshall

The Lunz Group will review the drawings for the following disciplines to verify that the information reflects the design intent and to help avoid conflicts. BIM coordination meetings will occur to aid in collaboration and coordination. Models will be automatically clashed for interference checks via cloud clash detection software.

- Structural
- Mechanical
- Electrical
- Plumbing
- Civil & Landscape

Deliverables

- Meeting minutes
- Drawings
 - Overall illustrative Site Plan including
 - Paving and Landscaping Plan with Utilities
 - Typical Site Sections
 - Typical Site Details
 - Floor Plans including
 - Typical and Special Room Layouts
 - Typical and Special Room Reflected Ceiling Plans
 - Roof plan indicating access and location of major equipment
 - Main Building Elevations
- Typical Bay Fenestration
 - Overall Building Sections
- Details
 - Typical Exterior Wall Sections
 - Key Exterior Details
 - Typical Partition Details

- Typical and Special Interior Elevations
- Schedules
 - Typical Room Finish Schedule
 - Typical Door Schedule
 - Typical Glazing Schedule
- Structural (with element sizes)
 - Foundation Plan
 - Important Typical and Special Details
- Mechanical
 - System Layout Plans with Vertical Shafts, Air Intake and Exhaust, Equipment Rooms, and Roof Mounted Equipment
 - Distribution and Riser Diagrams
- Electrical
 - Typical and Special Room Lighting Layouts
 - System Layout Plans with Vertical Risers and Equipment Rooms
 - Distribution and Riser Diagrams
- Equipment
 - Typical and Special Room Layouts
- Coordination
 - Typical ceiling spaces with architectural, structural, mechanical, and electrical elements
 - Typical shaft spaces with architectural, structural, mechanical, and electrical elements
- In house generated exterior or interior renderings (One (1) eye level, One (1) aerial view))

Meetings

- One (1) Design Development progress meeting
- One (1) Design Development Presentation

IV - Construction Documents/Permitting Phase Services

The Lunz Group will provide Construction Documents based on the approved design development submission and updated project budget. The documents will be based on AIA A201-Current Edition General Conditions with The Lunz Group's modifications, and The Lunz Group Master Specifications. This will include detailed requirements for construction and include drawings and specifications that establish the quality level for systems and materials. The Lunz Group and its consultants will issue final construction documents to the local jurisdiction for permit review and approval, and address any comments in order to finalize the permitting process.

Deliverables

- Construction documents
- Specifications
- Meeting minutes

Meetings

- Up to Two (2) Construction documents progress meetings

Construction Phasing

Construction documents will be produced in one package.

Bidding Documents

Preparation of bidding requirements and forms is not included in Scope of Services.

Conditions Of Construction Contract

The Lunz Group will assist the Client in the preparation of supplementary conditions for AIA A201-Current Edition General Conditions.

V – Permitting Phase Services

Services include:

- Revisions and responses to Authority Having Jurisdiction (AHJ) review comments.

VI –Construction Phase Services

The Lunz Group will provide Construction Phase services as set forth in AIA A201-Current Edition General Conditions, with The Lunz Group's modifications. The Lunz Group will provide up to

Deliverables

- As described in AIA A201-Current Edition General Conditions, with The Lunz Group's modifications
- The review of shop drawing and finish submittals includes one resubmission.

Meetings

- Scheduled visits to the property to review the work (up to quantities in travel section below)

Construction Period

This Scope of Services is based on a ten (10) month construction period to Substantial Completion, with construction commencing no later than October 2025. The Lunz Group has identified up to 170 hours associated with the construction administration of the project. Any time beyond what is identified can be addressed as an additional service.

VII – Post Completion Services

No Post Completion services included.

Travel

Proposal includes trips to the project location or Client's office for up to a total of seven (7) trips for Architectural during the design phases (II – IV). During the Construction Phase Services (VI), proposal includes monthly trips to the project location for up to a total of twelve (12) trips for Architectural, three (3) trips for Structural, and six (6) trips for MEP-FP.

Project Cost Estimates

This Scope of Services does not include estimates of construction cost. The Lunz Group will provide documents for others to prepare cost estimates. We recommend that the Client engage a professional Cost Estimator or General Contractor familiar with current local construction industry prices that can, on behalf of the Client, test the cost of the design at the end of the various design phases. While we will endeavor to provide our design services for the project to meet the budgetary requirements set forth by the Client, it is to be recognized that neither the Client nor The Lunz Group has control over the cost of labor, materials or equipment, over the General Contractor's methods of determining bid prices, or over the current competitive bidding, market, or negotiating conditions. The Lunz Group shall be entitled to rely upon the accuracy and completeness of cost estimates prepared by others. This Scope of Services is not based on a fixed limit of construction cost unless The Lunz Group is permitted to include contingencies and determine project scope, systems, and materials to be included in construction documents.

Qualifications

The following items are qualifications to the proposal outlined above.

- The Lunz Group, at its option, will utilize REVIT or AutoCAD software for drawings. For Specifications and Finish Schedules, The Lunz Group may use any or all of the following software: Excel, Word, Studio Designer, InDesign or AutoCAD. We will provide design documents based on a mutually agreed program, schedule and budget for the project. All consultants working with The Lunz Group will adhere to The Lunz Groups BIM Execution Plan.

Additional Services

The following items are services that are additional to the proposal outlined above. These services will only be provided if requested by the Client and will be billed at the hourly rates noted herein.

- Dimensional Survey of Existing Field Conditions.
- Existing Conditions Survey.
- Demolition documents.
- Change Orders, Change Directives or revisions to the design and construction documents after previous Client approvals.
- Value engineering and modification to design and construction documents and specifications requiring preparation of design and construction documents for alternate pricing or re-pricing.
- Preparation of Construction Documents for Alternates.
- Additional submission packages exceeding the number specified in our basic services.
- Detailed Cost Analysis of the Project.
- Attendance at multiple Pre-Bid Conferences
- Field visits and Construction Phase Services or providing scheduled periodic representation in the field during construction beyond that stipulated in our basic services.
- Substantial Completion Inspections in excess of one inspection.
- Final Completion Inspections in excess of one inspection.
- Services in connection with the activities of separate construction contractors.
- On-Site Observation.
- Professional services due to default of the Client's consultants, other design professionals, General Contractor or by major defects in the work.
- Coordination with Governmental Authorities.
- Submissions for Government approval other than for building permit.
- Review and approval of proposed alternates or substitutes.
- Coordination and review of the Client's other consultants' drawings and specifications requiring adjustments and modifications to The Lunz Group's documents.
- Multiple Reviews of Shop Drawings and Submittals beyond those stipulated in our basic services.
- Acoustical Design Services.
- Lighting Design Services.
- Building Commissioning Services.
- Renderings and Models beyond those stipulated in our basic services.
- Electronic Modeling (walkthroughs and fly-bys).
- Wind Analysis.
- Life Cycle Analysis.
- Tenant Design Criteria
- Planning and design of tenant or rental spaces.
- Lease Plans.
- Marketing / Leasing Brochures.
- Record Drawings prepared from the General Contractor's as-built drawings upon completion of project.
- Meeting time beyond that stipulated in our basic services.
- Enhanced clash detection to help with model coordination before construction phase.
- BIM Model with LOD higher than 300

Client's Responsibilities

Prior to commencement of the work, the Client shall furnish to The Lunz Group full information as to their design requirements, operational standards and guidelines, preliminary program, project schedule, total budget broken down for all areas, and all such information which shall be pertinent to the creation and carrying out of the project's design intent.

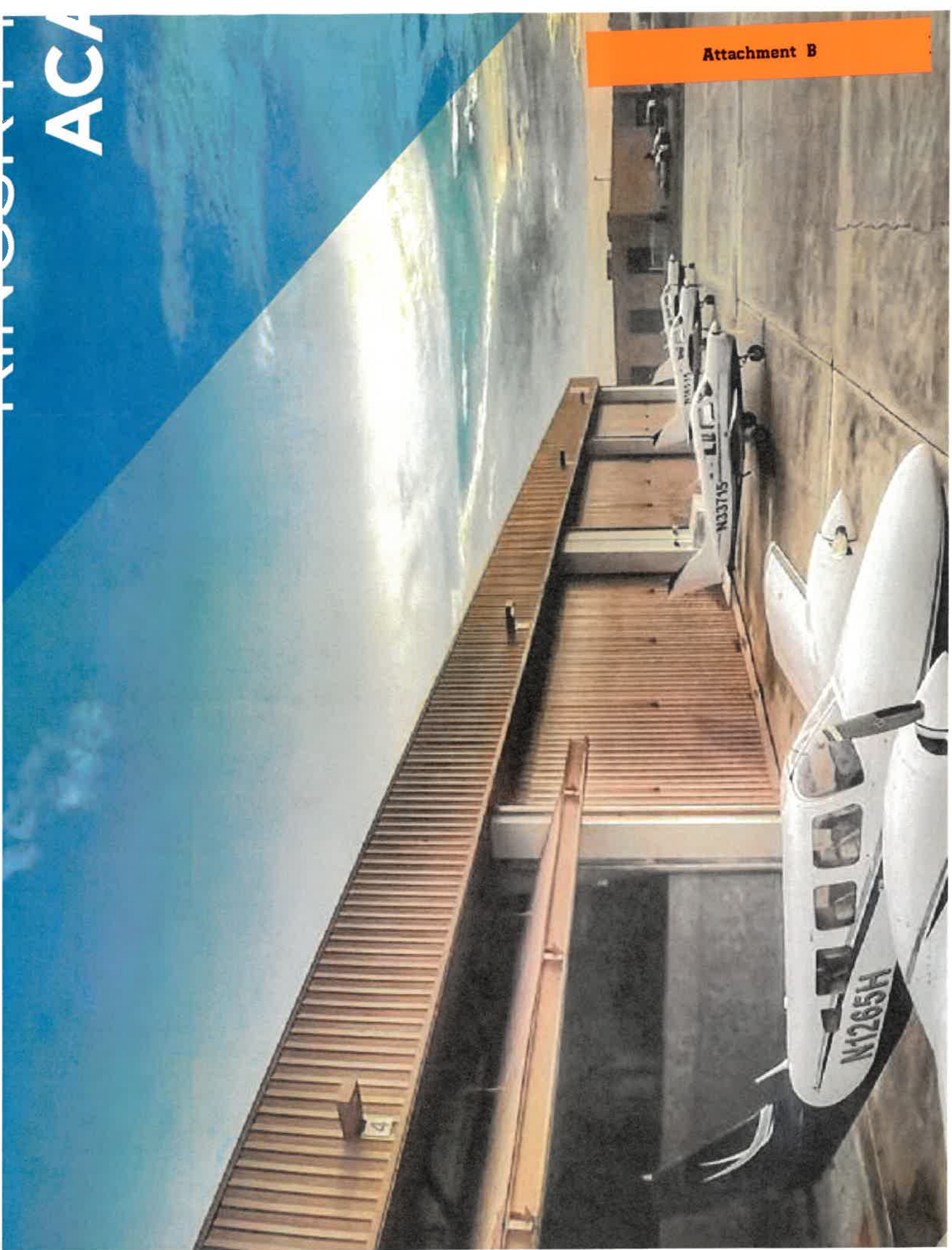
The Client shall designate a single representative authorized to act in the Client's behalf who shall make decisions with respect to the project. The Client, or such authorized representative, shall examine the design

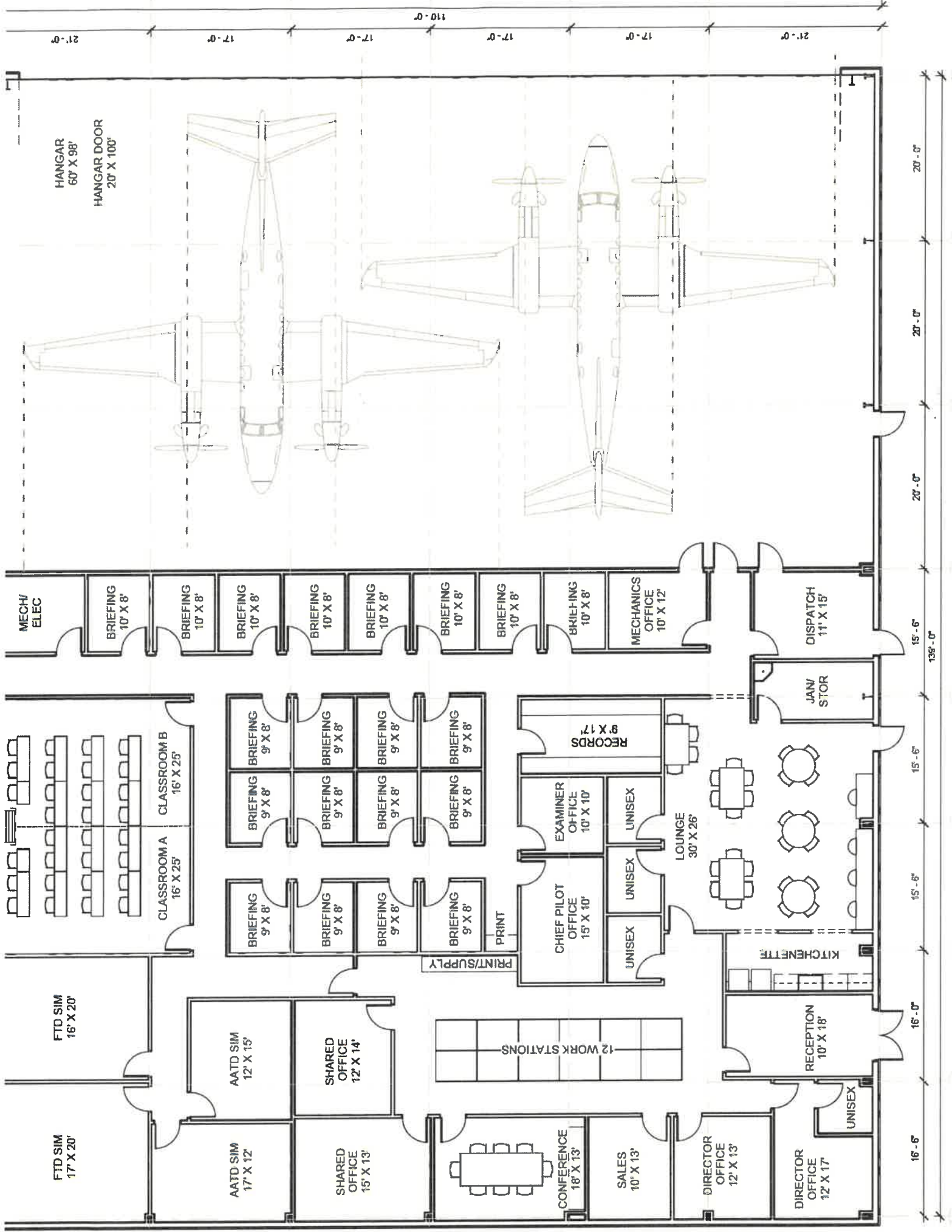
documents submitted by The Lunz Group and shall render decisions pertaining thereto promptly, to avoid unreasonable delay in the process of The Lunz Group's design services.

The Lunz Group shall provide information and specifications for products and their manufacturer, sufficient to convey design intent. However, The Lunz Group will not bear any liability, should the Client choose to have the product made by a third party. It is the sole responsibility of the Client not to infringe on any copyright, trademark or design-right of the original manufacturer specified.

Client warrants that in transmitting existing documents prepared by other designers or design professionals, or any other information, Client is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.

End Of Scope of Services







Kingsky







Professional Services Proposal

To:

The Lunz Group
58 Lake Morton Drive
Lakeland, FL 33801

From:

Leigh Ann Lunz
922 Fairlington Drive
Lakeland, FL 33813

Date:

August 26, 2024

Project:

Kingsky Flight Academy – City of Lakeland

Project Overview:

It is dirt's understanding that the project, the Kingsky Flight Academy, within Lakeland city limits, will include design services for code required landscape and schematic irrigation plans. The design will meet the standards of the applicable landscape code. The design intent is a sustainable, low-maintenance, and aesthetically pleasing landscape to contain required trees around ponds and swales, buffers where needed on property, required foundation and street frontage planting. If there are existing trees on site, they will need to meet the requirements of applicable land development code for tree preservation, removal, and replacement. Planting design will consider the users of the facility and the requirements of Lakeland Linder Airport and merge them with the requirements of the City of Lakeland.

Scope of Services:

1.0 Landscape Design Services

1.1 Inventory and Analysis of the site

Dirt will analyze an accurate tree survey to be provided by the Client.

- Base plan to be done in AutoCAD version 2022
- Client to provide a civil site plan in AutoCAD of the proposed design and will include topography, drainage, utilities, lighting, and signage information.

1.2 Preliminary Design

Dirt will use a Florida Friendly plant palette for the project to design the planting plan.

1.3 Permit Drawings

Dirt will design a planting and schematic irrigation plan compliant with the applicable landscape code requirements. Included are all landscape plans with planting notes, schedules, and details, as well as, irrigation plans with notes, schedules, and details. Included is one project meeting with Engineer/Client to discuss plans.

- All drawings to be shown in plan view.

- Details to be provided.
 - Drawings to meet all City and applicable land development code requirements.
 - Irrigation plan will use irrigation meter for water.
- 1.4 Submit Final Drawings
 D I r t will submit signed and sealed landscape permit drawings to the Engineer to be included in the overall design set for the project.
- Plans to meet applicable requirements.
 - Proposal to include one change if required to the plan based on City/Client comments.
- 1.5 Assistance during bidding for questions related to landscape and irrigation.
- 1.6 Reimbursable Expenses
 Reimbursable expenses including, but not limited to, printing and reproduction costs, and postage and shipping are not included in the Lump Sum Fee.

Work not Included in this Contract:

- Construction Administration not included in this proposal
- Lighting Design
- Hardscape Design

Fees:

1.0 Landscape Design Services

2.0 Schedule of Fees

- 2.1 Landscape Architect - \$150.00 per hour for additional meetings, site visits, and additional services not included in contract.

Acceptance & Authorization to Proceed:

- The Client will make an initial payment of \$0.00 upon execution of this Agreement, prior to service commencement. This retainer shall be held by d I r t and applied to invoices for project services.

Accepted this _____ day of _____, 2024.

 Signature

 Printed Name

 Address

922 Fairlington Drive
 Lakeland FL 33813
 813.892.1757



August 26, 2024

Ashley Buckley
The Lunz Group
58 Lake Morton Drive
Lakeland, Florida 33801

Proposal Number: 2024-076

We are pleased to submit this proposal to provide the described engineering services for the following project:

LAL Kingsly Hangar, Lakeland, FL – The project consists of a new building containing a combination of admin areas and aircraft hangar. The square footage is roughly 15,250. This proposal assumes that the hangar will be a group 3 hangar, that no hazardous activities will take place, and the building will be sprinkled with a wet-pipe system. The project scope and concept floor plans were emailed to us on Friday, August 23, 2024. Work shall include engineering and design services for HVAC, Electrical, Plumbing, and Fire Protection to 5 feet outside the building.

Below fees were determined by the overall project budget of \$4.5-\$5 million.

We will provide services under this proposal as indicated below:

The above fees include permit documents, shop drawing review, responding to RFIs, telephone support and 3 site visits during the construction process. Additional site visits during the construction process will be billed at the rate in the table above. Site visits will be requested in writing or email.

The Florida Building Energy Code, Section C408 requires Commissioning for HVAC systems and lighting controls. MES Group has 2 certified Commissioning Authorities (CxA) & a certified Building Commissioning Professional (BCxP) on staff with professional qualifications and registration with ACG and ASHRAE. If the AHJ requires commissioning, MES will provide Commissioning as an additional service based on a negotiated fee amount.

The following hourly rates will be used to calculate costs for additional services:

Principal	\$ 250.00
Senior Engineer	\$ 195.00
Engineer	\$ 180.00
Senior Designer	\$ 140.00
Designer	\$ 130.00
Admin	\$ 90.00

The engineering services checked below will be provided:

- ☒ HVAC design
- ☒ Plumbing design
- ☒ Electrical lighting and power design with conduits and boxes only for data, telephone and TV
- ☒ Fire Alarm design
- ☐ Commissioning Services – if required by the AHJ, an additional fee for this service will be provided
- ☒ Perform energy efficiency code calculations
- ☒ Delegated Fire Protection design according to FAC 61G15
- ☒ Prepare all relevant construction documents with specifications as book-type or on drawings as required
- ☒ Perform construction phase site visits as indicated
- ☒ Review shop drawings for all major equipment to verify compliance with the requirements contained in the contract documents and applicable codes

A Delegated Fire Protection Design includes only:

- Code research for construction type, square footages, NFPA compliance
- Determine fire sprinkler system type(s) – wet, dry, combination, NFPA 13, NFPA 13R, NFPA 13D
- Determine the appropriate riser type and number of fire zones
 - Fire riser location is identified on plans
- Water supply analysis
 - Compliance with NFPA and FBC
 - Calculations for pressure loss based on city water supply
 - Determine required fire line size and coordinate with civil
 - Calculations to determine whether fire pump is needed
- Categorize each space into hazard classifications and show on plan
 - Identify NFPA 13 exceptions – such as small room, or where sprinklers are allowed to be omitted
- Determine sprinkler head types and K Factors for each space
 - Identify locations of special sprinkler head types – dry, high temperature, etc..
- Coordinate with architectural drawings to identify issues and challenges that will effect the FP Contractor's layout
 - For example, identify the need for heat tape on the piping in certain areas or identify where chases may need to be provided
- Develop signed and sealed Delegated design drawings that identify all items listed above
 - Show details for riser, valving, and sprinkler installation
- Review shop drawings developed by the FP Contractor for compliance with code and our design intent – Part of CA Services

The following services are expressly excluded from this proposal unless contained in an addendum:

Architectural design services, LEED certification services, commissioning services, software engineering, structural engineering, plumbing design for piping and other related items located more than five feet from the building.

Special system designs that are not detailed above, such as: UPS design, data system backbone, intercom, security, solar panel design, grey water systems, thermal storage, geothermal systems, etc.

Value engineering services, contractor changes, owner or architectural changes, and any other changes to the original program or scope, occurring after the submission of permit documents.

Construction cost estimates.

Copying, printing and other reproduction services, courier and other delivery services.

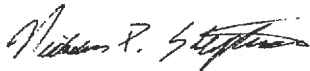
Any owner/client driven changes that result in major redesign after acceptance of substantial milestones. Substantial milestones will be any formal submission after and including design development.

Additional services, including, but not limited to, additional engineering services, attendance at meetings and conferences not expressly included, or in addition to those shown in this proposal, will be done by contract addendum.

Thank you for this opportunity to offer our services for this project. If this proposal is satisfactory to you, please sign and date it in the space provided below, and return a signed copy to us.

Sincerely,

MES GROUP, INC.



Nicholas P. Stephenson, (F)PE, BCxP
Vice President

ACCEPTED BY: THE LUNZ GROUP

Signature: _____ Date: _____

Print Name and Title: _____