

**SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN  
ALACHUA COUNTY AND THE LUNZ GROUP INC. FOR FIRE STATION DESIGN NO. 11814**

THIS SECOND AMENDMENT ("Second Amendment") is made by and between Alachua County, Florida, a political subdivision and charter county of the State of Florida, by and through its Board of County Commissioners (the "County") and The Lunz Group, a Florida for Profit Corporation, which is authorized to do business in the State of Florida ("Architect"), who are collectively referred to as the "Parties".

**WITNESSETH:**

**WHEREAS**, the Parties previously entered into a Professional Services Agreement dated May 11, 2021 for Fire Station Design, identified by No. 11814 (the "Agreement"); and

**WHEREAS** the Agreement contained provisions facilitating the re-use of the initial design of a Prototype Fire Station for Subsequent Stations through an established re-use fee as well as allowing site specific costs based on site conditions. Additionally, all changes that are required to address site specific conditions regarding the Subsequent Stations will be provided at an additional fee that must be agreed upon by the Parties, in the form of a written and executed amendment to this Agreement, prior to commencement of Services; and

**WHEREAS**, the Parties previously entered into First Amendment to the Agreement dated May 29, 2023 for the design of the Subsequent Station #2 located at 15909 NW 173<sup>rd</sup> Street, Alachua, Florida, identified by No. 11814 (the "First Amendment"); and

**WHEREAS**, the Architect has provided the County a proposal for Subsequent Station #3 (the "Proposal") for the re-use of the Prototype Station design and additional site-specific costs a third fire station located at San Felasco, Tech City location, Parcel #05844-044-004; and,

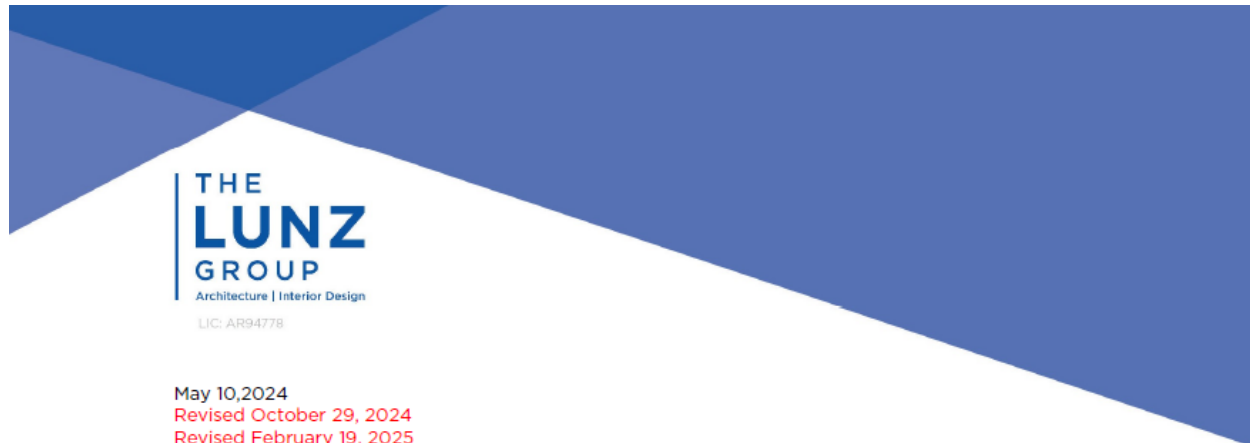
**WHEREAS**, the County has accepted the Proposal and the Parties desire to amend the Agreement to add costs contained in the Proposal do as otherwise provided herein.

**NOW, THEREFORE**, the County and Contractor agree to amend the Agreement as follows:

- A. Amendment. Exhibit #8, titled "Proposal for Subsequent Station #1, located at San Felasco, Tech City location, parcel #05844-044-004, attached to this Second Amendment, is hereby incorporated into the Agreement. Exhibit 8 sets forth all Included Services that the Architect represents and warrants are necessary for Subsequent Station #1, including additional services that are required to address site specific conditions at Subsequent Station #1. In accordance with Exhibit 1, sub-section 2.1.3, Task 2 of the Agreement, the County shall pay Architect the lump sum fee of \$243,000.00 for said Included Services, which includes an additional fee for services necessary to address site specific conditions at Subsequent Station #1.
- B. Effective Date. This Second Amendment shall be effective upon execution by both Parties.
- C. Original Agreement. Unless expressly amended herein, all other terms and provisions of the Agreement, as previously amended by the First Amendment, shall be and remain in full force and effect.



**EXHIBIT 8: PROPOSAL FOR SUBSEQUENT STATION #2, LOCATED AT San Felasco, Tech City- Parcel #05844-044-004**



Travis Parker  
Facilities Director  
Alachua County  
915 SE 5<sup>th</sup> Street  
Gainesville, Florida 32601

Re: Alachua County Fire Station – San Felasco Tech City  
TLG Project # 24060.01

Dear Travis Parker,

Thank you for the opportunity to provide our services to Alachua County for the third “re-use” Fire Rescue Station to be constructed on the site of the San Felasco Tech City development in Alachua, Florida.

**Project Understanding**

It is our understanding that we are to provide continuing Architectural and Engineering services under the Continuing Contract Agreement dated May 11, 2021 as it relates to a new Fire Rescue Station in Alachua County. This project will utilize the Prototype previously designed for the fire rescue station at 10404 SW 24<sup>th</sup> Avenue in Gainesville, Florida to the maximum extent possible, but will include modifications due to its specific contextual location and plan adjustments desired by the Fire Rescue team. The scope of this proposal includes Geotechnical, Surveying, Civil and Landscape Engineering, the Design Re-use fee, Site-specific design, Revisions to the Prototype (plan and exterior), Cost for inflation, Cost for Building Code updates, and Construction Phase Services.

**Scope of Services**

This project is broken into two (2) tracks: Architectural and Engineering Services, and Civil Engineering and Site Design.

Services provided by our team include Architectural, Basic Interior Design, Civil and Landscape, Structural, Mechanical, Electrical, Plumbing Engineering, and Fire Protection.

**II – Architectural and Engineering Services**

**IIA – Design Re-Use Fee**

Using the Prototype design as a starting point for the revised design of the new fire station, The Lunz Group shall prepare Schematic Design, Design Development, and Construction Documents for the permitting and construction of the new re-design for the San Felasco Tech City Fire Station.

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**IIB - Civil Site Adaptation Coordination**

The Lunz Group shall coordinate with the Civil Engineer to ensure that the San Felasco Tech City site can accommodate the new design for the Fire Station.

**IIC - Additional Plan Change**

Based on discussions with the Owner and user group, it is our understanding that there will be plan changes to the Prototype design. These changes may include, but are not limited to, adjustment in bunk room count, possible relocation of AHUs from ceiling-mounted to ground level within the building, re-orientation for the entry/lobby, and proposed solar panel canopy that relates to its surroundings. Additionally, in consideration of the San Felasco development being a fully solar-powered community, design work related to the future PV system is anticipated. The design team shall review project parameters, and determine suitable areas for panel location, space allocation for possible additional equipment such as inverters, disconnects, etc, and include adequate space in the electrical panels for future bi-directional circuit breakers for possible grid-tied system. Re-design for HVAC and plumbing will emphasize sustainability and energy efficiency strategies. A maximum of three plan schemes will be presented at Schematic Design for Client review and approval. After review and comment from the Owner and user group, The Lunz Group shall revise and finalize the selected floorplan scheme. Upon receipt of written approval, The Lunz Group shall proceed into Design Development documentation, further elaborating and detailing the approved plan design. Upon receipt of written Client approval of Design Development documents, The Lunz Group shall proceed with Construction Documents, to be used for permitting and construction.

**IID - Change Exterior to Match Context**

The San Felasco Tech City community is a unique development with a heavy focus on sustainability, renewable energy, and community relationships. As such, this community fabric has constructed a certain design aesthetic which blends the entire community together. The San Felasco Tech City Fire Station will modify the exterior of the prototype to match this particular context. Possible designs may include solar-panel entry canopies in addition to different exterior cladding and conditions. A maximum of three elevation schemes will be presented at Schematic Design for Client review and approval, in conjunction with the updated floor plan schemes. After review and comment from the Owner and user group, The Lunz Group shall revise and finalize the selected elevation scheme. Upon receipt of written approval, The Lunz Group shall proceed into Design Development documentation, further elaborating and detailing the approved elevation design. Upon receipt of written Client approval of Design Development documents, The Lunz Group shall proceed with Construction Documents, to be used for permitting and construction.

A maximum of four (4) renderings will be provided to convey the new design and materiality of the new Fire Station. These renderings will include one aerial perspective to describe the change in overall plan, massing and form of the building, and three street-level exterior perspectives to describe the change in exterior design.

**IIE - Cost Add for Inflation after 3 years**

Per the Continuing Contract Agreement, this fee is to provide for the cost inflation of services after the initial agreement signed in 2021.

**IIF - Cost Add for Code Updates after 3 years**

Per the Continuing Contract Agreement, this fee is to provide for the cost to modify the project to comply with new Building Codes, which are adopted in Florida every three years. The original prototype station was designed and constructed under the

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2020 FBC Seventh Edition. The current code cycle for this project will be the 2023 FBC Eighth Edition.

#### **IIG - Construction Phase Services**

This scope is based on a twelve (12) month construction period to Substantial Completion. Architectural site visits allotted are six (6) during the course of construction, allowing for two (2) additional site visits for Punch-list and Final Walk as needed. Bi-Weekly virtual OAC meetings are also anticipated. Additional site visits requested by the Client may be provided as an additional service billed at the hourly rates.

Review of all shop drawings (limited to 2 times per specification section), RFI response, review of Pay application requests, and issuance of ASI/CCOs are included. Excessive RFIs, shop drawings, and CCOs will be billed back hourly. Included in this fee are approximately 240 Architectural hours. Should construction exceed past the assumed construction period duration, and/or the amount of allotted hours has been exceeded prior to final construction closeout, additional services shall be provided and billed to the Client at either hourly rates or a fixed monthly fee, to be determined.

#### **Deliverables:**

- Six (6) Site visits by Architect to review construction progress
- Two (2) Site visits by MEP Engineer to review construction progress
- Two (2) Site visits by Structural Engineer to review construction progress
- Respond to Contractor's requests for information (RFI)
- Assist Owner in selection of exterior and interior finishes
- Review product submittals and requests for product substitution – two (2) reviews per submittal
- Review Contractor's pay applications
- One (1) Site visit for Punch-List/Substantial Completion
- One (1) Site visit for Final Walk
- Assist with Project closeout inspections

#### **III – Civil Engineering and Site Design**

The +/- 1.01 acre site (Parcel ID No. 05844-004-004) is a vacant/cleared lot within the San Felasco Tech City master development and is located within the City of Alachua, Florida. The zoning of the site is Corporate Park District (CP) and fire stations are an allowed use within the CP zoning. The development intent is to construct a fire station with associated parking, stormwater conveyance to an existing master stormwater managements facility, water service, and sewer connection via an existing services stubbed out to the site. It is assumed that:

- The site will be served by a stormwater management facility, connection is readily available, and all the necessary drainage easements and rights are in place;
- The potable water and wastewater services will not require FDEP permitting;
- A lift station will not be required;
- No offsite improvements will be required (sidewalk, turn lanes, etc)
- A traffic study will not be required
- An environmental or ecological study or assessment will not be required; and
- A FEMA CLOMR/LOMR will not be required

Should any of these assumptions be incorrect, then a separate proposal with scope and fee will be provided.

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The proposed development will be generally subject to permit approval from the following regulatory agencies:

- City of Alachua Site Plan Process & Public Hearings;
- Suwannee River Waste Management District (SRWMD) Environmental Resource Permit (ERP) Modification;
- Florida Department of Environmental Protection (FDEP) Notice of Intent (NOI) Permit; and
- City of Alachua Building Department for Building and sign permits (by others)

#### **IIIA – Geotechnical Services**

CHW will perform a geotechnical exploration at the site to provide recommendations to assist with building and pavement design. The following section outlines proposed scope of services:

- Clear utilities at the site through Sunshine One Call
- Mobilize to the site with truck mounted or all-terrain drilling equipment
- Advance four (4) Standard Penetration Test (SPT) borings to a depth of 20 feet below land surface (bls) within the proposed building area
- Advance three (3) auger borings to a depth of 5 feet below land surface (bls) within the proposed paving area
- Perform visual classification of the soil samples obtained from the soil borings to confirm field classifications
- Perform soil laboratory classification tests on representative samples, as considered appropriate. These tests may include the percent soil fines passing the No. 200 sieve determinations, natural moisture content determinations, and Atterberg Limits tests.

These services will be provided under the direction of a Geotechnical Engineer registered in the State of Florida. The results of the exploration will be presented in a geotechnical engineering report, which will specifically address the following items:

- Existing site conditions
- Exploration, testing, and sampling methods
- Subsurface soil conditions encountered and soil classifications, including any unsuitable materials encountered
- Depth to groundwater at the time of the exploration and estimated seasonal high
- Foundation design recommendations
- An estimate of foundation settlement based on available data
- A review of surface features and site conditions that could affect pavement construction and site preparation
- Preliminary flexible pavement design recommendations
- Preliminary rigid pavement design recommendations
- Recommendations for site preparation and construction of compacted fills or backfills for the pavement areas
- Recommendations for earthwork and foundation construction monitoring and testing

#### **IIIB – Boundary and Topographic Survey**

CHW will perform a Boundary Survey to assist with the development of the above referenced parcel. As part of field observations, they will locate, flag, and/or replace all boundary corners in accordance with the description of record. They will locate and map all improvements such as fencing, driveways, visible utility structures, etc.

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CHW will also perform a Topographic & Tree location survey of the referenced parcel. They will collect sufficient vertical data in pervious areas to assist in the preparation of a one-foot (1') interval contour map. Spot elevations will be depicted on impervious surfaces to the nearest one-hundredth of a foot. The survey will include the locations of all visible improvements as well as all visible utility structures, such as valves, utility poles, hydrants, storm water and sanitary sewer structures (including elevations of their tops and inverts where accessible), wetland flags as placed by others, underground utilities will be located based on visible evident, along with available utility maps and private utility designations by the office described below. In addition, all trees will be located in compliance with the City of Alachua Land Development Regulations. The vertical control will be referenced known publishes datum (NAVD 88 datum).

#### **IIIC – Subsurface Utility Engineering – Quality Level “B”**

CHW will designate underground utilities utilizing industry standard tools, such as electromagnetic radio detection and/or ground penetrating radar, to detect and mark the subsurface utilities and record their approximate horizontal position on the ground with pain marks and pin flags. The designations will be performed in accordance with Subsurface Utility Engineering, Quality Level B accuracy as outlined in the ASCE Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data, ASCE, Publication No C1/ASCE 38-22. These designations will be field surveyed and added to the Topographic Survey.

Note: While CHW will use every effort to designate all utilities in the project area, per ASCE 38 standards, no matter how comprehensive a Utility Investigation, uncertainty relative to any documented or nondocumented subsurface utilities may still exist. This being the case, other utilities may still exist in the project area either in use or abandoned.

#### **IIID – Civil Engineering Design Services**

CHW will prepare site development plans including regulatory agency cover sheet, demo plan, erosion control plan, site/horizontal control site plan, grading/drainage site plan, utility site plan, and site improvement details and specifications. No offsite improvements are included in this proposal. Plans will be prepared at two (2) stages (80% and 100%). Client comments will be incorporated following each stage review. The 80% plans will be utilized for site development permitting.

#### **IIIE – Landscape Architecture Services**

CHW will develop a “code-minimum” landscape design and prepare an Initial Code Compliant Landscape Plan for City Site Plan Approval. The landscape plan shall comply with the City of Alachua’s Land Development Regulations and will address adjacent property buffer requirements, site tree requirements, building façade planting requirements, parking area landscape requirements, and tree mitigation requirements, if necessary. The landscape plan shall indicate the type, location, size, quantity, and botanical name of plant materials to be installed and will also include required planting details and notes.

CHW will also prepare, submit, and administer a code-compliant irrigation distribution diagram, illustrating limits of irrigation coverage, point of connection, and conceptual mainline layout. This plan is intended to meet City of Alachua LDR requirements, but should not be construed as an irrigation construction document. CHW will convert final, approved landscape permit plans to construction documents for bidding purposes including irrigation for code-minimum landscape design. Irrigation construction documents will include plans, details, and technical specifications.

One (1) site coordination meeting with City of Alachua staff is included, if needed.

#### **IIIF – Permitting Services**

During this phase, CHW will administer the City of Alachua pre-application meeting; conduct the required neighborhood workshop; prepare, submit, and administer the City of Alachua

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Site Plan application, including attending two City meetings with City's Design Review Team and Planning and Zoning Board Public Hearing; prepare, submit, and administer the SRWMD ERP Modification; prepare, submit and administer an FDEP NOI; and provide Construction Documents and above referenced permits for construction.

### **IIIG – Construction Administration and Inspection Services**

Services that CHW may provide during construction as requested include monthly OAC during construction (12 total); bi-weekly inspections to review progress of construction and conformance with site plans and specifications (26 total); prepare written field reports after each site visit and submit electronically to the client within two days of each site visit; review shop drawings submittals associated with the scope within this proposal; review and respond to RFIs related to our scope of work from the contractor during construction; review shop drawings and submittals; and substantial completion site observation, punch list preparation, and as-built certifications, as needed.

### **Compensation for Professional Services**

The Lunz Group will provide professional services on a lump sum. Client shall pay The Lunz Group a fee of \$243,000.00 plus reimbursables. 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 as established in the Continuing Contract, or for an agreed upon lump sum fee. Please see Attachment B for hourly estimates for tasks labeled "TBD" on continuing contract. These hours are shown for reference only, and are not to be used for billing terms.

#### **II. Architectural & Engineering**

a. Base Design Re-Use Fee	\$75,000.00
b. Future Site Design	\$8,400.00
c. Additional Changes/modifications to Building	\$22,850.00
d. Change Exterior to Match Context	\$12,000.00
e. Cost add for Inflation after 3 years	\$6,750.00
f. Cost for Code Update	\$3,000.00
g. Construction Phase Services	\$36,000.00
<b>Sub-Total</b>	<b>\$ 164,000.00</b>

#### **III. Civil Site Design Allowances**

a. Geotechnical Services	See Reimbursable
b. Surveying Services: Boundary & Topographic	\$6,500.00
c. Surveying Services: Subsurface Utility Engineering	\$2,000.00
d. Civil Engineering Design Services	\$28,000.00
e. Landscape Architectural Services	\$7,500.00
f. Permitting Services	\$20,000.00
g. Construction Administration and Inspection Services	\$15,000.00
<b>Sub-Total</b>	<b>\$ 79,000.00</b>
<b>Total</b>	<b>\$ 243,000.00</b>

### **Terms and Conditions**

The Lunz Group and the Client agree to the Terms and Conditions set forth in Continuing Contract No. 11814.

### **Reimbursable Expenses**

Per the terms and conditions of the Continuing Contract Agreement dated May 11, 2021, the Parties agree for Architect to assume the services that are outlined in Section 12.15 of

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the Agreement and other required regulatory or permit fees, provided such agreement is memorialized in the form of a written Task Authorization that is executed by both Parties and identifies the amount(s) that the County will pay Architect for those services (the Direct Costs). Direct Costs will be reimbursable to the Architect in an amount not to exceed \$67,600 for the Prototype Station and each Subsequent Station. No mark-up will be allowed on the Direct Costs.

<b>Reimbursable Expenses</b>	
a. Geotechnical Service	\$ 5,000.00
b. Permitting Fees	TBD
c. Miscellaneous (to be determined)	TBD
<b>Total</b>	<b>NTE \$67,600.00</b>

We look forward to continuing our professional relationship with you. Upon acceptance of the proposal, please submit an Authorized Task Order for signature. Please let us know when you would like to begin the process.

Thank you for this opportunity.

Submitted by: 

Approved by: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Craig Fennig, AIA, NCARB, LEED AP BD+C  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

Managing Director  
\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

February 19, 2025  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Attachment B – Hourly Estimates for TBD tasks

CC: Brit Kirby, The Lunz Group

24060.01 Alachua County Fire Station Tech City		
Tasks		Cost
IIA	Base Re-use fee (to 5 ft Outside Building)	\$75,000.00
IIIE	Cost add for Inflation after 3 years	\$6,750.00
Tasks "TBD"		
IIIB	Future Site Design Services	\$8,400.00
IIIC	Additional Changes / Modifications to Building Services	\$22,850.00
IIID	Change Exterior to match Context Services	\$12,000.00
IIIF	Cost for Code Update Services	\$3,000.00
IIIG	Construction Phase Services	\$36,000.00
IIIB	Surveying Services Boundary and Topographic	\$6,500.00
IIIC	Surveying Services Subsurface Utility Engineering	\$2,000.00
IIID	Civil Engineering Design Services	\$28,000.00
IIIE	Landscape Architectural Services	\$7,500.00
IIIF	Permitting Services	\$20,000.00
IIIG	Construction Administration Services	\$15,000.00
		Reimbursable
IIIA	Geotechnical Services	Expense
Total Overall Fee		\$243,000.00

Estimated Hours and Cost														
Architect/ Principal	Fee	Staff Architect	Fee	Project Manager	Fee	Interior Designer	Fee	Senior Technical	Fee	Technical	Fee	Clerical	Fee	Total
\$225.00		\$175.00		\$159.00		\$135.00		\$125.00		\$75.00		\$50.00		
1	\$225.00	8	\$1,400.00	4	\$636.00	0	\$0.00	0	\$0.00	81	\$6,039.00	2	\$100.00	\$8,400.00
1	\$225.00	40	\$7,000.00	19	\$3,025.00	0	\$0.00	40	\$5,000.00	100	\$7,500.00	2	\$100.00	\$22,850.00
1	\$225.00	16	\$2,800.00	16	\$2,544.00	0	\$0.00	20	\$2,500.00	51	\$3,831.00	2	\$100.00	\$12,000.00
1	\$225.00	12	\$2,039.00	4	\$636.00	0	\$0.00	0	\$0.00	0	\$0.00	2	\$100.00	\$3,000.00
1	\$225.00	50	\$8,750.00	24	\$3,816.00	0	\$0.00	100	\$12,500.00	141	\$10,609.00	2	\$100.00	\$36,000.00
1	\$225.00	0	\$0.00	25	\$3,975.00	0	\$0.00	0	\$0.00	30	\$2,250.00	1	\$50.00	\$6,500.00
1	\$225.00	0	\$0.00	3	\$477.00	0	\$0.00	0	\$0.00	16	\$1,198.00	2	\$100.00	\$2,000.00
1	\$225.00	0	\$0.00	40	\$6,360.00	0	\$0.00	0	\$0.00	284	\$21,315.00	2	\$100.00	\$28,000.00
1	\$225.00	16	\$2,800.00	8	\$1,272.00	0	\$0.00	0	\$0.00	41	\$3,103.00	2	\$100.00	\$7,500.00
1	\$225.00	16	\$2,800.00	16	\$2,544.00	0	\$0.00	0	\$0.00	191	\$14,331.00	2	\$100.00	\$20,000.00
1	\$225.00	23	\$3,995.00	20	\$3,180.00	0	\$0.00	0	\$0.00	100	\$7,500.00	2	\$100.00	\$15,000.00
Total TBD Tasks														\$161,250.00