

ORIGINAL

Hollywood Beach Golf Course

City of Hollywood, Florida

GOLF COURSE ARCHITECTURAL SERVICES

18- HOLE GOLF COURSE DESIGN

SOLICITATION# RFQ - 4652 - 20 - DCM



REVISED: 4/15/2021

RICHARD MANDELL GOLF ARCHITECTURE

2017 BoardRoom Magazine Golf Course Architect of the Year

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RICHARD
MANDELL
GOLF ARCHITECTURE

mailing address

2208 Midland Road
Pinchurst, NC 28374

tel (910) 255-3111

fax (910) 255-3112

golf-architecture.com

richard@golf-architecture.com

HOLLYWOOD GOLF COURSE
Scale-1" = 100'



R I C H A R D
M A N D E L L
GOLF ARCHITECTURE

18- HOLE DESIGN SERVICES PROPOSAL GOLF COURSE ARCHITECTURE AND LANDSCAPE ARCHITECTURE SERVICES

RMGA Inc., d/b/a Richard Mandell Golf Architecture, hereinafter RMGA, proposes the following services to the City of Hollywood, Florida (hereinafter City) on Thursday, April 15, 2021:

To provide golf course architecture, irrigation design, and landscape architecture services for the renovation of 18 regulation holes, on the site of the current Hollywood Beach Golf Course facility. RMGA will work closely with the Bormello Ajamil & Partners, Inc. team to provide a singular and wholly-inclusive drawing package for permitting that will include the golf course and the clubhouse (and surrounds) as one unit.



TRADITION ♦ ENJOYMENT ♦ CHARACTER ♦ PASSION

RICHARD MANDELL GOLF ARCHITECTURE

DESIGN SERVICES PROPOSAL

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I. RMGA’S UNDERSTANDING OF THE SCOPE OF WORK

It is Richard Mandell Golf Architecture’s (RMGA) understanding that the City of Hollywood Beach intends to restore and improve the Hollywood Beach Golf Course (HBGC) and clubhouse with historical reference to the original 1920’s design.

The overall project consists of Golf Course Architecture, Civil Engineering, Environmental, Landscape Architecture, and Permitting Services for the Hollywood Beach Golf Course (“HBGC”) located at 1600 Johnson Street, Hollywood, FL, 33020. The site consists of approximately 104 acres owned by the City of Hollywood (“City”). **The work to be accomplished under this proposal is solely for all golf course architecture associated with the golf course portion of the property as detailed below.**

Specific golf course renovation work will include adjustments to the drainage profile of the golf course to raise the east side of the golf property to allow faster recovery after rain events (under separate consultant), renovation of the tees, fairways, bunkers, rough, and greens for all eighteen holes, and professional guidance regarding landscaping, irrigation and all required site work. Additional elements of the project include coordination with City entity of a perimeter multi-use path on the north and west sides of the property.

It is also RMGA’s understanding that the City of Hollywood expects to undertake one unified design project provided through separate contracts between RMGA and Bermillo Ajamil and Partners, Inc. (BA) with no overlap or gap in the overall scope of work or actual property acreage responsibilities. The project shall be permitted as one all-encompassing project to include the following:

- 18-hole golf course renovation (RMGA).
- Site stormwater professional guidance as it relates to the golf course (RMGA).
- Complete golf course irrigation design (RMGA).
- Golf course tree removal and landscaping professional guidance (RMGA).
- Golf course project site representation (RMGA).
- Preparation of site survey, existing tree survey, topography, soil info (BA).
- New clubhouse design and associated engineering (BA).
- Clubhouse landscaping, parking, utilities, etc. (BA).
- Entry site signage design (BA).
- All stormwater management for entire site (BA)
- Tree removal and landscaping plans for entire property (BA and RMGA).
- All necessary survey work (BA).
- Final irrigation drawings (BA).

It is RMGA’s understanding that the City of Hollywood’s overall project budget is \$12,798,726.00 inclusive of all design and engineering services, all permitting fees, and construction of ALL improvements to the site to include, at a minimum, all golf course feature renovations, a new clubhouse and maintenance building (with associated parking, access, hardscape, and landscaping), and all stormwater improvements.

The consultant under this proposal is RMGA Inc., which will provide all golf course architecture services (**Richard Mandell Florida License Number:**

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LA6667471) and professional guidance regarding stormwater (as it relates to the golf course), landscaping, irrigation and all required site work as well as Golf Course Project Site Representation.

This proposal will provide professional services for the golf course portions of the Hollywood Beach Golf Course project in accordance with the provisions of the *Consultant's Competitive Negotiations Act* (CCNA). The Project is based on the following assumptions:

1. An estimated general cost of the golf course portion of the work to be approximately \$6,500,000.00.
2. Design/engineering for all golf course signage regarding the golf course beyond conceptual design is NOT part of this proposal. RMGA will work with the City to coordinate conceptual graphics with sign companies regarding final design and details.
3. Irrigation services for the entire property will be provided by RMGA sub-consultant Aqua Turf International, located in Tequesta, Florida. Richard Mandell will sign and stamp all irrigation plans as necessary.
4. The project will be designed and permitted in a single-phase. The design and permitting will be prepared jointly by BA and RMGA with each team member responsible for signing and sealing drawings applicable to their portion of the project.
5. Bridge design (if needed) and permitting is NOT included in this proposal.
6. This proposal does not include any permit application fees.

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II. GENERAL DESCRIPTION

1. RMGA shall perform all necessary golf architecture services required for the design and construction of the Hollywood Beach Golf Course Renovation project, which shall include, but not be limited to, the necessary conferences, consultation, preparation of preliminary studies, working drawings, specifications, scale and detail drawings, estimate of costs.
2. The RMGA Team shall provide all necessary services to prepare necessary documents for the golf course permitting and construction processes. In conjunction with the BA Team and to ensure both consultants jointly submit a single set of permit drawings for each authorizing agency, Richard Mandell will sign and seal all applicable drawings required for permit approval of which RMGA, Inc. is responsible for preparing (**Richard Mandell Florida License Number: LA6667471**) and work with the BA Team to submit **A SINGLE, UNIFIED** permit package.

3. The RMGA and BA Teams will jointly create and share a single sheet layout system and title block for all submitted drawings to further ensure a seamless presentation of all necessary drawings and scope of work to avoid any gaps and/or overlap in scope of work or portions of the property.
4. RMGA will be registered under the State of Florida to perform the professional services required for these services.
5. RMGA warrants that the Team is fully qualified with adequate personnel and experience to undertake the services required within a reasonable time and provide Contract Administration in related projects.

III. GOLF COURSE DESIGN SERVICES SCOPE OF WORK:

A. RMGA'S DESIGN PROCESS AND METHODOLOGY

1. PHASE 1: PROGRAMMING, MASTER PLAN, SITE PLAN, SCHEMATIC DESIGN

- a. **Kick-Off Meeting:** RMGA shall confer with representatives of the Director of the Department of Design and Construction Management and the BA Team to review and establish the program, consisting of detailed listing of all functions, scope of work, inventory of existing conditions, project vision, requirements and goals, project limits and uses with each assignable space, image, theme and design vocabulary.

1. RMGA shall review and study any available golf course by-laws, overall strategic vision, historical documentation, and previous studies, etc. to serve as a basis for planning.

2. RMGA will request the formation of a committee of golfing members which best represents the overall golfing composition to work with RMGA in addressing specific issues and concerns regarding future planning. The following representatives would make up the committee at the discretion of the City:

- High-Handicap Man and Woman (25+).
- Mid-Handicap Man and Woman (13-25).
- Low-Handicap Man and Woman (12 or less).
- Junior Girl and Boy.

3. RMGA will undergo a series of golf course planning punch list walk-throughs addressing a variety of general issues broken into specific items. General issues will include maintenance practices, drainage, environmental concerns, strategic design, aesthetics, playability, utilization of hazards, cart path circulation, golf course operations, and any possible routing issues.

4. **Preparation of a Digital Base Sheet (all topographic and site survey information to be contracted separately through**

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BA): Existing tees, greens, fairways, bunkers, contour topography, existing structures and paved areas including clubhouse, maintenance facilities, relevant property boundaries. All other physical features shall include ponded water and other waterways, vegetation including brush and drip line of all existing trees.

- b. **Site Plan Design Concepts/Schematics:** RMGA shall prepare and present, for approval by the City multiple Site Plan Options, Design Concepts and Schematics Reports, comprising of Schematic Design Studies to best evaluate the variety of options available to the City for the site. Each study will include identification of any special requirements affecting the Project, a Project Development Schedule and Statement of Probable Construction Cost as defined below:

1. **Programming:** RMGA shall assist the BA Team with space planning and programming for the clubhouse (inclusive of a community meeting space), to produce proximity configuration of a space layout that is in accordance with the project's requirements.

- a. A collaborative meeting between the appropriate representatives of the city, the BA Team, the RMGA Team, and the golf operator will be organized to determine the Clubhouse Program Outline. The purpose of the meeting will be to create a detailed design program of the architectural program elements that will make up the golf clubhouse design.

2. **The Schematic Design Plans** shall depict locations of the clubhouse and maintenance areas, parking lot and entry road, pump station and other related facilities, excluding design programming, site planning or final design of these features.

- a. RMGA will provide all concepts to the BA Team as they provide clubhouse alternative studies to RMGA, recognizing the function of the buildings in relationship with access, parking, service, vistas, golf, and amenities. The RMGA Team will address the relationship of the clubhouse to the starting and finishing holes, practice area, bag drop, cart staging, return, and cart storage in each clubhouse site plan concept provided by the BA Team.

3. **A Feature Design Study** shall illustrate proposed feature designs for the golf course and any practice areas, including the locations and configurations of centerlines, tees, greens, fairways, lakes, hazards and other features RMGA deems necessary.

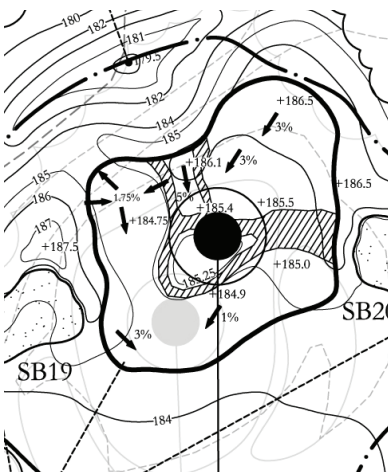
- c. **Irrigation Pre-Design Consulting**

1. Coordinate water use planning with golf course architect, golf course superintendent, and any other consultants as required.
2. Perform an on-site irrigation planning and review to generate a scope of work.

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3. Estimate golf course consumption use requirements based on acreage, local weather, turf/landscape, site conditions and management practices.
 4. Provide golf course pump system capacity and planning based on projected water requirements.
 5. Prepare and conduct presentations, round tables and or town hall meetings as necessary.
 6. Identify options in dealing with water quality issues such as treatment, filtration, etc.
 7. Provide owner with irrigation system options:
 - a. Control system: Satellite vs. Decoder/IC System.
 - b. Piping systems: Herringbone vs. Loop Lateral systems.
 - c. Piping material: HDPE vs. PC, fittings and valves.
- d. RMGA and the BA Team will collaborate on a final Schematic Design after feedback is received from the City.
- e. RMGA shall review and comment on the BA Team drawings, provide suggestions and written responses to all of the City's comments, including information about why the comment/suggestion was or was not incorporated into the design.
- f. **Cost Estimate:** A Preliminary Cost Estimate for golf course construction costs, based on information contained in the preliminary documents, and utilizing area, and/or earthwork volume estimates, unit pricing, or similar conceptual estimating techniques will be submitted to the City.
- a. As the design process progresses RMGA shall update and refine the Preliminary Cost Estimates, advising the City of any changes to previous estimates anticipated by changes in Project requirements or market conditions.
 - b. The preliminary evaluation of the City's budget for the Project, the preliminary cost estimate, and all updated and refined estimates shall be based on RMGA's best judgment as a golf course design professional familiar with the golf course construction industry.
- g. The RMGA Team shall develop a Project Development Schedule with the BA Team that will show the proposed completion date of each Phase of the Project through planning, design, permitting, bidding, construction, and proposed completion dates.
- h. **Meetings:** RMGA shall attend bi-weekly design progress meetings held via conference call unless the City determines that an in-person meeting is required to address a particular concern. RMGA fees are inclusive of all travel for in-person meetings.

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- i. Upon submission of three copies of all documents (without additional charge) required under Phase 1, RMGA shall not proceed until the documents have been approved by the City and Authorization to Proceed with the next steps in the phase has been issued.
- j. **Submission to City for Review:** RMGA shall assist the BA Team in providing schematic golf course drawings to obtain plat approval, Site Plan approval from the Planning and Zoning Board, and or City Commission if required. RMGA shall make presentations of the Project to the General Obligation Bond Advisory Board, Pre-Application Conceptual Oversight Committee, Technical Advisory Committee, Planning and Zoning Board, City Commission and lead other Public meetings as needed.
 1. RMGA shall lead a minimum of five such public meetings and provide rendered site plans, 3D graphics, and color presentations as RMGA deems necessary to convey design intent for this Phase.
 2. RMGA shall make revisions as needed to obtain Site Plan approvals, change of use, or any other permit needs.

2. PHASE 2: DESIGN DEVELOPMENT

- a. Based upon approved Schematic Design Documents, RMGA shall prepare and present, for approval by City, an updated golf course project design. Design Development Documents shall consist of drawings, 3-dimensional renderings, contextual perspective renderings, drainage studies, outline specifications and other documents which RMGA deems necessary to delineate and describe the size and character of the entire golf course (including construction material descriptions, details and other items incidental thereto). RMGA shall provide feedback and re-submittal to the governing agencies, including written responses from concept plan comments as required by the Project Manager.
- b. **Design Development Drawings (30% plan submittal)** for clearing, grading, drainage, sprinkler layout and grassing, and other necessary construction design elements. The preliminary construction drawings shall be sufficient in detail, in the opinion of RMGA, to reasonably ascertain the scope of construction and assist with the permit process.

RMGA will make a 30% Design Development Documents submittal, for approval by the City, which shall include, but not be limited to:

1. **Master Plan** showing golf course layout including:
 - a. Golf course entrance.
 - b. Clubhouse area (this is a designation of the clubhouse site and does not include a detailed plan of the clubhouse area or of the clubhouse building(s)).
 - c. Golf Holes with tee, fairway, green locations, shapes, and sizes.
 - d. Bunker locations, shapes, and sizes.



- e. Mounds, grass bunkers, and other feature shaping.
- f. Pond locations, shapes, and sizes.
- g. Road and development layout.
- h. Maintenance area (this is a designation of the maintenance site and does not include a detailed plan of the maintenance area or of the maintenance building(s)).

2. **Clearing Plans** showing:

- a. Limits of work.
- b. Specimen trees to be saved.
- c. First phase clearing limits and selective clearing limits (Beyond first phase limits).
- d. Golf course boundary.
- e. Typical clearing detail and applicable notes.

3. **Earthwork Grading Plans** showing:

- a. Overall grading plan showing proposed contours for each hole and their relationship to each other and existing contours.
- b. Plan showing approximate cut & fill areas with earthwork quantities for each area as well as for entire site.
- c. All applicable notes and details.

4. **Preliminary Drainage Plans** showing:

- a. Proposed drainage modifications including a network of related internal drainage pipes and surface drainage.
- b. Pipe locations and types
- c. Catch basin locations and types
- d. Open drainage swales and other appurtenances.

** NOTE: The above drainage plan does NOT include final pipe sizing and storm water management. Specific Storm Water Management (including final pipe sizing) shall be finalized by the BA Team.*

5. **Preliminary Irrigation Design Services** including a detailed set of design documents to include the following:

- a. Establish sprinkler design criteria with golf course superintendent.
- b. Prepare a preliminary sprinkler layout, coverage plan and complete mainline routing.
- c. Develop a soft cost estimate from the number of sprinklers designed based on recent projects completed in the area.
- d. Piping system hydraulic analysis.
- e. Establish different point of connection along golf course, clubhouse and main entryway.
- f. Plans will be updated and made continually available for review online for golf course superintendent, general manager and contractors in dwg. or pdf. file format via Dropbox.

6. **Grassing Plans** showing:

- a. Specified areas to be grassed with specific grasses.
- b. Grassing details with all applicable notes.
- c. All necessary golf course sign locations.

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- c. **Cost Estimate:** RMGA shall submit an updated **Statement of Probable Construction Cost**. If the updated Statement of Probable Construction Cost exceeds the total budgeted amount, RMGA will include appropriate cost or scope reduction recommendations.
- d. **Submission to City for Review:** RMGA will submit three sets of all documents required under this Phase, at no charge, for approval by the City,. RMGA shall not proceed with the next Phase until the City has approved the documents.
- e. **GOB Advisory Board, Preparation and Presentations:** RMGA shall attend at least one GOB advisory Board Meeting, and at least two public meetings as well. In addition, RMGA shall prepare and present a PowerPoint presentation to include updated renderings and project information. RMGA will provide written responses to all comments from the initial GOB Advisory Board presentation, including information about why any comment/suggestions were or were not incorporated into the design. RMGA will provide written responses to all comments for every meeting.
- f. **Meetings:** RMGA shall attend bi-weekly design progress meetings held via conference call unless the City determines that an in-person meeting is required to address a particular concern. RMGA fees are inclusive of all travel for in-person meetings.
- g. **Preliminary Submittal Meeting for Permitting:** The RMGA and BA Teams shall coordinate all required preliminary submittals for project permitting, including any required permit coordination meetings, plan revisions, and re-submittals.
- h. **Value Engineering.** Value engineering is a standard component of all design procedures undertaken by RMGA. RMGA will provide additional design revisions (with applicable drawings) and updated analysis and design recommendations throughout the life of the project. Specifically, RMGA will provide Value Engineering beginning at 30% plans if construction cost estimate is more than 95% of budget.



3. PHASE 3: GOLF COURSE CONSTRUCTION DOCUMENTS

Construction Documents – Development: From the approved Design Development Documents, RMGA will prepare for approval by City, and in accordance with City’s format, Construction Documents setting forth in detail the requirements for the construction of the Project in accordance with the specifications as required by the Project Manager. RMGA is responsible for full compliance of the design and the Construction Documents with all applicable codes.

RMGA shall provide all of the following Signed & Sealed Drawings:

- a. **60% Construction Documents Submittal:** RMGA will make a 60% Construction Documents submittal, for approval by the City, which shall include, but not be limited to:
 - b.
 1. **Index Sheet** showing a complete index of every drawing sheet, to become part of the Construction Documents, and RMGA's evaluation of the individual percentage completion of each sheet **to be Signed & Sealed by RMGA.**
 2. **Master Plan** showing golf course layout including:
 - a. Golf course entrance.
 - b. Clubhouse area (this is a designation of the clubhouse site and does not include a detailed plan of the clubhouse area or of the clubhouse building(s).
 - c. Golf Holes with tee, fairway, green locations, shapes, and sizes.
 - d. Bunker locations, shapes, and sizes.
 - e. Mounds, grass bunkers, and other feature shaping.
 - f. Pond locations, shapes, and sizes.
 - g. Road and development layout.
 - h. Maintenance area (this is a designation of the maintenance site and does not include a detailed plan of the maintenance area or of the maintenance building(s).
 - i. Scorecard.
 - j. **Plan to be Signed & Sealed by RMGA.**
 3. **Staking Plan** showing:
 - a. Tee center stakes.
 - b. Landing area center stakes.
 - c. Green center stakes.
 - d. Other golf course feature center stakes.
 - e. Golf course corridors (or envelope).
 - f. Applicable distances to golf features from centerlines.
 - g. Typical staking construction details and applicable notes.
 - h. **Plan to be Signed & Sealed by RMGA.**
 4. **Clearing Plan** showing:
 - a. Limits of work.
 - b. Specimen trees to be saved.
 - c. First phase clearing limits showing distance in feet from centerline at fifty foot intervals from tee to green.
 - d. Selective clearing limits (Beyond first phase limits).
 - e. Golf course boundary.
 - f. Typical clearing construction details and applicable notes.
 - g. **Plan to be Signed & Sealed by RMGA.**
 5. **Final Earthwork Grading Plans** showing:
 - a. Overall grading plan showing proposed contours for each hole and their relationship to each other and existing contours.

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- b. Plan showing approximate cut & fill areas with earthwork quantities for each area. This drawing will include total earthwork figures for the entire site.
 - c. All applicable notes and construction details.
 - d. **Plans to be Signed & Sealed by RMGA.**
- 6. **Final Golf Course Drainage Plans** (coordinated with master drainage plan designed by the BA Team, where applicable) showing:
 - a. Proposed drainage modifications including a network of related internal drainage pipes and surface drainage.
 - b. Pipe locations and types
 - c. Catch basin locations and types
 - d. Open drainage swales and other appurtenances.
 - e. All applicable notes and construction details.
 - f. **Plans to be Signed & Sealed by RMGA.**
- 7. **Grassing Plan** showing:
 - a. Specified areas to be grassed with specific grasses.
 - b. Grassing construction details with all applicable notes.
 - c. All necessary golf course sign locations.
 - d. **Drawing to be Signed & Sealed by RMGA.**
- 8. **Green Grading Detail Plans** (scale no less than 1"=40') showing:
 - a. Green outline and surrounding features (including bunkers, grass hollows, etc.) with appropriate shapes and sizes.
 - b. Proposed one foot contours for entire green complex.
 - c. Green Staking Plan showing green outline and distances from centerpoint of green every 20 degrees.
 - d. **Plans to be Signed & Sealed by RMGA.**
- 9. **Irrigation Sprinkler Plans** showing:
 - a. Full Irrigation plan drawings showing sprinkler layout, electric auto valves, lateral pipe routing, pipe size, valve sizes and location.
 - b. Mechanical plan drawings showing one piping system (HDPE or PVC) mechanical hydraulic design.
 - c. Electrical plan drawings showing one control system design to include satellite or decoder-IC, placement and sizing, power source locations, wire routing and size and central communication requirements.
 - d. Communication cable plan drawings.
 - e. Construction material and installation details.
 - f. Irrigation general and technical specifications.
 - g. **Plans to be Signed & Sealed by RMGA.**
- 10. **60% Preliminary Landscape Architecture Plans:**
 - a. The RMGA Team will provide preliminary landscape architecture plans for the entire site based on current applicable City of Hollywood Land Development Code requirement buffers, etc. The landscape plan will consist of a detailed layout of proposed plantings with a plant list identifying species,



quantities, sizes, locations, spacing, details, and installation notes. The landscape plan will also identify trees to be preserved and replaced as determined by code. **Plans to be Signed & Sealed by RMGA.**

11. Additional Cart Path Construction Plans showing:

- a. The general location and quantity of cart path contemplated for the Project, considering only matters customarily within the expertise of RMGA including circulation, accessibility, concealment and aesthetics.
- b. All applicable notes and construction details.
- c. **Plans to be Signed & Sealed by RMGA.**

12. Technical Specifications, Bid & Construction Documents:

- a. Invitation for Bids, Instructions to Bidders, Bid Form, Non-Collusion Form, Bid Bond Form, Bidder's Qualifications Statement, Performance and Payment Bond Form, etc.
- b. General Conditions.
- c. Special Conditions.
- d. Technical Specifications using CSI Standards, including the 16-Division and 3-part Section format developed and recommended by the CSI or other industry acceptable specification format as approved by the Design and Construction Management Department representative. The 60% construction documents submittal shall include all sections of applicable Divisions "0" (zero) and "1" and at least 60% of the technical specification sections, each of which should be 100% complete. These specifications will not be merely outline specifications as submitted during the Design Development Phase.
- e. **Documents to be Signed & Sealed by RMGA (if required).**

13. A project-specific phasing plan for each phase of construction will be included in the plans beginning with the 60% plan submittal.

14. RMGA will work with the City to coordinate conceptual graphics with sign companies regarding final design and details.

15. RMGA will include three sets of prints and electronic submittal of all drawings and specifications, perspective and visual supporting graphic information as required by the Project Manager.

16. Construction Documents – Cost Estimate: RMGA shall submit an updated Statement of Probable Construction Cost as indicated by time factor, changes in requirements, or general market conditions, and an updated Project Development Schedule (which will be prepared by a Construction Manager, if applicable). If the updated Statement of Probable Construction Cost exceeds the total budgeted amount, RMGA will include appropriate cost or scope reduction recommendations.

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17. **Submission to City for Review:** RMGA understands that an Authorization to Proceed with the completion of the 60% Golf Course Construction Documents Phase will not be issued if the latest Statement of Probable Construction Cost exceeds the Total Authorized Design Value, unless the City increases the Total Authorized Design Value or RMGA and the City agree on methods of cost reduction sufficient to enable construction within the funds available.

18. Where applicable, RMGA will approved additive alternate bid items in the Construction Documents to permit the City to award a Construction Contract within the limit of budgeted amount.

a. RMGA shall not proceed with further development until approval of the 60% documents is received from the City. RMGA will make all changes to the documents and resolve all questions indicated on the documents. A 60% complete Check Set shall be returned to the City.

b. **100% Construction Documents Submittal:**

From the approved 60% Construction Documents, RMGA will prepare for approval by City, and in accordance with City's format, Construction Documents setting forth in detail the requirements for the construction of the Project in accordance with the specifications as required by the Project Manager. RMGA is responsible for full compliance of the design and the Construction Documents with all applicable codes. Documents shall include, but not be limited to:

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1. **Index Sheet** showing a complete index of every drawing sheet, to become part of the Construction Documents, and RMGA's evaluation of the individual percentage completion of each sheet **to be Signed & Sealed by RMGA.**

2. **Master Plan** showing golf course layout including:

- a. Golf course entrance.
- b. Clubhouse area (this is a designation of the clubhouse site and does not include a detailed plan of the clubhouse area or of the clubhouse building(s)).
- c. Golf Holes with tee, fairway, green locations, shapes, and sizes.
- d. Bunker locations, shapes, and sizes.
- e. Mounds, grass bunkers, and other feature shaping.
- f. Pond locations, shapes, and sizes.
- g. Road and development layout.
- h. Maintenance area (this is a designation of the maintenance site and does not include a detailed plan of the maintenance area or of the maintenance building(s)).
- i. Scorecard.
- j. **Plan to be Signed & Sealed by RMGA.**



3. **Staking Plan** showing:
 - a. Tee center stakes.
 - b. Landing area center stakes.
 - c. Green center stakes.
 - d. Other golf course feature center stakes.
 - e. Centerlines.
 - f. Golf course corridors (or envelope).
 - g. Applicable distances to golf features from centerlines.
 - h. Typical staking construction details and applicable notes.
 - i. **Plan to be Signed & Sealed by RMGA.**
4. **Clearing Plan** showing:
 - a. Limits of work.
 - b. Specimen trees to be saved.
 - c. First phase clearing limits showing distance in feet from centerline at fifty foot intervals from tee to green.
 - d. Selective clearing limits (Beyond first phase limits).
 - e. Golf course boundary.
 - f. Typical clearing construction details and applicable notes.
 - g. **Plan to be Signed & Sealed by RMGA.**
5. **Final Earthwork Grading Plans** showing:
 - a. Overall grading plan showing proposed contours for each hole and their relationship to each other and existing contours.
 - b. Plan showing approximate cut & fill areas with earthwork quantities for each area. This drawing will include total earthwork figures for the entire site.
 - c. All applicable notes and construction details.
 - d. **Plans to be Signed & Sealed by RMGA.**
6. **Final Golf Course Drainage Plans** (coordinated with master drainage plan designed by the BA Team, where applicable) showing:
 - a. Proposed drainage modifications including a network of related internal drainage pipes and surface drainage.
 - b. Pipe locations and types
 - c. Catch basin locations and types
 - d. Open drainage swales and other appurtenances.
 - e. All applicable notes and construction details.
 - f. **Plans to be Signed & Sealed by RMGA.**
7. **Grassing Plans** showing:
 - a. Specified areas to be grassed with specific grasses.
 - b. Grassing construction details with all applicable notes.
 - c. All necessary golf course sign locations.
 - d. **Plans to be Signed & Sealed by RMGA.**
8. **Green Grading Detail Plans** (scale no less than 1"=40') showing:
 - a. Green outline and surrounding features (including bunkers, grass hollows, etc.) with appropriate shapes and sizes.
 - b. Proposed one foot contours for entire green complex.

- c. Green Staking Plan showing green outline and distances from centerpoint of green every 20 degrees.
 - d. **Plans to be Signed & Sealed by RMGA.**
9. **Irrigation Sprinkler Plans** showing:
- a. Full Irrigation plan drawings showing sprinkler layout, electric auto valves, lateral pipe routing, pipe size, valve sizes and location.
 - b. Mechanical plan drawings showing one piping system (HDPE or PVC) mechanical hydraulic design.
 - c. Electrical plan drawings showing one control system design to include satellite or decoder-IC, placement and sizing, power source locations, wire routing and size and central communication requirements.
 - d. Communication cable plan drawings.
 - e. Construction material and installation details.
 - f. Irrigation general and technical specifications.
 - g. **Plans to be Signed & Sealed by RMGA.**
10. **90% Landscape Architecture Plans:**
- Based on the City approved preliminary package, the RMGA Team will coordinate in the preparation of the 90% landscape architecture plans for the entire site for the project consisting of the following:
- a. Golf Course Landscape Plan showing specific plant locations, types, and sizes.
 - b. Specific selection and identification of all plant material.
 - c. The location and spacing of all material.
 - d. A detailed plant list for ease of construction. Plant list includes
 - e. genus, species, and variety of plant materials, quantity, size, spacing and detailed remarks.
 - f. Provide signed and sealed plans as required.
 - g. **Plans to be Signed & Sealed by RMGA.**
11. **Cart Path Construction Plans** showing:
- a. The general location and quantity of cart path contemplated for the Project, considering only matters customarily within the expertise of RMGA including circulation, accessibility, concealment and aesthetics.
 - b. All applicable notes and construction details.
 - c. **Plans to be Signed & Sealed by RMGA.**
12. **Technical Specifications, Bid & Construction Documents:**
- a. Invitation for Bids, Instructions to Bidders, Bid Form, Non-Collusion Form, Bid Bond Form, Bidder's Qualifications Statement, Performance and Payment Bond Form, etc.
 - b. General Conditions.
 - c. Special Conditions.
 - d. Technical Specifications using CSI Standards, including the 16-Division and 3-part Section format developed and recommended by the CSI or other industry acceptable



specification format as approved by the Design and Construction Management Department representative. The 60% construction documents submittal shall include all sections of applicable Divisions “0” (zero) and “1” and at least 60% of the technical specification sections, each of which should be 100% complete. These specifications will not be merely outline specifications as submitted during the Design Development Phase.

e. **Documents to be Signed & Sealed by RMGA (if required).**

13. **100% Construction Documents – Development:** Upon 100% completion of the Construction Documents, RMGA will submit to the City three copies each of check sets of the Drawings, Specifications, reports, programs, etc., together with a final, updated Statement of Probable Construction Cost from the Construction Manager, if applicable.

14. **100% Construction Documents – Client Refinements:** RMGA will make all required changes or additions and resolve all questions on the documents. The 100% complete Check Set will be returned to the City. Upon final approval by the City, RMGA will furnish one copy of all Drawings and Specifications, along with a reproducible set and electronic copy to the City at no charge.

15. **Richard Mandell will sign and seal all applicable drawings required for permit approval of which RMGA, Inc. is responsible for preparing (Richard Mandell Florida License Number: LA6667471).**

16. **100% Construction Documents – Permit Submittal:** RMGA will assist the BA Team and the City in filing the required documents for approval by governmental authorities having jurisdiction over the Project and in obtaining certifications of “permit approval” by reviewing authorities prior to printing of the Bid Documents. RMGA will make original documents or reproducible copies thereof available to the City for reproduction as may be required for bidding and/or construction purposes. Facilitating a Public Workshop or a City Commission workshop may also be provided.

4. PHASE 4: BIDDING AND AWARD OF CONTRACT

a. **Bid Documents Approvals and Printing:** Upon obtaining all necessary approvals of the Construction Documents, and approval by the City of the latest Statement of Probable Construction Cost, RMGA will assist the City, where applicable, in obtaining bids and awarding construction contracts or coordinating with the Construction Manager for same. The City may have the drawings and specifications printed for bidding purposes, either through its open agreements with printing firms or as a reimbursable service through RMGA.

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- b. RMGA will prepare addenda, if any are required, for the City to issue to all prospective bidders. No addendum shall be issued without the City's approval.
- c. RMGA will be present at bid opening with City's representatives.
- d. **Bidding Conditions:** If the lowest responsive, responsible Base Bid received, or the Construction Manager's Guaranteed Maximum Price (GMP), exceeds Total Authorized Design Value, the City may direct RMGA to revise the Project scope or quality, or both, as approved by the City, and rebid the Project, or suspend and abandon the Project.
- e. If necessary, RMGA will, without additional compensation, modify the Construction Documents as necessary to bring the Probable Construction Cost within the budgeted amount. Provision of such service shall be the limit of RMGA's responsibility in this regard, and having done so, shall be compensated in accordance with the Contract.
- f. It is agreed that any "Statement of Probable Construction Cost" or Detailed Cost Estimate prepared by RMGA or the Construction Manager (if applicable) represents a reasonable estimate of cost in RMGA's or Construction Manager's best judgment as a professional familiar with the local construction industry, and that neither RMGA, Construction Manager nor the City, has any control over the cost of labor, materials, and equipment, bidders' methods of determining bid prices, competitive bidding, or market conditions. Therefore, RMGA cannot and does not guarantee that bids will not vary from the final Statement of Probable Construction Cost or Detailed Cost Estimate prepared by RMGA or Construction Manager, if applicable.
- g. If the Latest Statement of Probable Construction Cost exceeds the budgeted amount, RMGA will review the materials, equipment, component systems and types of construction included in Contract Documents and may recommend changes in such items and/or reasonable adjustments in the scope of the Project made at no additional cost to the City) that will result in bids within the available funds.
- h. Evaluations of the City's Project budget, preliminary estimates of construction cost and detailed estimates of construction cost prepared by RMGA and Construction Manager (if applicable) represent RMGA's or Construction Manager's best judgment as a professional familiar with the construction industry. Prior to authorizing RMGA to proceed with preparation of the Final Design, the City may establish and communicate to RMGA a maximum sum for the cost of construction of the Project ("Construction Budget").

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If the City has not advertised for bids within 90 days after RMGA submits the Final Design to the City, the estimate of the cost of construction may be adjusted. RMGA cannot and does not guarantee that bids or negotiated prices will not vary from any estimate of

construction cost or evaluation prepared or agreed to by RMGA. Notwithstanding anything above to the contrary, the City may require RMGA to revise and modify Construction Documents and assist in the rebidding of the Work at no additional cost to the City if all responsive and responsible bids received exceed the Construction Budget.

5. PHASE 5: ADMINISTRATION OF CONSTRUCTION CONTRACT

Throughout the construction phase RMGA shall provide assistance during the implementation of improvements including construction inspections to inspect the Contractor's work, monitor the progress and make determinations if the work is proceeding in accordance with construction documents. If required, RMGA shall provide recommendations to the City concerning any deviations from the contract documents.

RMGA shall inspect the grading of the golf course features, inspection of the turf and irrigation, as-built documentation of the irrigation and facilities, and other necessary reviews to monitor the progress of the project at critical construction points. **Each site visit will be documented in a detailed site visit report provided to all project principals, design team members, and the contractor.** RMGA shall coordinate the Construction Administration with the City and provide a detailed final inspection for conformity to contract documents.

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- a. **Construction Services:** The Construction Phase will begin with the award of the Construction Contract and will end when the City approves the Contractor's final Payment Certificate. During this period, RMGA will provide Administration of the Construction Contract as set forth in the General and Supplementary Conditions of the Construction Contract.
 1. RMGA, as representative of the City during Construction Phase, shall advise and consult with the City and shall have authority to act on behalf of the City to the extent provided in the General Conditions and the Supplementary Conditions of the Construction Contract.
- b. **Meetings:** RMGA will visit the site bi-weekly at a minimum (every other week), and at all key construction events, and RMGA's respective Subcontractors shall visit the site bi-weekly (as applicable), to ascertain progress of the Project and determine in general if the Work is proceeding in accordance with the Contract Documents. On the basis of on-site observations, RMGA will endeavor to guard the City against defects and deficiencies in the Work. **Richard Mandell shall make a minimum of 20 Site Visits to the site during this phase** (based on an eight-month construction process). He will make additional bi-weekly visits (at a minimum) for each additional month of construction as necessary.

RMGA will not be held responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor will RMGA be held

responsible for the Contractor's or Subcontractors', or any of their agents' or employees' failure to perform the Work in accordance with the Contract Documents.

RMGA shall have the authority to make changes to the Work for the purpose of enhancing and adapting the design for site conditions, such as vegetation, terrain and subsurface geology. All changes are subject to the approval of the City, which shall not be unreasonably withheld. If deemed necessary or appropriate, RMGA shall prepare supplemental drawings or field sketches as information for the Contractor.

- c. **Written Reports:** RMGA will furnish the City with a written report of all observations of the Work made by RMGA and the Subcontractors during each visit to the Project. RMGA will also note the general status and progress of the Work and submit it in a timely manner. RMGA and the Subcontractors will ascertain if the Contractor is making timely, accurate, and complete notations on the "as-built" drawings.
- d. **Review of Pay Applications:** Based on observations at the site and consultation with the Project Manager, RMGA will determine the amount due the Contractor on account and shall recommend approval of such amount. This recommendation shall constitute a representation by RMGA to the City that, to the best of RMGA's knowledge, information and belief, the Work has progressed to the point indicated and the quality of the Work is in accordance with the Contract Documents subject to:
 - 1. An evaluation of the Work for conformance with the Contract Documents upon Substantial Completion.
 - 2. The results of subsequent tests required by Contract Documents.
 - 3. Minor deviations from Contract Docs corrected before completion.
 - 4. Any specific qualifications stated in the Payment Certificate and further that the Contractor is entitled to payment in the amount agreed upon at the requisition site meeting.By recommending approval of a Payment Certificate, RMGA will not be deemed to represent that RMGA has made any examination to ascertain how and for what purpose the Contractor has used the money paid on account of the Construction Contract Sum.
- e. RMGA will be an interpreter of the requirements of the Contract Documents and the judge of the performance thereunder. RMGA will render interpretations necessary for the proper execution or progress of the Work with reasonable promptness on written request of either the City or the Contractor, and shall render written decisions, within a reasonable time, on all claims, disputes and other matters in question between the City and the Contractor relating to the execution or progress of the Work or the interpretation of the Contract Documents.
- f. Interpretations and decisions of RMGA will be consistent with the intent of, and reasonably inferable from, the Contract Documents and shall be in written or graphic form. In the capacity of interpreter,

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RMGA will endeavor to secure faithful performance by both the City and the Contractor, and shall not show partiality to either.

- g. RMGA will have authority to recommend rejection of Work which does not conform to Contract Documents. Whenever, in RMGA's reasonable opinion, it is necessary or advisable to insure compliance with Contract Documents, RMGA will have authority to recommend special inspection or testing of Work not deemed in accordance with the Contract, whether or not such Work has been fabricated and delivered to the Project, or installed and completed. RMGA will provide such normal golf course construction, landscape or other related inspection expertise as necessary to determine compliance with Construction Contract.
- h. **Shop Drawings/Submittals:** RMGA will promptly review and approve shop drawings, samples, and other submissions of the Contractor for conformance with the design concept of the Project and for compliance with the Contract Documents. If necessary, RMGA will prepare illustrative renderings to review the golf course work with the Director of the Department of Design and Construction Management and furnish any input in a timely manner so as not to delay the construction progress. Changes or substitutions to the Contract Documents shall not be authorized without concurrence of the Project Manager.
- i. **Golf Irrigation GPS and As-Built Drawings** including:
 - 1. Data will be drafted in AutoCAD format using the latest technology.
 - 2. GPS the location of all: Golf sprinklers, mainline valves, isolation valves, electric valves, specialty valves, main line piping, quick couplers, all wire splices, grounding, mainline fittings, satellites, and miscellaneous points will be mapped using sub meter GPS and incorporated into the map. Does Not include individual GPS of (Rotors / Spray Heads), block zone irrigation layout.
 - 3. Use contractor field notes to add the lateral pipe routing and size, wire routing and size, valve station numbers, sprinklers per valve, flow rate per valve, rotors and spray heads for clubhouse and golf course.
 - 4. Include station numbers from the sprinkler staking GPS points previously provided to the contractor.
 - 5. Square footage measurements include: Greens, Tees, Bunkers, Fairways, Roughs & Cart Paths
 - 6. All data will be in pdf format stored on an individual jump drive for backup to be stored by ATI. Owner will also receive a diskette of all the information gathered.
 - 7. Deliverables:
 - a. One full set of PDF 42" x 30" color irrigation as-builts, plots at 1"=200' and 1"=100' (Overall irrigation layout, satellite control plan, plumbing, electric plan, updated golf course area plan).
 - b. (2) Two printed color laminated hole x hole bound field books (11"x 17" or 8 1/2" x 14").

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- c. 8 1/2" x 11" color laminated hole x hole sheet to be stored with each satellite. (If Applicable)
- d. One full size 100' scale printed color Wall Map (Typical size: 48" x 60"), onto a high-glossy photo paper ready for wall mounting.
- 8. PDF's of all deliverables above.

j. **Irrigation Central Control Programming.** ATI will provide the following irrigation computer programming services:

- 1. Completion of databases using as-built information furnished by irrigation contractor and any revisions provided by personnel.
- 2. Completion of databases for flow management based on the hydraulic and electrical design of the irrigation system. This will optimize system flow to complete watering in the shortest period of time without exceeding the design parameters of the system.
- 3. Completion of schedules and programs for initial operation of the irrigation system.
- 4. All irrigation schedules based on superintendents' recommendations or ET (evapotranspiration).
- 5. Field database entry of sprinkler, auto valve and satellite data.
- 6. Hydraulic flow management data entry.
- 7. Basic programs and schedules.
- 8. Conversion of the GPS digital image to a graphic file compatible for the selected manufacturer.
- 9. Completion of the control system electronic map.
- 10. Installation, training, and support coordinated with Distributor.

k. **Change Orders:** RMGA will initiate Change Orders for the City's approval as required by RMGA's observations, or requested by the City; and review and recommend action on proposed Change Orders within the scope of the Project initiated by others.

l. **Substantial Completion:** RMGA will examine the work upon receipt of the Contractor's Request for Substantial Completion Inspection of the project and shall, prior to occupancy, recommend execution of Certificate of Acceptance for Substantial Completion after first ascertaining that Project is substantially completed in accordance with the Contract requirements.

A punch list of any defects and discrepancies in the Work required to be corrected by the Contractor shall be prepared by RMGA and the Subcontractors in conjunction with representatives of the City, and satisfactory performance obtained thereon before RMGA recommends execution of Certificate of Final Acceptance and final payment to Contractor. RMGA will obtain from Contractor all guarantees, operating and maintenance manuals for equipment, releases of claims and such other documents and certificates as may be required by applicable codes, laws, and specifications, and deliver them to the City.

m. **City Support of O&M Documents, Procedures, etc.:** RMGA will provide assistance in obtaining the Contractor's compliance with



the Contract Documents relative to 1) initial instruction of CITY's personnel in the operation and maintenance of any equipment or system, 2) initial start-up and testing, adjusting and balancing of equipment and systems and 3) final clean-up of the Project.

- n. RMGA will furnish to the City, the original drawings, revised to "as-built" conditions based on information furnished by the Contractor, and such drawings shall become the property of the City.

6. GOLF COURSE PROJECT SITE REPRESENTATION

Richard Mandell Golf Architecture's approach to a successful golf course project in the ground involves both detailed construction drawings and involvement in the field on a regular basis, with Richard historically never going past two weeks without spending significant time on site working with the contractor and the client to assure neither the design intent nor construction quality is compromised in the field.

RMGA's computer capabilities allow for extreme accuracy in design drawing production that translates to efficiencies in the field beginning on day one. Instead of interpreting vague design concepts, the contractor can get right to work knowing that design ideas have been worked out prior to shovels going in the ground and not while bulldozers are running.

Unlike others, Richard makes sure his design intent is realistic and he works out all of the detailed grading himself on paper first. He expects the contractor to follow the plans because Richard knows they work. This allows for improvements in the field to gain even more value and success rather than adjusting things in the field just to "make it work".

As detailed as RMGA's CD's may be, Richard's typical specification book exceeds 200 pages and becomes more and more detailed as his experience increases. As the process relates to Cost Control Methodology, one of Richard's most important tools in the field is his spreadsheet of proposed quantities and unit prices to assure the project stays within the designated budget. As improvements are suggested on site, Richard can ensure that costs are controlled by balancing additions with reductions that will not compromise the quality of the project.

Therefore, it is Richard Mandell's professional assessment that it is not necessary to engage a full-time site representative for the Hollywood Beach Golf Course project. The combination of a minimum of personal site visits made every other week (and weekly as necessary) to exceed a twenty (20) visits with the relatively slow speed that a golf course project moves on a daily basis, makes the presence of a full-time site representative on a *daily* basis a poor use of the City's funds.

In addition, the RMGA irrigation designer can make site visits on an as-needed basis from his base in Tequesta and the BA team can assist on an as-needed basis as well. As an alternative, the RMGA Team offers to

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provide **twenty (20) once-weekly** Project Site Representation visits to the City during construction of the golf course portions of the project (including practice facility, etc.) for each week Richard Mandell is not on-site.

Weekly visits shall cover a ten-month period of construction (not including grow-in). Visits will be roughly a half-day consisting of a meeting with the golf course contractor and City Project Manager followed by a hole by hole visit to review construction progress and suggest solutions to construction issues as needed. The RMGA Site Representative will also prepare a concise report detailing each visit.

Project Site Representation does not include golf course grow-in services nor representation during the golf course grow-in (to commence after construction is completed).

B. RMGA'S SCHEDULING METHODOLOGY

RMGA proposes the following scheduling methodology (time line) for effectively managing and executing this Work in the optimum time.

- Phase 1 - Programming, Master Plan, Site Plan, Schematic Design: **150 days**
 - Phase 2 - Design Development: **120 - 210 days** (pending permit process)
 - Phase 3 - Golf Course Construction Documents Development: **120 days**
 - Phase 4 - Bidding and Award of Contract: **120 days** (pending City process)
 - Phase 5 - Administration of the Construction Contract: **480 days**
- Total Number of Days: 990 - 1,080 days**

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IV. ADDITIONAL CONSULTANT REQUIREMENTS

- A. RMGA shall be responsible for professional quality, technical accuracy and the coordination of all designs, drawings, specifications and other services furnished by RMGA. RMGA shall, without additional compensation, correct or revise any errors or deficiencies in its designs, drawings, specifications and other services that may surface throughout the project to include construction phase.
1. All original designs, drawings, specifications and services rendered by RMGA and paid for by the City shall be the property of the City to use in any manner it may deem appropriate.
 2. Drawings and specifications reproduced by the City for permitting purposes shall be signed and sealed by RMGA as a basic service.
- B. Upon completion of the project, RMGA shall furnish to the City a complete record set of as-built (record) drawings. City shall be owner of said documents; however, RMGA may retain copies thereof. In the event the City uses any designs, drawings or plans prepared by RMGA for any purposes other than the project, RMGA shall not be liable for such uses of designs, drawings or plans.

V. FEE STRUCTURE FOR GOLF COURSE ARCHITECTURE SERVICES

In consideration of duties to be performed by the Richard Mandell Golf Architecture Team under this agreement (or under separate contract), RMGA shall charge the following amount to the City: **\$356,205.00** (to be paid monthly based on a percentage of completed work broken down per phase:

1. Phase 1 - Programming, Master Plan, Site Plan, Schematic Design:	\$ 63,125.00
2. Phase 2 - Design/Development (30% Plans):	\$ 70,600.00
3. Phase 3 - Golf Course Construction Docs (60% Plans):	\$ 86,975.00
4. Phase 4 - Bidding and Award of Contract:	\$ 47,650.00
5. Phase 5 - Administration of Construction Contract:	\$ 72,750.00
6. Phase 6 - Weekly (one day) Site Representation:	<u>\$ 15,000.00</u>
TOTAL:	\$356,100.00

Fees shall be paid monthly based on a percentage of completed work. Our fees are based upon the number of hours (per project role) estimated to complete the scope of work for the project utilizing the hourly rates provided in our proposal. These fees also fall within the guidelines for services as outlined by the Florida Department of Management Services.

VI. HOURLY RATE SCHEDULES

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1. Richard Mandell Golf Architecture

a. Principal Golf Course Architect/Landscape Architect:	\$200.00
b. Design Associate:	\$125.00
c. Certified Arborist:	\$155.00
d. Golf Course Shaper:	\$150.00
e. On-Site Representative:	\$125.00
f. Irrigation Design:	\$150.00
g. CAD Technician:	\$ 95.00
h. Administrative:	\$ 65.00

VII. OTHER FEE CONSIDERATIONS

1. Permit or approval requirements for project from all regulatory and non-regulatory agencies shall be addressed and implemented by RMGA. Applicable permit fees are not included as part of this agreement and to be paid for or reimbursed by City.
2. RMGA will possess appropriate liability insurance for life of the project.
3. Reimbursable Expenses are to be included in the basic services and include expenses incurred by RMGA and RMGA's employees and sub-consultants in the interest of the project. **ALL TRAVEL EXPENSES ARE INCLUDED IN THE ABOVE FEES.**
4. Expense of reproductions, postal and handling of drawings, specifications and other documents. It is anticipated that the City will reproduce additional

drawings and specifications at their own cost beyond those specified to be provided by RMGA within this proposal.

5. RMGA shall be solely responsible for the services rendered by any sub-consultants, and all warranties, indemnifications, and hold harmless provisions of this agreement shall apply to the same extent to the services of such sub-consultants, as if performed by RMGA hereunder, it being the intent that RMGA perform and be responsible for all of the services rendered hereunder.
6. RMGA shall submit monthly statements for services in proportion to the work performed within each phase of services on the basis set forth herein.
7. The City shall, if the billings are in proper order, pay RMGA's billings upon the next regular scheduled payment cycle as established by the City Finance Department.
8. Payment of work will be done commensurate with the work being completed regardless of title. Example: CAD work pays at CAD operator level.

VIII. ADDITIONAL CONDITIONS

- A. The costs indicated herein are quoted for a period of six months from the date of the proposal, after which they are subject to renegotiation.
- B. Bills are due and payable within thirty (30) days of receipt. RMGA will charge a 1 ½% per month finance charge on unpaid balances past due fifteen days, which is an annual percentage of 18%, until the stated balance is paid in full.
- C. The City of Hollywood is responsible for payment in full. Arrangements to share costs with others and subsequent collection of the same are the full responsibility of the City of Hollywood.
- D. All accounts over 30 days past due shall be subject to collection procedures. The City shall be responsible for all costs of collection, including post-judgment procedures, including all court costs and attorney's fees.
- E. This Agreement shall be governed by and constructed in accordance with the laws of the State of Florida. RMGA shall prepare all work in accordance with Federal, State and Local requirements in effect at the time.
- F. **INCLUSION OF AGREEMENT:** If the City chooses to utilize another form of agreement, this Agreement shall be included as an exhibit and in the event of any conflict, this Agreement shall take precedence.
- G. RMGA shall comply in every respect with all applicable federal, state and local laws, ordinances, regulations and building and construction codes. If any of the construction drawings are at variance with such laws, ordinances, regulations and building and construction codes, RMGA shall notify the City promptly upon discovery of such variance and revise accordingly.

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J. PROMOTIONAL UNDERTAKING

1. Within reason, RMGA agrees to cooperate with City in any initial promotional undertaking by City in announcing or publicizing the golf course project. This may include providing tours to prospective golfers, members, and homeowners, etc. during construction.
2. Further, RMGA's name may be used by City in all publicity purposes regarding project provided that all references and representations made by City with regard to the design of the golf course shall be accurate. All press release information regarding the design of the golf course shall be confirmed by RMGA prior to release. City agrees to take all reasonable and necessary steps to avoid, or rectify, any errors with respect to such identification.
3. City agrees to allow placement of a sign during construction announcing that RMGA renovated said golf course. The sign shall also display the Richard Mandell Golf Architecture name, address, phone information, and logo on site at a location mutually agreed upon. Costs for the sign are solely RMGA's responsibility.
4. RMGA requests that all the golf course score cards and bag tags shall include an acknowledgment that Richard Mandell Golf Architecture renovated said course. It shall be agreed by City that RMGA may, for any lawful purpose, get use of views, or photographs thereof, of the golf course, or any portion thereof.
5. RMGA principals and guests shall be granted complimentary playing privileges for four players maximum at any one time at said golf course within reasonable requests for a period of ten (10) years upon completion of the final phase of construction.
6. In any event, i.e., whether or not payment in full hereunder is received by RMGA, all design concepts and methodology furnished by this Agreement are proprietary in nature.

In witness whereof, the parties hereto have caused this Agreement to be executed, under seal, by its duly authorized officers as of this day and year first above written.

By: _____

Authorized Representative
City of Hollywood, Florida

By: _____

Mr. Richard Mandell, President
RMGA Inc., d/b/a
Richard Mandell Golf Architecture
ASGCA, RLA, ISACA

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LEE MARSHALL
WEEKLY SITE REPRESENTATIVE

Bachelors of Landscape Architecture
University of Georgia, 2005

Lee Marshall graduated from the University of Georgia with a Landscape Architecture degree and has 17 years of golf course design experience with Greg Norman Golf Course Design, Kipp Schulties Golf Course Design, and independently.

Lee will serve as a weekly site representative (one or two days) when Richard Mandell is not on site. His experience in completing construction documentation and bidding specifications necessary to fulfill each contract, such as permitting, grading, designing, concept planning, digitizing, and quantifying makes Lee invaluable to the RMGA Team as a weekly site representative.

Lee is also a 50% owner of GPSDesign LLC. He and his partner, Sean Hyduk, collaborated to create a company that services GPS components such as as-builts, topo mapping, aerial photography, drone imagery, and quantity verification. Both Marshall and Hyduk understand the importance of being on-site as a designer and adequately verifying all quantities constructed and billed by the contractor.

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RELATED PROFESSIONAL EXPERIENCE:

2015 - Present, Co-Owner, GPSDesign, Jupiter, Florida.

2014 - 2019, Senior Architect Sub-Contractor, Kipp Schulties Golf Design, Jupiter, Florida.

2004 - 2014, Senior Designer, Greg Norman Golf Course Design, West Palm Beach, Florida.

SELECT GOLF COURSE PROJECT EXPERIENCE:

- ❖ Admiral's Cove Country Club, Jupiter, Florida
- ❖ Riviera Country Club, Coral Gables, Florida
- ❖ Fort Lauderdale Country Club, Fort Lauderdale, Florida
- ❖ Country Club of Miami, Miami, Florida
- ❖ Ventura Country Club, Orlando, Florida
- ❖ Ponderosa Country Club, Peachland, Canada
- ❖ Punta Tiberon, Vera Cruz, Mexico
- ❖ Harbour Ridge Country Club, Palm City, Florida
- ❖ Stonebridge Country Club, Boca Raton, Florida
- ❖ Banyan Golf Club, West Palm Beach, Florida
- ❖ Bocaire Country Club, Boca Raton, Florida
- ❖ Mizner Ridge Country Club, Delray Beach, Florida

a. **AQUA TURF INTERNATIONAL: IRRIGATION DESIGN**

Primary Contact: Sean Hyduk, ASIC, IA

Office: 19940 Mona Road, Suite 2, Tequesta, Florida 33469

Telephone: (561) 222-2650; sean@aquaturfintl.com

Founded in 1996, Aqua Turf International is an international irrigation consulting, design and GPS mapping firm. ATI sets the standard in the industry for providing customers with the highest quality product through a team approach and draws upon nearly one hundred years of combined experience in irrigation design, construction and maintenance.

ATI's mission is to ensure quality turf and irrigation standards that meet or exceed the customer's agronomic, economic and environmental needs while operating in a professional, timely and cooperative manner. Aqua Turf International has designed irrigation systems throughout Florida, the United States and worldwide including construction management and irrigation consulting on many municipal courses in Florida.





SEAN J. HYDUK
AQUATURF INTERNATIONAL
VICE PRESIDENT

EDUCATION:

Bachelors of Landscape Architecture
University of Florida, 1998

PROFESSIONAL AFFILIATIONS:

Member – American Society of Irrigation Consultants (ASIC)

Member – Irrigation Association (IA)

RELEVANT PROJECT EXPERIENCE (PARTIAL LIST):

Mr. Hyduk graduated from The University of Florida in 1998 with a Bachelors Degree in Landscape Architecture. He has a number of years in the golf course industry including irrigation design, golf course designer, assistant project superintendent and golf maintenance. Mr. Hyduk's experience is advantageous to any irrigation design project. His design responsibilities include owner, architect and engineer relations, complete irrigation design and details, water use planning, material quantity take-offs, specifications, and bid process administration with contractors.

During construction phases, he coordinates with the contractor, provides onsite inspections, lays out the irrigation components, GPS mapping, central control system programming and provides site visit reports to the owner. Mr. Hyduk presides over irrigation design, specifications, bid documents, GPS mapping, as-built development plans and irrigation programming for Aqua Turf International Design.



- ❖ **Sandridge Golf Club** – 2014, (18 Hole) Vero Beach, Florida
- ❖ **Lake Venice Golf Club** - 2013, (9 Holes) – Venice, Florida
- ❖ **Pompano Beach Municipal Golf Course** - 2012, (36 Holes) – Pompano Beach.
- ❖ **Royal Palm Beach Commons** - 2012, (18 Holes) – Royal Palm Beach, Florida
- ❖ **Springtree Golf Club** - 2010, (18 Holes) – Sunrise, Florida
- ❖ **West Palm Beach Country Club** - 2010, (18 Holes) – West Palm Beach, Florida