

RESOLUTION NO. R-BCRA 2014- 14

A RESOLUTION OF THE HOLLYWOOD, FLORIDA, COMMUNITY REDEVELOPMENT AGENCY ("CRA") AUTHORIZING THE APPROPRIATE CRA OFFICIALS TO EXECUTE AN AUTHORIZATION TO PROCEED ("ATP") WITH JOSEPH B. KALLER AND ASSOCIATES, INC. TO PROVIDE PROFESSIONAL SERVICES FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE NEBRASKA/NEVADA STREETS PARKING FACILITY IN AN AMOUNT NOT TO EXCEED \$690,000.00; AND AUTHORIZING THE TRANSFER OF FUNDS IN THE AMOUNT OF \$115,000.00 FROM ACCOUNT NUMBER 63.0100.22059.554.005224 (SMALL CAPITAL IMPROVEMENT PROJECTS) TO ACCOUNT NO. 63.0100.14818.552.003121 (ENG/ARCH SERV BCRA-WIDE) FOR THIS PROJECT.

WHEREAS, the CRA identified the property at the old Fire Station #40 site, located on the east side of SR A1A between Nebraska and Nevada Streets as more specifically depicted in Exhibit "B" attached hereto, as the site for a new parking garage; and

WHEREAS, on March 3, 2014, pursuant to Resolution R-CRA-2014-09, the property was purchased by the CRA from the City of Hollywood for this purpose; and

WHEREAS, pursuant to Resolution, No. R-CRA 2013-04, the CRA Board authorized the appropriate CRA officials to negotiate and execute contracts with 3 firms which were selected to provide architectural and engineering services for the CRA; and

WHEREAS, CRA and City Staff requested a proposal from the highest ranked Consultant, Joseph B. Kaller and Associates, Inc., to provide professional architectural and engineering services for the Nebraska/Nevada Streets Parking Facility; and

WHEREAS, services to be accomplished under this contract will include, but not be limited to, design and construction drawings, AutoCAD drafting, and calculations as set forth in Exhibit "A" attached hereto and incorporated by reference; and

WHEREAS, the cumulative amount of fees to be paid for architectural and engineering services provided by Joseph B. Kaller and Associates shall not exceed \$690,000; and

WHEREAS, funding for the related architectural and engineering services fees for the Nebraska/Nevada Streets Parking Facility in the amount of \$575,000.00 is available in the FY 2014 Beach CRA budget, account number 63.0100.14818.552.003121 – Eng/Arch Serv BCRA-wide and an additional amount of \$115,000.00 will be transferred to said account from 63.0100.22059.554.005224 – Small Capital Improvement Projects;

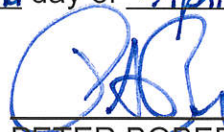
NOW, THEREFORE, BE IT RESOLVED BY THE HOLLYWOOD, FLORIDA, COMMUNITY REDEVELOPMENT AGENCY:

Section 1: That it hereby approves and authorizes the execution, by the appropriate CRA Officials, of an Authorization to Proceed in an amount not to exceed \$690,000 for professional services between Joseph Kaller and Associates, P.A. and the CRA, together with such nonmaterial changes as may be subsequently agreed to by the Executive Director of the Beach District of the CRA and approved as to form and legality by the General Counsel.

Section 2: That it hereby authorizes the transfer of funds in the amount of \$115,000.00 from account number 63.0100.22059.554.005224 (Small Capital Improvement Projects) to account number 63.0100.14818.552.003121 (Eng/Arch Serv BCRA –wide) for this project.

Section 3: That this resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 2nd day of April, 2014.


PETER BOBER, BOARD CHAIR

ATTEST:


PHYLLIS LEWIS, BOARD SECRETARY

APPROVED AS TO FORM AND LEGALITY
For the use and reliance of the Hollywood,
Florida Community Redevelopment Agency,
only.

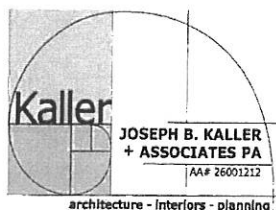
 on
JEFFREY P. SHEFFEL, GENERAL COUNSEL

EXHIBIT A

NEBRASKA/NEVADA STREET PARKING FACILITY – PROPOSED SCOPE OF SERVICES

March 10, 2014

Page 1



Ms. Susan Goldberg
Architect
City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33022-9045

Re: *Proposal for Prime Design Services
Nebraska Street Parking Facility
A1A, Nebraska & Nevada Streets.
Hollywood, Florida
Kaller Architect's Project #12106*

Dear Ms. Goldberg:

Thank you for selecting Joseph B. Kaller & Associates, P.A. to provide design services for the Nebraska and Nevada Street Parking Facility at the existing City of Hollywood Fire Station Site. We are very excited about this important City project.

Below is our understanding of the project Program, Scope of Services, and proposed Fees and Schedules.

PROJECT UNDERSTANDING

The "Project", as used herein, is understood to mean the parking garage, The "Project Limits" are defined in the attached Exhibit "B".

The proposed Nebraska/Nevada Street Parking Facility, as described in our Walker Parking Consultant's Conceptual Study dated, June 29, 2012 and our Firm's Artist Renderings, is critical to the City of Hollywood Beach's Development Plan. The Project will be designed to create much needed Parking for Hollywood Beach visitors envisioned in our Conceptual Design and Renderings, with revisions as required from comments received from various City Committee Reviews, The Community Redevelopment Agency (CRA) and the General Public.

The facility is to provide parking for an estimated 270+/- vehicles. It will be located on the east side of State Road Highway A1A (North Ocean Drive), between Nebraska and Nevada Streets. The facility will have five (5) Floors (ground plus five supported) levels of parking. Approximately 3000+/- square feet of retail space will be provided on the Ground Floor facing A1A, which will be in compliance with the

City's Green Building Ordinance. The façade will include architectural elements designed in harmony with the local architectural themes and those developed in the conceptual design.

The parking facility is intended to be designed as an "open" parking facility and, as such, will not necessitate a ventilation system. However, we understand that a Fire Protection Sprinkler System may be required by local authorities.

The Project will incorporate provisions for the City's "Art in Public Places" program.

The budget for the Project has been determined by the City to be \$6,000,000.00. Based on estimated costs for the Garage, our Walker Parking Consultant's initial estimate of probable construction cost for this project based on our understanding of your requirements and current market conditions is \$15,000.00 to \$20,000.00 per car space and \$200.00 per square foot for the retail space, respectively equating to a total probable construction cost of \$4,800,000.00 to \$6,000,000.00.

We understand that the City will procure the services of a Construction Manager to construct the project.

The City will conduct a Public Information Program during the Design of the Project.

SCOPE OF SERVICES

Based on our understanding of the project requirements, we offer the following Scope of Services for the completion of the project design.

TASK I - PREDESIGN/PROGRAMMING PHASE

- A. Conduct a kick-off meeting with The Community Redevelopment Agency (CRA), City staff and the design team to reaffirm the objectives, needs, and goals of the Project. We will provide The "CRA" and City staff with a list of requirements needed to support our design efforts.
- B. Develop a comprehensive Project Plan with City staff and the Team. The Project Plan will define:
 - 1. Project Goals and Objectives
 - 2. Scope of Services
 - 3. Budgets
 - 4. Responsibilities/Chain of Command
 - 5. Deliverables
 - 6. Schedules
 - 7. Critical Issues and Challenges
 - 8. Public Information Program and Schedule

- C. Set up a web-based project "ftp" protocol site as a repository of Project design, drawing, and specification information. Access to the site will be controlled by Joseph B. Kaller & Associates, P.A. and will be limited to The "CRA", City staff and the project design team.
- D. Kaller and Walker Parking Garage Consultant, will attend and participate in one (1) Public Information Meeting at a location and time during design to be determined by the City.

TASK II - SCHEMATIC DESIGN PHASE

The **Schematic Design Phase** will expand on previous designs that were developed in the initial Conceptual Phase and Artist Renderings. During this phase we will provide the following services:

- A. Confirm the functional characteristics of the facility developed in the conceptual designs, including the following:
 - 1. Vehicular flow patterns and ramping system(s).
 - 2. Pedestrian ingress and egress characteristics.
 - 3. Locations of stair and elevator corridors.
 - 4. Parking stall dimensions and orientations.
 - 5. Parking zones within the facility for the various users, if required.
 - 6. ADA requirements.
- B. Review the available "Geotechnical" Testing Report, the Site "Survey" and "Environmental Report", and Kaller shall assist in determining what additional information should be obtained. The "Geotechnical", "Survey", "Environmental" Consultants, "Threshold Inspections", and Materials Testing will be engaged and paid for by the City of Hollywood. The Architect and his team will review the City provided Field Tests and Laboratory Tests and shall use such data to Design the Project. The Architect and his team shall be entitled to rely upon the accuracy of the Surveys and Testing thereof.
- C. Develop design assumptions used to assess the structural system options, and recommend a structural system. We will review the merits and demerits of a Cast-in-Place, Post-Tensioned concrete system and a Precast-Prestressed concrete system with regard to construction cost, availability, long-term durability, and construction requirements.
- D. Determine preliminary requirements for the Parking Access and Revenue Control (PARC) system.

- E. Meet with City staff and authorities to discuss the design requirements of the project, including The Economic Round Table, Technical Advisory Committees(Preliminary and Final "TAC"), Planning and Development Board, and the City Commission. Kaller and their Consultant's will meet with the State's regulatory authorities to discuss the design requirements of the project, including the Florida Department of Transportation, and Surface Water Management Requirements.
- F. Determine preliminary requirements for Electrical systems, including lighting levels and power requirements. Coordination of the Project with the City's Under-grounding of overhead utilities and streetscape beautification.
- G. Determine preliminary requirements for emergency telephone and communications systems. Coordinate with AT&T for the incorporation of the telephone equipment maintenance room.
- H. Determine preliminary requirements for the design of Mechanical, Plumbing, and Fire Protection (sprinkler) systems. The parking facility will be designed as an "open" parking facility and, as such, the parking portion of the Building will not require a ventilation system design. A ventilation (A/C) system will be provided as needed for the Retail component of the Building.
- I. Prepare preliminary site plan of the Project that conveys the design intent in plan and section. Elements shall include hardscape, streetscape, wayfinding, landscaping, and other pertinent site features.
- J. Prepare illustrative rendered plans of the schematic design for the Public Information Program to include site plans and architectural elements. Illustrations shall include plans, sections, elevations, and two (2) perspective, computer generated renderings.
- K. The Kaller Design Team will provide a preliminary Construction Cost Estimate during the Schematic Design Phase of the Project.
- L. At pre-determined intervals during the Schematic Design Phase, conduct design reviews with the City to confirm and advance our design assumptions and progress.
- M. Kaller to present the Project to the Economic Round Table and to the "Preliminary Technical Advisory Committee" (TAC).
- N. Prepare a Schematic Design Phase report summarizing the above items and present it to City staff for comment, review, and approval.
- O. Update the project "ftp" website with the appropriate project information to the CRA.

TASK III - DESIGN DEVELOPMENT PHASE

In the Design Development Phase, the Kaller Design Team will expand and build on the Schematic Design Phase documents. During this phase, we will provide the following services:

- A. Provide ongoing management of the project design process to include coordination of all design disciplines with the requirements of various regulatory and City authorities.
- B. Arrange and conduct a Design Development Phase kickoff meeting with City staff and the design team for the Project.
- C. Meet with the appropriate authorities, as necessary, to review the design progress with respect to current Building Code, Planning and Zoning, Architectural, Traffic, and Surface Water Management requirements.
- D. Update the project "ftp" website with the appropriate information. Update the project newsletter general information for submission to the City.
- E. Finalize the structural system, grid spacing, and floor heights. All subsequent structural design will be based on these selected parameters.
- F. Further develop the passive security features of the design.
- G. Develop the interior and exterior wayfinding graphics requirements of the garage.
- H. Finalize the PARC system requirements.
- I. Develop civil engineering elements in coordination with the landscaping and architectural site plans for the following:
 - a. Site Paving and Grading and site layout.
 - b. Storm water management plans and site drainage details.
 - c. Utility services.
 - d. Appropriate permit submittals, including, but not limited to:
 - 1. City of Hollywood Building and Civil approvals.
 - 2. Broward County Health Department for water distribution
 - 3. Broward County DPEP Sewer Division for sanitary sewer.
 - 4. Broward County DPEP for surface water management.
 - 5. South Florida Water Management District.
 - 6. Florida Dept. of Environmental Regulation (FDER) for Storm water Pollution Permit.
 - 7. Florida Dept. of Transportation (FDOT) drainage permitting.
 - 8. Federal Emergency Management Agency for flood.

9. "DEP" for FFWCC in the event that Marine Turtle Lighting is required.
- J. Continue to update the site plan and landscape architectural elements in plan, section, detail, and material selection. Elements include:
 1. Hardscape and streetscape.
 2. Site furnishings.
 3. Site lighting.
 4. Exterior building and wayfinding signage.
 5. Landscape plantings.
 6. Irrigation.
- K. Finalize the requirements for the design of Mechanical, Plumbing, Electrical and Fire Protection systems of the Parking portions of the Garage Building, as well as the "Vanilla Shell" completion of the 3,000+/- Sq. Ft. Retail Space.
- L. Finalize the requirements for the design of Electrical systems, including photometric lighting levels. Coordinate power requirements with the power company with regard to the electrical transformer.
- M. Finalize the requirements for the design of Communications systems.
- N. Further develop the architectural façade design and aesthetic features of the garage.
- O. Assist the City's Construction Manager in updating the estimate of the probable Cost of Construction of the Project.
- P. At pre-determined interval(s) during the Design Development Phase, conduct design reviews with the City to confirm and advance our design assumptions and progress. We will provide progress review sets of drawings and specifications for review and comment by City staff.
- Q. Prepare a Design Development Phase Report that summarizes the design progress. The report will include site plans, elevations, typical details, two (2) perspective computer renderings, and a preliminary specification for the major systems in the project. We will present the Design Development Phase report to City staff for comment, review, and approval.
- R. Present to "Final" Technical Advisory Committee meeting.
- S. Present to The Planning and Development Board (P&D) as required, and request Site Plan Approval, Design Approval, Variances and/or Special Exceptions.

- T. Present to the Hollywood City Commission due to the Project Site's "GU" (Government Use) Zoning Classification.

TASK IV - CONSTRUCTION DOCUMENTS PHASE

In the Construction Documents Phase, the Kaller Design Team will expand and build on the Design Development Phase documents to complete a 100% Deliverable for Permit Construction Documents package. During this phase, we will provide the following services:

- A. Provide ongoing management of the project design process to include coordination of all design disciplines with the requirements of various regulatory and City authorities.
- B. Arrange and conduct a phase kickoff meeting with City staff and the design team.
- C. Meet with the appropriate authorities, as necessary, to review the design progress with respect to current Building Codes, Planning and Zoning, Architectural, Traffic, and Surface Water Management requirements.
- D. Prepare and submit for appropriate construction permits in advance of 100% construction (Bid) documents. These include Building, Water Management, Fire Protection, and Environmental Permits. The City will assist in the routing and expediting of the permit applications within the City's jurisdiction.
- E. Complete the project design based on the approved Design Development Phase Documents for Architectural, Landscape/Irrigation and Hardscaping, Civil, MEP (Mechanical, Electrical, Plumbing), Structural, Wayfinding Graphics requirements, PARCS Systems (Systems to track and display available Parking Spaces and occupancy), Communication systems, Photometric Lighting Systems compliant with "DEP" Marine Turtle Lighting, and Green Parking Council Sustainability recommendations. In addition, the Kaller Design Team to provide the Architectural, MEP (Mechanical, Electrical, Plumbing), Fire Suppression System and Structural for the "Vanilla Shell" completion of the Retail Space, which will be in compliance with the City's Green Building Ordinance. Tenant Completion Working Drawings are NOT Part of the Architect's Basic Services.
- F. Assist the Construction Manager in updating the estimate of the probable Cost of Construction of the Project at the 50% and 100% completion points of the Construction Documents phase. The CM is responsible for the cost-control and construction schedule estimates and Kaller will rely on that information as an integral part of our design efforts.

- G. At pre-determined interval(s) during the Construction Documents Phase, conduct design reviews with the City to confirm and advance our design assumptions and progress. We will provide progress review sets of the drawings and specifications for review and comment by City staff at 50%, 80%, and 100% completion points.
- H. Prepare a Final Updated Artist Rendering of the Design that is being presented for Building Permit.

TASK V - BIDDING AND AWARD PHASE

In the Bidding and Award Phase, we will provide the following services:

- A. Provide reproducible CD documents to Construction Manager, who will print and distribute to bidders. Attend a pre-bid meeting to present the project to prospective bidders.
- B. Provide clarifications to bid documents, through "Requests For Information" submitted by bidders, as necessary.

TASK VI - CONSTRUCTION ADMINISTRATION PHASE

In the Construction Administration Phase, the Kaller Design Team will assist the City in the administration of the construction of the project. During this phase, we will provide the following services:

- A. Provide reproducible construction packages to the project CM for printing and distribution.
- B. Review and Analyze the City provided Field and Laboratory Tests during Construction and the Architect and his Consultants shall rely upon the accuracy of such provided information.
- C. Attend a pre-construction meeting with the Construction Manager and subcontractors. This meeting will also act as a construction kickoff meeting.
- D. Conduct pre-concrete system and pre-waterproofing system installation meetings at the appropriate points in the construction schedule. We will coordinate these meetings with one or more of the planned site visits described below
- E. Provide clarifications to Construction Documents as necessary.
- F. Receive and review shop drawings.

- G. Assist the City in the administration of the construction progress. We will conduct periodic site visits as necessary to observe the construction progress and support the City's construction administration efforts. We will provide up to Eighteen (18) site visits during the construction phase for the garage and the site construction. The pre-concrete and pre-waterproofing meetings described in item "D" above will be coordinated and included within the 18 Site Visits. Kaller and their Consultants shall not be responsible for means and methods of construction or Project Site Safety, which are the responsibility of the General Contractor.
- H. Receive and review contractor pay applications and provide recommendations for payment.
- I. During the Construction Phase, we will continue to update the project "ftp" website. We will provide updated information to City staff for inclusion in newsletters.
- J. Provide a substantial completion punch list review of the construction and assist the City in the final closeout of the project.

TASK VII - POST CONSTRUCTION PHASE

In the **Post-Construction Phase**, the Kaller Design Team will provide the following services:

- A. Conduct an eleventh-month walk-thru review of the facility to protect the City's warranties. Any discrepancies between the performance of the facility and the associated warranties will be brought to the City's attention with a recommendation for action.

PROPOSED PROJECT SCHEDULE
NEBRASKA/NEVADA STREET PARKING FACILITY

March 10, 2014
Page 10

PROJECT SCHEDULE

We are available to begin work immediately upon authorization. Based on our intimate understanding of the project and the City's design process requirements, we propose the following schedule to complete the Project.

You will note that we have included estimated "City Review and Approval" time durations for each phase, interim phase, and various required City and State authority reviews in the proposed design schedule.

Phase/Item	Duration (Weeks)	Milestone Dates	
		Begin	End
Notice to Proceed	---	05/12/14	05/12/14
Predesign/Programming	2	05/12/14	05/26/14
Schematic Design	6	05/28/14	07/09/14
Round Table	2	05/28/14	06/11/14
Preliminary Technical Advisory Committee (TAC)	3	06/16/14	07/07/14
City Review and Approval	2	07/09/14	07/23/14
SFWMD Permit Application & Approval	21	06/14/14	11/17/14
Design Development	9	07/09/14	09/10/14
Final Technical Advisory Committee (TAC)	2	07/09/14	07/23/14
City Review and Approval	1	07/25/14	08/04/14
Planning & Development Review Board	2	08/11/14	08/25/14
City Review and Approval	1	08/27/14	09/05/14
Development Order	2	09/19/14	09/23/14
City Review and Approval	1	09/26/14	10/03/14
Construction Documents	12	10/08/14	01/05/15
50% CD Completion	4	09/23/14	10/21/14
City Review and Approval (Overlaps 80% CD sub-phase)	1	10/24/14	10/31/14
Building Permit Application and Approval	6	10/24/14	12/05/14
80% CD Completion	4	10/24/14	11/26/14
City Review and Approval (Overlaps 100% CD sub-phase)	1	12/08/14	12/15/14
100% CD Completion	3	12/18/14	01/14/15
City Review and Approval	1	01/19/15	01/26/15
Bidding and Award	4	01/29/15	02/26/15
Construction	38	03/03/15	11/30/15

MEETINGS AND DESIGN PRESENTATIONS

In coordination with this Scope of Services, we propose the following schedule of meetings and presentations.

PHASE	DESCRIPTION	PROJECT MEETINGS	HEARINGS
I Pre-Design PROGRAMMING	Project kick-off meeting	1	
II SCHEMATIC DESIGN	Design meeting with City staff	2	
	Design meeting with Code Authorities	1	
	Meeting with Planning & Zoning		1
	Economic Round Table Meeting		1
	Preliminary Technical Advisory Committee (TAC) meeting		1
	Public Information Forum	Note 1	
III DESIGN DEVELOPMENT	Phase kickoff meeting	1	
	Design meeting with City staff	2	
	Design meeting with Code Authorities	1	
	Final TAC meeting		1
	Planning & Development Board		1
	Public Information Forum	Note 1	
IV CONSTRUCTION DOCUMENTS	Phase kickoff meeting	1	
	Design meetings with City staff	2	
	Neighborhood "Mini" Meetings	0	
	Update meeting(s) with Code Authorities and P&D	2	
	City Commission		2
V BIDDING	Pre-Bid Meeting	1	
TOTAL DESIGN/BIDDING PHASES MEETINGS		*14	7
VI CONSTRUCTION ADMINISTRATION	Pre-Construction Meeting	1	
	Site Visits (including pre-concrete and pre-waterproofing meetings)	22	
	Neighborhood "Mini" Meetings	0	
VII Post Construction	Eleventh Month Walk-Thru Review	1	0
TOTAL CONSTRUCTION/POST CONSTRUCTION PHASE MEETINGS		24	0

Notes: 1) The City will conduct the Public Information Program. Kaller will assist and participate in one (1) Public Information Meeting during design at a time and location to be determined by the City, in addition to the 14 Project Meetings shown above during the Design/Bidding Phases.

PROFESSIONAL FEES

We propose to provide the design services defined above and reflected in the Schedule below for the lump sum fee of Six Hundred Ninety Thousand Dollars and no cents (\$690,000.00) plus reimbursable expenses as allowed by the standard "Professional Services Agreement for Architectural/Engineering Services" and as described in the attached General Conditions of Agreement for Design Services.

Our fees will be for the services described above, to be provided by the entire Kaller & Associates and their Consultant's Team. Our fees will not include Plan Review Fees, Permit Application Fees, Surveys, Geotechnical Reports, Threshold Inspections and Material Testing which shall be paid for by the City.

TASK	PHASE	%OF FEE	AMOUNT
Task I	Pre-Design/Programming Phase	5%	\$27,750.00
Task II	Schematic Design Phase	15%	\$83,250.00
Task III	Design Development Phase	15%	\$83,250.00
Task IV	Construction Documents Phase	40%	\$222,000.00
Task V	Bidding and Award Phase	5%	\$27,750.00
Task VI	Construction Administration Phase	19%	\$105,450.00
Task VII	Post Construction Phase	1%	\$5,550.00
Additional Services #1	Maintenance Facility Design & construction Documents		\$75,000.00
Additional Services #2	Consultant Specializing in Maintenance Facilities		\$40,000.00
	Contingency Fee		\$20,000.00
	Total Fee Proposal		\$690,000.00

ADDITIONAL SERVICES #1

If the City of Hollywood is considering incorporating a "Beach Maintenance Facility" within the Footprint of the Proposed Garage, Joseph B. Kaller & Associates, P.A., shall provide Architectural, Structural, Mechanical, Electrical & Plumbing, Fire Alarm and Fire Sprinkler Services as "Additional Services" to the General Conditions of this Agreement for Construction Documents.

- A. Providing Architectural and Engineering Construction Documents Services for incorporating a Beach Maintenance Facility within the Footprint of the Proposed Garage shall be provided at an additional Lump Sum Fee of Seventy-Five Thousand Dollars and no cents (\$75,000.00).

ADDITIONAL SERVICES #2

As an Additional Service Kaller & Associates shall hire and retain an outside Consultant at the request of the City of Hollywood specializing in Maintenance Facilities. The information expected from the Maintenance Facility Consultant shall be Engineered Shop Drawings which shall include the following:

CAR WASH FACILITY (Assumed to be a manual car wash only)

- Basic Requirements including Water Pressure, Power, Etc.
- Layout including any special equipment.
- Filtration and Sanitary Sewer requirements.
- Related specifications as applicable.

FUELING FACILITY

- Code Search, Interpretation, Implications and Requirements.
- Fuel System Layout including all equipment.
- Electrical & Mechanical requirements.
- Special Drainage requirements for fuel spills.
- Any special ventilation requirements.
- Providing any necessary certification at the end of construction.

A. Kaller & Associates shall hire and retain an outside Consultant specializing in Maintenance Facilities should the City decide to proceed with incorporating a Beach Maintenance Facility within the footprint of the Garage at a not to exceed lump sum fee of Forty Thousand Dollars and no cents. (\$40,000.00).

CONTINGENCY OWNER REQUESTED SERVICES

The Kaller Design Team has the capability, expertise and manpower to assist the City in the design and implementation of the remaining components of the Hollywood Beach area development plan. If desired, we can provide the following consulting services, as additional services, to assist in the implementation of those remaining Master Plan components. The associated fees stated below are estimates and can be finalized after additional information about the City's requirements become available.

A. Additional meetings in Hollywood beyond those specified above:

1. Kaller Attended - On an Hourly Basis as per Professional Services Agreement.
2. Walker Parking Attended - On an Hourly Basic as per Professional Services Agreement
3. Sub-Consultant Attended - On an Hourly Basis as per Professional Services Agreement.
4. Telephone Conferences - No Charge.

- B. Provide Site and Architectural
3-dimensional models - Estimated \$5,000.00
- C. Additional Renderings beyond those specified at \$1,500.00
each.

We assume that our agreement will be governed by the laws of the State of Florida and the appropriate venue for any actions arising out of this agreement would be the City of Hollywood and/or Broward County, Florida.

We anticipate entering into a design services agreement based on the City of Hollywood's standard "Professional Services Agreement for Architectural/Engineering Services".

We trust that this proposal addresses the program requirements for the Project. However, should any revisions be required, please call and we will revise them accordingly.

Sincerely,

Joseph B. Kaller & Associates, P.A.

Joseph B. Kaller, AIA, LEED AP BD+C
President

Enclosure: General Conditions of Agreement for Design Services;
Proposed Project Schedule; Exhibit "B" - PROJECT LIMITS

AUTHORIZATION

Trusting that the foregoing meets with your approval, please sign and return one copy signifying your acceptance and authorizing us to proceed.

CITY OF HOLLYWOOD

Accepted by: _____

Title: _____

Date: _____

**GENERAL CONDITIONS OF AGREEMENT
FOR DESIGN SERVICES**

Ms. Susan Goldberg
Proposal for Nebraska/Nevada Street Parking Facility
March 10, 2014
Page 15

SERVICES

Joseph B. Kaller & Associates, P.A. (Kaller) will provide the CLIENT professional services that are limited to the work described in the attached letter. Any additional services requested will be provided at our standard hourly rates or for a mutually agreeable lump sum fee. Professional services are provided solely in accordance with written information and documents supplied by the CLIENT, and our services are limited to and furnished solely for the specific use disclosed to us in writing by the CLIENT.

PAYMENT FOR SERVICES

Kaller will submit monthly invoices based on work completed plus reimbursable expenses. Reimbursable expenses will be billed at the incurred cost of travel and living expenses, purchase or rental of specialized equipment, photographs and renderings, document reproduction, postage and delivery costs, long distance telephone and facsimile charges, additional service consultants, and other project related expenses. Payment is due upon receipt of invoice.

If for any reason the CLIENT does not deliver payment to Kaller within thirty (30) days of date of invoice, the CLIENT agrees to pay Kaller a monthly late charge of one and one half percent (1½%) per month of any unpaid balance of the invoice.

STANDARD OF CARE

Kaller will perform the services called for in the attached letter and this agreement in accordance with generally accepted standards of the profession. No other warranty, express or implied, is made. Kaller's liability to CLIENT and all persons providing work or materials to this project as a result of acts, errors or omissions of Kaller shall be limited to the fee. Prior to commencement of services, CLIENT has the option to raise the cap on the liability limit upon payment of an additional fee of \$10,000 per \$1,000,000 of additional liability coverage.

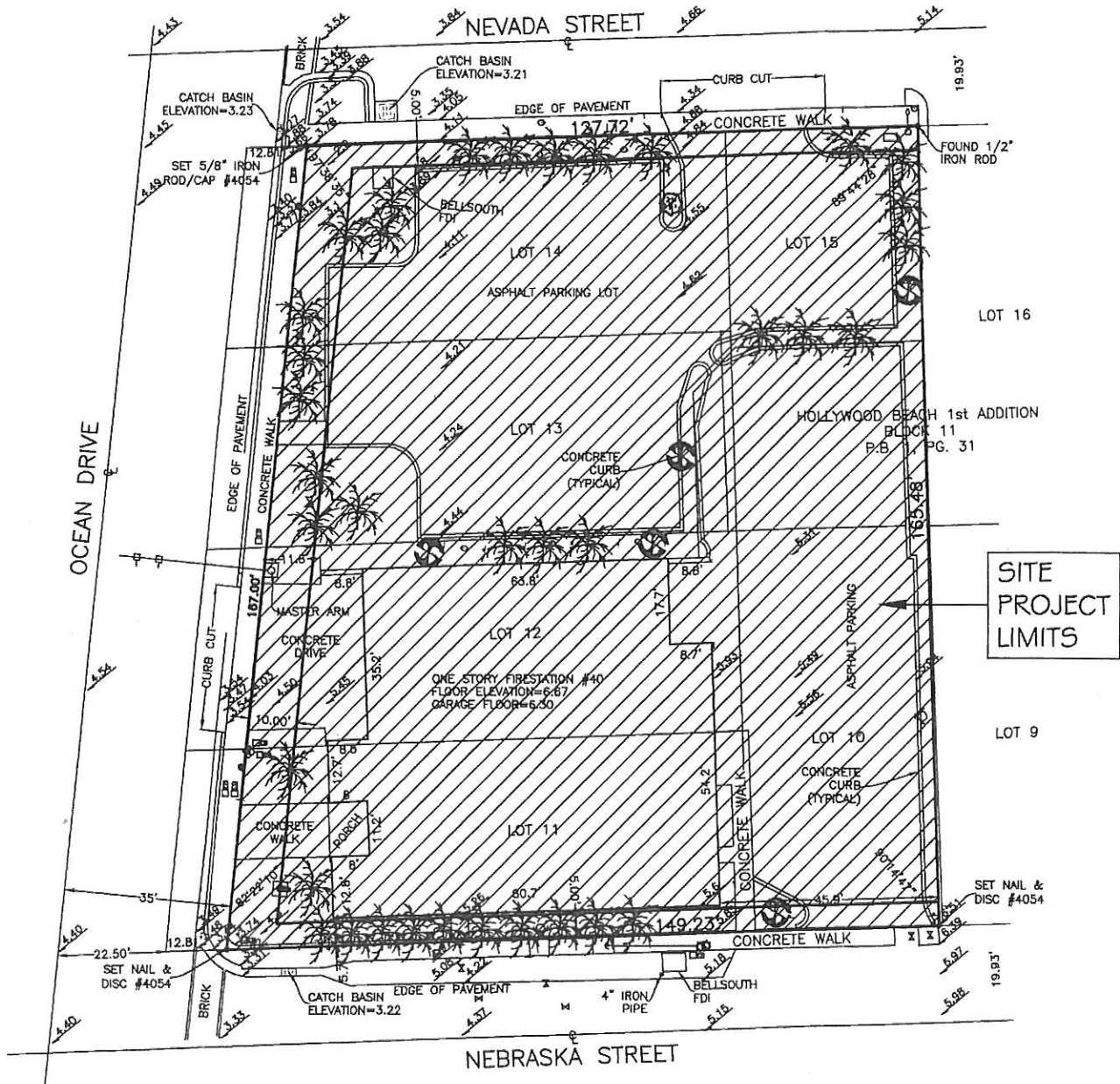
PERIOD OF SERVICE

In the event that no construction phase services are to be provided by Kaller, services shall be complete the earlier of (1) the date when final documents are accepted by the CLIENT or (2) thirty days after final documents are delivered to the CLIENT. If construction phase services are provided by Kaller, services shall be complete upon the earlier of (1) the time of approval by Kaller of final payment to the contractor or (2) thirty (30) days after completion of the work designed by Kaller.

EXHIBIT B

NEBRASKA/NEVADA STREET PARKING FACILITY – PROPOSED SCOPE OF SERVICES

Ms. Susan Goldberg
Proposal for Nebraska/Nevada Street Parking Facility
March 10, 2014
Page 16



SKETCH OF BOUNDARY SURVEY
SCALE 1"=30'

