



March 8, 2024

Mr. Brian Ragan
Director of Facilities and Construction
Facilities & Construction Department
8016 Mobley Road
Brooksville, FL 34601

RE: HVAC Replacement at Springstead High School – Phoenix Professional Fee Proposal

Dear Mr. Ragan:

Phoenix Engineering Group, Inc. (Phoenix) is pleased to present our fee proposal for the Phoenix awarded HVAC Replacement at Springstead High School located at 3300 Mariner Blvd, Spring Hill, FL 34608.

Our proposal is based on the Request for Qualifications For Engineering Services, RFQ No. 2023SHS001-R and it's Appendices and Exhibits. We have reviewed HVAC Assessment, Appendix C, dated 12/08/23 to understand the anticipated scope. Phoenix understands the recommendations of this report and all other site conditions shall be verified independently by Phoenix and coordinated with the Facilities and Construction Department and the awarded Construction Manager to develop the final scope.

We acknowledge the School District of Hernando County's construction budget of Eleven Million dollars (\$11,000,000). Our professional fees outlined on the following page are commensurate to the stated budget.

Professional Fees Summary:

Professional Building Only "Basic Services" Fixed Fee: \$860,000

Professional basic services to include Architectural, Structural, Mechanical, Electrical, Plumbing and Fire Protection performance specification, as required by defined scope.

1. Proposed Fixed Fee Invoice schedule by Project Milestone:

• Scoping/Schematic Design Phase (SD)	15%	\$129,000
• Design Development Phase (DD)	25%	\$215,000
• Construction Document Phase (CD)	30%	\$258,000
• Bid/Permit Phase	5%	\$43,000
• Construction Administration (CA)	22%	\$189,200
• Project Close-out	3%	\$25,800
	Total:	\$860,000

Allowances and Reimbursable Expenses Summary:

1. Professional Services Contingency Allowance \$50,000

For unforeseen Professional services. Use of this allowance must be mutually agreed upon by Phoenix and HCSD Facilities and construction department for each instance and based on time and expenses as outlined in Phoenix hourly rates in this proposal and in Exhibit C of the C103-2015 agreement between School District of Hernando County Florida and Phoenix Engineering Group, Inc.

2. Reimbursable Expenses Allowance:

• Printing & Mileage	\$8,000
• Civil Engineering	\$12,000
• Courier Services	\$750
• Other Miscellaneous Expenses	\$10,000

Total Allowances and Reimbursable Expenses \$80,750

Assumptions and Clarifications:

1. HCSB shall provide a single point of contact to coordinate meetings, facilitate information gathering, and review/approve designs at defined stages of

completion. The point of contact will have decision making authority for all aspects of the project.

2. Estimated project schedule is attached. Start date shall be considered the date in which Phoenix has received notice to proceed.
3. HVAC control design will be limited to defining sequence of operation, performance specifications, and block diagrams.
4. Cost Estimating will be done by the CM at each design phase submission. Phoenix will provide milestone design documents to the CM for estimating with reasonable time to provide a cost estimate at each milestone delivery to HCSD.
5. It is assumed the project will be bid, permitted, and constructed under a single building permit.
6. Phoenix understands permit review will be performed by an independent third party under contract with HCSB and the District's safety officer.
7. Commissioning and Training services are not included in the base services and shall be considered additional services.
8. Professional services excludes any form of public safety communication system signal strength testing or design of any type of radio system Bi-direction Amplifier (BDA) and/or Distributed Antenna System (DAS) as required by current editions of NFPA 1 Chapter 11.10; Florida Statute 633.202; and NFPA 72, Chapter 10.
9. Engineering/Design and consulting services not specifically listed in scope of work would be excluded.
10. Fee does not include services for LEED Certification. LEED certification and specialty system(s) design to obtain LEED certification shall be considered additional services.
11. Design of any form of lightning protection system is excluded.
12. Fault Current Analysis is included in the base scope of work but an Electrical Coordination Study and Arc Flash Analysis shall be considered an additional services.
13. Destructive testing or demolition will not be performed to observe structural components or concealed building systems.
14. Engineering or design of site or exterior lighting is excluded. If required it will be provided as an additional service

15. Low Voltage systems design is excluded. This includes but is not limited to: security (intrusion detection/access control/video surveillance), communications (data and voice), public address, point of sale, or radio. Phoenix will show power to control panels and power supplies and conduit stub-ups for communications outlets. It shall be the Owner's or Owner's consultants responsibility to provide all communications outlet and panel locations as well as all power requirements for control panels and power supplies."

16. The following items are not included in our Design Services:

- Environmental Services
- Geotechnical Services
- Subsurface Utility Engineering Services
- Landscape Design
- Construction Testing Services
- EHPA (Enhanced Hurricane Protection Area) design or modification
- Threshold Inspections
- LEED or Green Globes Certification or Building Commissioning
- Wayfinding or Monumental Campus Signage
- Engineering Services not identified in the proposal or RFQ document

17. Invoices will be sent at the beginning of each month based on services rendered for the previous month.

Phoenix is very much looking forward to working with the School District of Hernando County on another successful project! If you have any questions or need any additional information please contact me at any time.

Sincerely,



Chad West, P.E.
Principal/CFO

Phoenix Engineering Group, Inc.
10012 N Dale Mabry Hwy, Ste 102
Tampa, FL 33618



ID	Task Name	Duration	Start	Finish	2nd Quarter												3rd Quarter												4th Quarter											
					B	M	E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E									
1	HCSB Approval	0 days	Tue 4/9/24	Tue 4/9/24																																				
2	NTP to Phoenix	0 days	Mon 4/15/24	Mon 4/15/24																																				
3	Kick-off Meeting	0.25 days	Thu 4/18/24	Thu 4/18/24																																				
4	Schematic Design	30 days	Thu 4/18/24	Thu 5/30/24																																				
5	Receive and Review Record Drawings	10 days	Thu 4/18/24	Thu 5/2/24																																				
6	Collect Field Data	15 days	Thu 4/18/24	Thu 5/9/24																																				
7	Preliminary Calculations, Engineering. and Design	30 days	Thu 4/18/24	Thu 5/30/24																																				
8	CM Cost Estimating	5 days	Thu 5/23/24	Thu 5/30/24																																				
9	Submit SD Docs to HCSB for Review	0 days	Thu 5/30/24	Thu 5/30/24																																				
10	HCSB Review	10 days	Thu 5/30/24	Thu 6/13/24																																				
11	Design Development	45 days	Thu 6/13/24	Thu 8/15/24																																				
12	Calculations, Engineering. and Design	45 days	Thu 6/13/24	Thu 8/15/24																																				
13	Develop Long Lead Equipment Specifications	15 days	Thu 7/25/24	Thu 8/15/24																																				
14	CM Cost Estimating	15 days	Thu 7/25/24	Thu 8/15/24																																				
15	Submit DD Docs to HCSB for Review	0 days	Thu 8/15/24	Thu 8/15/24																																				
16	Submit Pre-purchase Specs for Long Lead Equipment	0 days	Thu 8/15/24	Thu 8/15/24																																				
17	HCSB Review	10 days	Thu 8/15/24	Thu 8/29/24																																				
18	Final Design Development	35 days	Thu 8/29/24	Thu 10/17/24																																				
19	Calculations, Engineering. and Design	35 days	Thu 8/29/24	Thu 10/17/24																																				
20	Develop Architectural Specifications	15 days	Thu 9/26/24	Thu 10/17/24																																				
21	CM Cost Estimating	15 days	Thu 9/26/24	Thu 10/17/24																																				
22	Submit FD Docs to HCSB for Review	0 days	Thu 10/17/24	Thu 10/17/24																																				
23	HCSB Review	10 days	Thu 10/17/24	Thu 10/31/24																																				
24	Incorporate Review Comments	10 days	Thu 10/31/24	Thu 11/14/24																																				
25	Issue for Permit	0 days	Thu 11/14/24	Thu 11/14/24																																				
26	Permit Review	10 days	Thu 11/14/24	Thu 11/28/24																																				
27	Respond and Incorporate Permit Review Comments	10 days	Thu 11/28/24	Thu 12/12/24																																				
28	Construction Drawings Issued	0 days	Thu 12/12/24	Thu 12/12/24																																				

SCHEDULE OF PROFESSIONAL FEES & EXPENSES	
Resource / Function	Hourly Rate
Principal, PE	\$200.00
Senior Engineer, PE	\$175.00
Field Engineer	\$150.00
Engineer, EI	\$145.00
Junior Engineer	\$115.00
Sr. Designer (Tech III)	\$140.00
Designer (Tech II)	\$105.00
Estimator	\$125.00
Project Manager	\$175.00
CAD Technician	\$95.00
General Administration	\$75.00
Subject Matter Expert (SME)	TBD
REIMBURSABLE EXPENSES	
Shipping or Courier Charges:	At Cost + 5%
Drawing Plotting and Reproduction (Out-of-House):	At Cost + 5%
Drawing Plotting and Reproduction (In-House):	\$1.00 per SF
Expended materials for field or office use, equipment rental, fees advanced on client's behalf	At Cost
Airfare, Automobile Rental, Parking, Tolls, Fuel, and Incidental Expenses incurred during travel.	At Cost
Vinyl Arc Flash Labels	\$6.00 Each
All other expenses not specifically listed herein	At Cost + 5%
Use of Personal or Company Automobiles, per mile	Current IRS Government Rate
USB or Computer Disk (CD) Duplication, each	\$25.00