



# AIA® Document G802® – 2017

## Amendment to the Professional Services Agreement

**PROJECT:** *(name and address)*

24033.00 HCSB Eastside ES Classroom  
Bldg Addition

**AGREEMENT INFORMATION:**

Date: April 23, 2024

**AMENDMENT INFORMATION:**

Amendment Number: 001

Date: January 14, 2025

**OWNER:** *(name and address)*

Hernando County School District  
8016 Mobley Road  
Brooksville, FL 34601

**ARCHITECT:** *(name and address)*

Harvard Jolly, Inc.  
5201 W. Kennedy Blvd., STE 515  
Tampa, FL 33609

The Owner and Architect amend the Agreement as follows:  
See attached proposal dated October 25, 2024 for scope.

The Architect's compensation and schedule shall be adjusted as follows:

**Compensation Adjustment:**

Original Fee \$1,159,222.00

Amendment No. 1 \$ 48,460.00

Total Fee \$1,207,682.00

**Schedule Adjustment:**

N/A

**SIGNATURES:**

Harvard Jolly, Inc.

**ARCHITECT** *(Firm name)*

Hernando County School District

**OWNER** *(Firm name)*

Philip L Trezza Jr.

Digitally signed by Philip L Trezza Jr  
Date: 2024.12.06 11:29:33 -05'00'

**SIGNATURE**

Philip L. Trezza, Jr., AIA, LEED AP  
Principal

**PRINTED NAME AND TITLE**

12/06/2024

**DATE**

**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE**

October 25, 2024

Via: Email

Desmond Maner  
Facilities Construction Project Manager  
Facilities & Construction Department  
Hernando County School District  
8016 Mobley Road  
Brooksville, FL 34601

**RE: HCSB EASTSIDE ELEMENTARY SCHOOL  
PROPOSAL FOR EHPA & CIVIL-RELATED ADDITIONAL SERVICES**

Mr. Maner:

We have been making good progress with the design and engineering of the classroom building and cafeteria additions and site-related improvements at Eastside Elementary School, and we very much appreciate being able to serve Hernando County Schools. On September 3, 2024, we received clarification from the Hernando County Emergency Management Director, David M. DeCarlo, regarding what part of the project will be subject to complying with EHPA (Enhanced Hurricane Protection Area) requirements. Specifically, we have been informed the cafeteria building must meet EHPA requirements.

Since that date, we have been consulting with our engineers, Osborn Engineering, Pennoni, and Engineering Matrix, to understand the changes that will be needed to our design and documents. Below is a summary of our additional work effort.

Our civil engineer, Osborn Engineering, will need to address the following:

- Determination of Design Floor Elevation (BFE+2' or 500 Year Storm event) including 500 Year Storm analysis
- Grading modifications to satisfy floor elevation changes
- Access and parking adjustments above flood stages
- Sanitary Sewer storage requirements and capacity analysis
- Sanitary holding capacity options and recommended solution
- Water System demand requirements
- Water System coordination with MEP to provide adequate water supply and pressure for flush toilets

Our structural engineer, Pennoni, will need to analyze the building structure as it will need to be upgraded to resist hurricane wind loads above the original code minimum requirements. The structural members of the roof, walls, and foundation systems will need to be redesigned and revised for increased sizes and reinforcing.

Our MEPFT engineer, Engineering Matrix, will need to address the following:

**Mechanical Design**

- Mechanical ventilation system complying with 2 CFM/SF EHPA code criteria.
- Natural ventilation intake and exhaust louver system complying with ICC-500 code criteria.
- Coordination with mechanical ventilation system being connected to Emergency generator power distribution system.

Electrical Design

- Include provisions for mechanical ventilation system and code required receptacles and enhanced emergency lighting fixtures being added to Emergency generator system.
- Upsize generator selection including increased fuel storage capacity.
- Increase emergency lighting in EHPA areas to 10 foot-candle minimum.

Plumbing Design

- Revise primary storm drain system to comply with ICC-500.
- Coordinate with Civil for increased sanitary flow criteria to determine any on site sanitary storage.
- Provide design for backup potable water supply system including booster pump and storage tank.

Architecturally, HJ|PBK will coordinate all these efforts and make the required changes to our drawings and specifications to make the cafeteria building compliant with EHPA requirements.

Beyond the EHPA requirements, Osborn Engineering, has identified a couple of civil-related issues that will need to be addressed, specifically:

Replace the existing Lift Station - Lift Station Design

- Calculate Design Criteria
- Pump and Wet Well selection and design
- Electrical Panel Design coordination by MEP

Extend Sidewalk to Roper Road along East Access Road (public R/W)

- Coordinate additional topographic survey
- Sidewalk Design to meet SREF width and safety requirements
- Pedestrian Crosswalks at Roper Road
- Additional R/W permitting

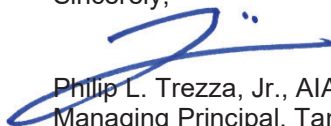
We have also been coordinating with the Construction Manager, Williams Company, to understand the cost implications. At this time, Williams is estimating the EHPA requirements will add another \$1.6 million to the cost of the project. Replacing the lift station could be an additional \$100,000.

With all this said, we have negotiated fees in good faith with our consultants for these additional services. HJ|PBK and our consulting engineers will provide the Additional Services described above for the following lump sum fee: Forty-eight thousand four hundred sixty dollars (\$48,460). Below is a breakdown of these fees.

| Consultants        | Scope        | Proposed Fee |
|--------------------|--------------|--------------|
| Osborn             | EHPA         | \$ 6,200     |
| Osborn             | Lift Station | \$ 7,015     |
| Osborn             | Sidewalk     | \$ 2,975     |
| Pennoni            | EHPA         | \$ 6,560     |
| Engineering Matrix | EHPA         | \$ 11,500    |
| HJ PBK             | EHPA         | \$ 14,210    |
| Total              |              | \$ 48,460    |

We have kept this request for additional services as low as possible to just cover our costs for the expanded scope. Please let us know if you have any questions or comments.

Sincerely,



Philip L. Trezza, Jr., AIA, LEED AP  
Managing Principal, Tampa

Enc. Letter from Hernando County Emergency Management, dated September 3, 2024 (2 pages)

CC: John Williams, Brian Ragan, Jim Lipsey, Eric Rainbeau, Curtis Frey



DEPARTMENT OF PUBLIC SAFETY  
HERNANDO COUNTY FIRE RESCUE

15470 FLIGHT PATH DRIVE ♦ BROOKSVILLE FLORIDA 34604  
P 352.540.4353 ♦ F 352.540.4355 ♦ W [www.HernandoCounty.us](http://www.HernandoCounty.us)



September 3, 2024

Mr. Brian Ragan  
Director of Facilities & Construction  
The School District of Hernando County, FL  
8016 Mobley Road  
Brooksville, FL 34601

Dear Mr. Ragan,

Thank you for meeting with Hernando County Emergency Management on Thursday, August 29, 2024. We feel this meeting provided further information that necessitates further evaluation of your request of a waiver of EHPA requirements.

Our research shows that Hernando County has a "risk shelter" capacity of 11,874. This number is in Hernando County's 2020 Comprehensive Emergency Management Plan (CEMP), ESF 6, Attachment 1, Page 239-240. It is unknown as to why the state and the Tampa Bay Regional Planning Council (TBRPC) Statewide Emergency Shelter Plan shows that Hernando County has a deficit. However, Hernando County Emergency Management will address this issue with the State of Florida's Division of Emergency Management (FDEM).

Florida State Statute (FSS) 1013.372(2) allows factors to consider for exempting facilities from EHPA requirements. Two of those factors are cost and locations; but school districts and local emergency management divisions are also permitted to come to a written agreements on exemptions under certain circumstances:

1. **Cost:** "The fact that the EHPA criteria may increase the cost of construction of a facility, by itself, is not a factor that will be considered for an exemption by the Division. Cost of construction may only be considered as one of several factors when selecting which new facilities are to be designed and constructed to meet the EHPA criteria." Shelter Plan, pg. 14-15.
2. **Location:** Facilities located or to be located in evacuation zones 1, 2 or 3 (A, B or C) are automatically exempt. Facilities located or to be located in areas that are subject to hurricane-related rainfall or storm surge flooding or isolation, location on a coastal barrier island, or in areas with low evacuation demand, may be considered for exemption. Shelter Plan at pg. 15 and 16.
3. **Other Considerations:** "Other considerations may also include local strategies and long-range plans. As an example, to reduce costs and maximize hurricane evacuation shelter usefulness, a board and local emergency management agency may agree (in writing) that 100 percent of the floor area of new high schools will be constructed to the EHPA criteria, instead of the minimum of 50 percent, in exchange for reducing or eliminating EHPA requirements for middle and elementary schools. The proposed plan eliminates the county hurricane evacuation shelter space deficit, plus creates additional space toward reducing the regional deficit, within about five years. Thus, the

long-range plan achieves statutory intent, and exemptions for applicable middle and elementary schools are appropriate.” Shelter Plan at pg. 18.

With that being outlined, I am proposing the following:

1. Hernando County does not have a risk shelter deficit, per our 2020 CEMP.
2. That Hernando County and the Hernando County School District enter into a written agreement to exempt the proposed new facilities as long as such agreement ensures the achievement of long-range plans to reduce evacuation shelter space deficit.
3. Such an agreement will satisfy FSS 1013.
4. Such an agreement will include:
  - a. A waiver of EHPA requirements of the construction planned for between Weeki Wachee High School and Winding Waters K8.
  - b. A waiver of EHPA requirements of the classroom construction planned for Eastside Elementary.
  - c. That 100 percent of the floor area of the new cafeteria at Eastside Elementary be constructed under the EHPA criteria.
    - i. This construction will enhance Hernando County’s long-range plan of emergency sheltering.
5. By entering into this agreement, it will satisfy both entities long range plans and will be a cost saving measure for the School District.
6. This agreement should be drafted in a cooperative measure between both the Hernando County’s School Districts’ and Hernando County BOCC legal representatives.

Should you have any questions, please feel free to contact me directly.

Sincerely,

A handwritten signature in blue ink that reads "David M. DeCarlo". The signature is fluid and cursive, with the first name "David" and last name "DeCarlo" clearly distinguishable.

David M. DeCarlo | Director  
Hernando County Emergency Management

DMD/dmd