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September 28, 2023

Alison Bruton, Purchasing Agent
804 S Laurel St
Springfield, GA 31329
Email: abruton@effinghamcounty.org
Phone: (912) 754-2159 Ext: 4572

RE: Baker Park Change Order 01 (Revised) – Additional Civil and Architectural Design Services

Dear Ms. Bruton,

The County has requested additional services from Pond as follows:

1. To provide design of a lift station, force main and water line from McCall Road to the existing restroom. The design will utilize a field and utility survey provided by Alliance Engineering.
2. Renovation of the existing restroom to include exterior improvements and an addition for one additional water closet on each side, which will require structural, mechanical, and plumbing design.

Task 1 –Water/Sewer Lift Station and Force Main Design

- A. Force main and water utilities
 - a. Will include in utility plans a water main along Courthouse Road to McCall Road, indicating valves and fire hydrants as required and a new meter and backflow preventer at the park entrance.
 - b. Design and calculations for a force main, lift station pump and housing to pump effluent from the park to an outfall location on the east side of McCall Road.
 - c. Size of the water and force mains will be determined in coordination with the Client and City of Springfield Utilities.
 - d. Well and septic analysis in original scope will be deleted and credited to this Change order.
- B. ASSUMPTIONS:
 - a. The Client/City will provide required utility details for valves, hydrants, and other typical standard details if required, otherwise, recommended details will be included.
 - b. Sewer and water are available at the intersection of McCall Road and Courthouse Road and any such utilities, Right-of-way and topographic information will be indicated on the survey provided by Alliance Engineering.
 - c. Existing well will remain to service park irrigation only. Irrigation repair and design will be required by the contractor as indicated on a delegated irrigation plan.
 - d. Potable water service will be extended within the park to the Tennis and Pickleball courts and replace connections at the restroom with service lines from new meter.

Task 2 – Restroom Building Renovation Design

- A. Schematic Design/Design Development (30%)
 - a. Pond to provide Client with conceptual floorplan layout and renovation schedule for the restroom building.
 - b. It is assumed that the building will be enlarged by approximately 1,200 square feet to accommodate new water closets.
 - c. Pond will provide a proposed materials palette/cut sheets for fixtures, partitions, siding, etc. for Client review and comment.

Architects
Engineers
Planners
Constructors

- d. Pond to organize one virtual meeting to discuss floorplan and materials palette with Client representatives.
 - i. Pond to adjust floorplans and palette based on meeting discussions.
 - e. Pond to send updated concept to Client representatives.
 - i. This proposal assumes one additional round of edits based on Client feedback.
- B. Construction Documents (100%)
- a. Deliverables for this phase will include:
 - i. Cover Sheet
 - ii. General Notes, Legend, and Abbreviations
 - iii. Life Safety Plan
 - iv. Floor Plan
 - v. Reflected Ceiling Plan
 - vi. Roof Plan
 - vii. Exterior Elevations
 - viii. Building and Wall Sections
 - ix. Details
 - x. Finishes Schedule
 - xi. MEP Plans and Details associated with the building expansion.
 - b. 90% Plans will be provided to the Client for review and comment as well as submitted for permit.
 - c. 100% plans will be issued upon incorporation of any Client or building permit comments and acceptance of plans by Client through issuance of permit.
- C. Construction Administration, hourly as needed:
- a. Pond will respond to RFI's and submittals related to the architectural scope.
 - b. Pond will attend site meetings, if requested by Client, related to the additional architectural scope.
- D. ASSUMPTIONS:
- a. Specifications will be included on the plans. Written architectural/MEP specifications are not included in this scope.
 - b. Heating and ventilating HVAC scope for the restrooms only.
 - c. Stand-alone controls based on occupancy sensor or wall switch.
 - d. Design includes necessary Power, Lighting and Lighting Controls, assumes existing is sufficient for any new electrical design.
 - e. Design excludes Telecommunications, Electronic Security and Lightning Protection. Empty conduit for future cameras is included in the current scope.

Alternate Task 2 – Restroom Building Renovation Design – No Expansion

- A. In lieu of restroom expansion, Pond will provide design services for interior and exterior improvements to the restroom, including all items in Task 2 above, except for tasks 2.B.a.vi and xi.

Exclusions:

- Conditions and exclusions from original scope still apply unless specified in the additional services above.
- The County will be responsible for all application, bond, and permit fees.
- Redesign and/or permit revision/resubmittals after initial permit review approval is obtained is not included.
- Any redesign, including due to client direction, as-built analysis, or unforeseen conditions may incur additional cost.
- As-builts and record drawings are to be the Contractor's responsibility and are excluded from this proposal.

Fee Proposal

DESIGN FEE - WITH RESTROOM EXPANSION	
Task 1 – Water/Sewer Lift Station and Force Main Design	\$6,000.00
Task 2A – Restroom Building Renovation Design (Expansion)	\$26,000.00
Task 2B – Construction Observation Services (Billed Hourly AS NEEDED, Not to Exceed)	\$5,300.00
Credit for Well/Septic Analysis in original Scope	-\$1,600.00
Credit for Unexpended Restroom Interior Arch design in original scope	-\$8,200.00
TOTAL ADD SERVICES	\$27,500.00

DESIGN FEE - NO RESTROOM EXPANSION – Alternate Task 2A	
Task 1 – Water/Sewer Lift Station and Force Main Design	\$6,000.00
Alternate Task 2A - If selected, in lieu of restroom expansion, Pond will provide design services for interior and exterior improvements to the restroom, including all items in Task 2 above, except for tasks 2.B.a.vi and xi.	\$12,000.00
Task 2B – Construction Observation Services (Billed Hourly AS NEEDED, Not to Exceed)	\$5,300.00
Credit for Well/Septic Analysis in original Scope	-\$1,600.00
Credit for Unexpended Restroom Interior Arch design in original scope	-\$8,200.00
TOTAL ADD SERVICES	\$13,500.00

Client may mark out the fee table for the scope not selected.

Notice-to-Proceed

Upon approval of this Change Order request, Pond will proceed with the services as described.

Sincerely,

Brad Jones, PLA, ASLA
Senior Project Manager

Matthew Wilder, PLA, ASLA
Vice President

Melissa Phillips
Client Liaison



PC	Proj Mgr	Sr Civil	Jr Civil	Jr Landscape	Architect	Arch Intern	Sr ST Eng	Jr ST Eng	Sr MEP Eng	Jr MEP Eng	Jr Landscape	CADD op	Hours and Cost Totals
\$	250.00	\$ 210.00	\$ 162.84	\$ 115.57	\$ 131.33	\$ 162.85	\$ 110.31	\$ 162.84	\$ 126.07	\$ 152.34	\$ 126.07	\$ 93.50	Efringham County Baker Park Scope Mod 01
													STANDARD BILLING RATES
													Hrs. Lift Station/PM
													12 Lift Station Calcs
													28 Force Main Design
													PM
													44 HOURS SUBTOTAL
													6,030 COST SUBTOTAL
													Hrs. 2.0 Restroom Renovation Design
													64 Building Schematic/Design Development
													138 Building Construction Documents and Permitting
													202 HOURS SUBTOTAL
													26,055 COST SUBTOTAL
													Hrs. 3.0 Construction Administration
													28 Construction Observation (Hourly Not to Exceed)
													4 PM
													32,222 HOURS SUBTOTAL
													5,349,113 COST SUBTOTAL
													278 TOTAL HOURS TASK 1.0-6.0
													37,434 TOTAL COST TASK 1.0-6.0
													86% PERCENT OF TOTAL HOURS
													100% PERCENT OF TOTAL COST
													EXPENSES / ODCs
													37,434 PROJECT TOTAL
													-\$1,600 Credit 1
													-\$8,200 Credit 2
													27,634 TOTAL AS PRESENTED - 27,500

Percent of Work performed by Pond 100%