



**DESIGN-BUILD SCOPE OF WORK AND FEES – Additional Services**

**Project Name: SW 40<sup>th</sup> Ave/SW 49<sup>th</sup> Ave Phase 1 Project (from SW 66<sup>th</sup> St. to SW 43<sup>rd</sup> St. Rd.)**

**Task A – Design, Permitting and Construction for Site Cure Improvements for SPX FLOW Property**

**Task B – Median Revisions and Construction along SW 40<sup>th</sup>/49<sup>th</sup> Ave (Due to R/W Negotiations)**

**Task C – Design Plan Modifications – SW 66<sup>th</sup> St. at SW 49<sup>th</sup> Ave. Intersection**

**Task D – Re-Design Pond B-2 (Eliminate joint-use conditions)**

**Task E – Assistance to County Attorney's Office (for Eminent Domain Support)**

**Task F – Provide Update to County's PER Report for Pond B-2 Re-Design**

**BACKGROUND**

Marion County (COUNTY) has contracted with Art Walker Construction, Inc. (AWCI) who is teamed with Infrastructure Consulting & Engineer, LLC (ICE) (DESIGN subconsultant) as the DESIGN-BUILD FIRM to provide engineering, permitting and construction services for improvements to SW 40<sup>th</sup> Avenue/49<sup>th</sup> Avenue from SW 66<sup>th</sup> Street to SW 43<sup>rd</sup> Street. These services were solicited in the solicitation titled RFQ#: 25Q-002.

**Task A Background** - During the right-of-way acquisition phase from property owned by Industrial Technologies & Services Americas, Inc. (OWNER) (site business is called SPXFLOW at 4647 SW 40<sup>th</sup> Ave., Ocala FL 34474) the proposed roadway improvements for SW 40<sup>th</sup> Ave/SW 49<sup>th</sup> Ave. Phase 1 impacted the existing driveway access for employees, deliveries and their parking on the site. A cure plan was agreed upon by the County and the property owner to mitigate the impacts. Task A identified below indicates the scope of work to be added to the existing contract for the additional design, permitting and construction of the cure plan to be included in the overall project.

**Task B Background** – During the design phase of the project, Marion County requested that the previously prepared roadway plans be modified to provide full-access median openings (at approx. Sta 189+70 and 203+00) and a directional left-turn lane at Sta 182+50. These were requested by the property owner, 42<sup>nd</sup> Street Flyover LLC, as part of the right-of-way acquisition negotiations with Marion County.

**Task C Background** – The County has requested that the Design-Build Firm take over the Engineer-of-Record duties for the design and permitting of the Intersection Improvements of SW 66<sup>th</sup> Street at SW 49<sup>th</sup> Avenue. ICE will be responsible to update the previously-prepared construction plans as required to meet the project design requirements and permitting activities. This task is for additional design services only and there are no additional costs for construction.

**Task D Background** – Due to the property acquisition difficulties where the proposed pond B-2 was designed as shown in the 95% plans, the County is requesting the Design-Build Firm to modify the design and eliminate the current joint-use conditions with the adjacent property owner.

**Task E Background** – The County has requested additional assistance be provided by the Design-Build Firm to provide supplemental support to the County Attorney's Office for Eminent Domain proceedings as now required to complete the right-of-way acquisitions for the project.



## **PURPOSE**

The purpose of this document is to describe the scope of work and the responsibilities of the DESIGN-BUILD FIRM for the performance of Additional Services further described below:

### **Task A – SPX FLOW Site Plan Cure Design/Permitting and SW 40<sup>th</sup> Ave Revisions**

#### **1. SPX FLOW Conceptual Site Plan – Engineering Design work by Rogers Engineering, LLC**

- a. Prepare Conceptual Site Plan for the removal of three existing driveways and portions of the existing parking lot, and a new driveway at the location directly across from the private drive to the Market Street at Heath Brook mall. The existing parking area for employees will be reconfigured in a similar arrangement to the 2017 Site Plan for Parking Lot Modifications by Rogers Engineering, LLC.
- b. Provide the Conceptual Site Plan to the owner's attorney and attend meetings with the owner or owner's representative as needed to obtain owner's comments.
- c. Make revisions as required to satisfy owner's comments and obtain owner's approval.
- d. Submit the Conceptual Site Plan to the City of Ocala and attend a pre-application meeting with the City staff to discuss staff comments and/or concerns.
- e. Make revisions as required to satisfy City staff comments.

#### **2. SPX FLOW Major Site Plan Preparation - Engineering Design work by Rogers Engineering**

- a. Prepare Major Site Plan in accordance with City of Ocala regulations, including but not limited to a demolition plan, paving & grading plan, geometry & striping plan, landscaping & irrigation plan and construction details.
- b. Prepare drainage calculations for the amount of stormwater run-off to be discharged to the proposed four lane roadway.
- c. Submit application, site plan review fee, plans and supporting information to the City of Ocala.
- d. Make any revisions necessary to satisfy City staff comments and attend all meetings required to obtain City approval.

#### **3. SPX FLOW - SW 40<sup>th</sup>/49<sup>th</sup> Ave. Roadway Plans Revisions and Permitting – Infrastructure Consulting & Engineering, LLC (ICE)**

- a. Project Administration – ICE will coordinate with Rogers Engineering to incorporate the site plan improvements into the roadway project. These efforts will include reviews of the site plans, meetings as required, task schedule and other administrative duties as required.
- b. Roadway Analysis/Plans – ICE will revise the roadway design and plans to layout the new driveway location. The proposed driveway profile will be coordinated with the site plan. This work also includes revision to the medians directly in front of the SPX property. A new typical section (a short 5-lane section to provide ingress/egress for both SPX and the private drive to the mall) will be required for the roadway design. Roadway cross-sections will also be revised. This task includes a field meeting and a meeting with the County.
- c. Drainage Analysis/Plans – ICE will coordinate with the drainage design of the site improvements and will make accommodations within the proposed roadway stormsewer system to receive and convey the site runoff to the applicable project outfalls. Revisions to the roadway stormsewer and/or stormwater pond will be made if necessary. These tasks



include updating the drainage calculations, plans and permit documents. A meeting with the site engineer and the SWFWMD permit reviewer is included.

- d. Permitting – ICE will coordinate with the site engineer and SWFWMD to include the site improvements in the permitting for the SW 40<sup>th</sup>/49<sup>th</sup> Ave. project.
- e. Signing & Pavement Marking (SPM) Analysis/Plans – The SPM plans will require revisions to accommodate the revised SPX entrance location and the 5-lane typical section. Proper signage and pavement markings will be designed and shown on the SPM plans.

#### **4. SPX FLOW Site Plan Cure Construction – Art Walker Construction, Inc. (AWCI)**

- a. The construction of the proposed site improvements will be included in the proposed SW 40<sup>th</sup>/49<sup>th</sup> Ave. Phase 1 project. The plans prepared by Rogers Engineering under the Major Site Plan item 2 above will be utilized by AWCI for construction purposes.
- b. Additional work required by the cure plan will require an additional 45 days added to the contract with no impact to the roadway schedule.

#### **Task B – Median Revisions along SW 40<sup>th</sup>/49<sup>th</sup> Ave (Due to R/W Negotiations) - Infrastructure Consulting & Engineering, LLC (ICE)**

##### **1. Median Design- Infrastructure Consulting & Engineering, LLC (ICE)**

- a. Roadway Analysis/Plans – ICE will revise the roadway design and plans roadway plans be modified to provide full-access median openings (at approx. Sta 189+70 and 203+00) and a directional left-turn lane at Sta 182+50. These were requested by the property owner, 42<sup>nd</sup> Street Flyover LLC, as part of the right-of-way acquisition negotiations with Marion County. The roadway plan views will be revised to show the modified design and the cross-sections and driveway sections will also be revised.
- b. Signing & Pavement Marking (SPM) Analysis/Plans – The SPM plans will require revisions to accommodate the revised median configurations. The proper signage and pavement markings will be designed and shown on the SPM plans.

##### **2. Median Construction- Art Walker Construction Inc. (AWCI)**

- a. Roadway- Additional subgrade, limerock, asphalt and 6' separator needed to construct additional/revised turnlanes.
- b. Additional work required by the turn lanes will require an additional 20 days added to the contract.

#### **Task C – Design Plan Modifications – SW 66<sup>th</sup> St. at SW 49<sup>th</sup> Ave. Intersection**

- a. Drainage calculations will be performed to size the stormsewer system for the project in accordance with Marion County requirements and SWFWMD requirements.
- b. Roadway Plans and Signal Plans Revisions – ICE will review and make plans changes (if required) to meet applicable standards for the project. Revisions at a minimum will include: A small section of SW 66<sup>th</sup> St. on the east and west ends will be shown as milling/resurfacing on a revision to the roadway plan-profile sheet. A new typical section will be developed and prepared to be added to the plans. The existing roadway cross-section sheets will be revised to reflect the milling/resurfacing.
- c. ICE will perform as the Engineer-of-Record (EOR) for the intersection improvement plans and will provide signed/sealed plans with the overall project 100% submittal and for permitting activities.



- d. ICE will review applicable shop drawings for the project as EOR and will provide copies to the County for record-keeping.
- e. ICE will coordinate with Marion County on the proposed plans changes identified above.

**Task D – Re-Design Pond B-2 (remove joint-use)**

- a. Drainage calculations will be performed to revise the size of the pond without the inclusion of the B&H Apartments drainage.
- b. Roadway Plans Revisions – The proposed revised pond will be located outside of the proposed B&H Apartments site improvements (as shown in ERP permit #2525.007) in an area on the southwest corner of the property. The layout will provide a small berm (12 feet wide) between the proposed revised roadway pond and the proposed site pond). Revisions will be made to applicable plan sheets.
- c. Coordination with the County on the layout of the pond will be performed before finalizing the pond design.

**Task E - Assistance to County Attorney's Office (for Eminent Domain Support)**

- a. ICE Engineer-of-Record will provide support by participating both the pre-hearing meetings and the Order of Taking Hearings which have been scheduled for the remaining right-of-way acquisition parcels.
- b. ICE will prepare plan exhibits requested by the Attorney's Office identifying the parcels to be acquired on aerial-based plan exhibits meeting the requirements of the County.
- c. Coordination with the County on right-of-way acquisition activities will also be provided.

**Task F – Updating the County's PER for Pond B-2 Revision**

- a. ICE will provide an amendment to the County's 2010 PER Report (Pond Siting Report) to include the Pond B-2 Revision as another pond site alternative.
- b. ICE will provide the County with presentation slides (per County's direction) to update the Marion County BOCC on the amendment and pond site alternative.

**Project Design Schedule Revision** – The additional design work efforts identified above will impact the completion of the 100% construction plans. To complete design tasks A thru D, an additional 45 calendar days are required to be added to the overall contract schedule.

**PROVISIONS FOR WORK**

- A. Governing Documents:** the following documents (latest version) will be utilized in the development of the proposed roadway design plans:

See the manuals and guidelines included in section 6.1 of the RFQ # 25Q-002.

For the Site Plan Cure Construction plans, the plans shall be prepared to meet the City of Ocala land development requirements.

**Art Walker Construction, Inc.**

P.O. Box 267 • Lowell, FL 32663

Phone: 352-629-1466

Email: office@artwalkerconstruction.com

**FEE**

The DESIGN-BUILD FIRM will perform the services described above as follows (Lump Sum):

<b>Task A, 1. SPX FLOW Conceptual Site Plan</b>	=	\$ <u>6,000</u>	LUMP SUM
<b>Task A, 2. SPX FLOW Major Site Plan Preparation</b>	=	\$ <u>29,400</u>	LUMP SUM
<b>Task A, 3. SPX FLOW - SW 40th/49th Ave. Roadway Plans Revisions and Permitting</b>	=	\$ <u>58,878</u>	LUMP SUM
<b>Task A, 4. SPX FLOW Site Plan Cure Construction</b>	=	\$ <u>521,395.00</u>	LUMP SUM
<b>Task B, 1. Median Revisions along SW 40th/49th Ave (Due to R/W Negotiations)</b>	=	\$ <u>13,278</u>	LUMP SUM
<b>Task B, 2. Median Revision Construction</b>	=	\$ <u>73,523.00</u>	LUMP SUM
<b>Task C – Design Plan Modifications – SW 66<sup>th</sup> St. at SW 49<sup>th</sup> Ave. Intersection</b>	=	\$ <u>85,428</u>	LUMP SUM
<b>Task D – Re-Design Pond B-2 (remove joint-use)</b>	=	\$ <u>41,760</u>	LUMP SUM
<b>Task E – Assistance to County Attorney (Eminent Domain)</b>	=	\$ <u>28,890</u>	LUMP SUM
<b>Task F – Update to County's PER (Pond B-2 Revision)</b>	=	\$ <u>16,560</u>	LUMP SUM
<b>Additional Services #1 Grand Total</b>	=	\$ <u>875,112.00</u>	LUMP SUM

Services provided under this Additional Services will be invoiced monthly based upon the percentage of services performed or actual services performed. All invoices will include a description of the services provided.

ART WALKER CONSTRUCTION, INC.

BY:

Tarrah Walker

TITLE: Vice President

DATE:

5/15/25