

**SPECIFIC AUTHORIZATION NO. 1
CONTINUING CONTRACT FOR RFQ NO. 2024-005
PROFESSIONAL ENGINEERING SERVICES**

**FORT PIERCE REDEVELOPMENT AGENCY PIGGYBACK
BUILDING CONDITIONS ASSESSMENTS**

Pursuant to the “Continuing Contract for Professional Services for RFQ No. 2024-005 – Miscellaneous Professional Continuing Services” between the City of Fort Pierce, Florida a political subdivision of the State of Florida (hereinafter referred to as the “CITY”) and BCER Engineering, Inc. (hereinafter referred to as “CONSULTANT”) dated the 1st day of July 2026, as well as the First Amendment thereto dated the 2nd day of September 2025 (hereinafter referred to as “AGREEMENT”), the Fort Pierce Redevelopment Agency, a community redevelopment agency established pursuant to Florida Statutes Chapter 163, (hereinafter referred to as “FPRA”) and CONSULTANT agree and enter into this Specific Authorization (hereinafter referred to as “AUTHORIZATION”).

WITNESSETH

WHEREAS, the City competitively procured the services of CONSULTANT through RFQ No. 2024-005; and

WHEREAS, Section 2-445 of the City’s Code of Ordinances allows any governmental purchasing authority to “piggyback” its contracts through cooperative purchasing; and

WHEREAS, the FPRA desires to obtain the professional services of CONSULTANT pursuant to the same terms and conditions as those contained in its AGREEMENT with the City; and

WHEREAS, the CONTRACTOR desires to provides professional services to the FPRA pursuant to the same terms and conditions as those contained in its AGREEMENT with the City; and

WHEREAS, the FPRA seeks the CONSULTANT to provide Engineering Services as set forth herein for two (2) FPRA-owned facilities: Cobb's Landing located at 200 N Indian River Dr., Fort Pierce, FL 34950 (PCN 2410-503-0042-010-8) and Percy Peek Gymnasium located at 2902 Avenue D, Fort Pierce, FL 34947 (PCN 2408-121-0000-000-0); and

WHEREAS, CONSULTANT has agreed to provide the professional services for this Project on the terms stated herein.

NOW, THEREFORE, in consideration of the mutual benefits to accrue to each of the parties, it is agreed as follows:

Section 1 – Recitals

The above recitals are incorporated herein by reference.

Section 2 - Scope of Work

CONSULTANT will provide the following services in accordance with this AUTHORIZATION and as described in Exhibit “A” (Proposal dated July 1, 2026, revised July 14, 2026), which is attached hereto and incorporated by reference herein. In the event of a conflict between this AUTHORIZATION and AGREEMENT and Contractor’s Proposal attached hereto as Exhibit “A”, this AUTHORIZATION and AGREEMENT shall control.

1. CONSULTANT will perform building condition assessments for two (2) FPRA-owned facilities, Cobb's Landing and Percy Peek Gymnasium, including site visits to evaluate the condition of the mechanical, electrical, plumbing, fire protection, technology infrastructure, and building thermal envelope systems.
2. CONSULTANT will review available existing drawings, record documents, equipment schedules, maintenance records, prior reports, and other information provided by the FPRA to evaluate existing building systems and understand the original design intent, system configurations, and known modifications.
3. CONSULTANT will conduct visual observations of accessible building systems and equipment to assess general system condition, apparent equipment age, operational status, maintenance concerns, and visible deficiencies. The evaluation shall include accessible mechanical, electrical, plumbing, telecommunications, fire protection, and representative occupied spaces.
4. CONSULTANT will identify readily observable code-related and life safety concerns associated with the building systems reviewed and provide recommendations for further evaluation where appropriate. The assessment is intended as a planning-level review and does not constitute a comprehensive code compliance analysis.
5. CONSULTANT will perform a visual assessment of the building thermal envelope, including representative exterior walls, roof areas where accessible, windows, exterior doors, and other visible envelope components,

to identify apparent deficiencies affecting energy performance, moisture intrusion, occupant comfort, and overall building performance.

6. CONSULTANT will prepare a Building Assessment Report documenting existing building systems, apparent equipment age and condition, operational concerns, visible deficiencies, code and life safety observations, repair or replacement recommendations, planning-level opinions of probable construction costs, and recommended priorities for repair, replacement, or further investigation.
7. CONSULTANT will provide an Engineer's Opinion of Probable Costs and attend one (1) in-person meeting and two (2) virtual meetings with FPRA representatives to review findings, obtain feedback, and finalize the Building Assessment Report.

Section 3 - Deliverables

CONSULTANT shall provide the deliverables to the FPRA as described in Exhibit "A".

Proposed services will be completed within one (1) month from the issuance of a Notice to Proceed as stated under Schedule in Exhibit "A".

Section 4 - Method and Amount of Compensation

The FPRA will compensate CONSULTANT for services under this AUTHORIZATION in accordance with the fee schedule as set forth under Compensation in Exhibit "A".

The budget (or fee) for the Project shall not exceed \$27,770.00.

Section 5 - FPRA's Responsibilities

The FPRA hereby designates the FPRA DIRECTOR or his/her designee as FPRA's representative for matters related to this AUTHORIZATION.

Section 6 - Other Provisions

All applicable portions of the AGREEMENT not specifically modified within this Specific Authorization shall remain in full force and effect, and are incorporated by reference herein. The terms and conditions of this AUTHORIZATION and that the AGREEMENT shall be fully binding on FPRA and CONSULTANT. The parties

understand, acknowledge and agree that the FPRA shall be substituted for any reference to CITY.

IN WITNESS WHEREOF, this AUTHORIZATION has been fully executed on behalf of the CONSULTANT by its duly authorized officer, and the FPRA has caused the same to be duly executed in their name and on their behalf, effective as of the date of the last signature below.

ATTEST:

**FORT PIERCE
REDEVELOPMENT AGENCY:**

Linda Cox, Agency Clerk

Linda Hudson, Chairperson

Date: _____

**APPROVED AS TO
FORM & CORRECTNESS:**

Sara Hedges,
City and Agency Attorney

BCER ENGINEERING, INC.:

By: _____
David Wallace, AIA
Director of Florida Operations

Date: _____

July 1, 2026
Revised July 14, 2026

Shyanne Harnage, MBA, FRA-RA
Director of Community and Economic Development
City of Fort Pierce Community & Economic Development
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Fort Pierce, FL 34950

Phone: 772.467.3034
Email: sharnage@cityoffortpierce.com

RE: FORT PIERCE REDEVELOPMENT AGENCY - BUILDING CONDITIONS ASSESSMENT

Dear Shyanne:

This letter is in response to your request for proposal dated June 4, 2026. This proposal is based on the following documents: scope meeting on June 11 and preliminary building information. Thank you for this opportunity.

SCOPE OF PROJECT

The project consists of assessing the condition of two (2) Fort Pierce Redevelopment Agency (FPRA) properties: Cobb's Landing and Percy Peek Gymnasium. The design team will perform site visits at each building to review the mechanical, electrical, plumbing, fire protection, and thermal envelope systems.

If, during our site visits, we identify conditions that may require further investigation, such as structural concerns, unknown moisture intrusion, or other concealed conditions, we will notify the FPRA that an additional consultant may be required to further evaluate the issue.

SCOPE OF SERVICES

BCER will provide professional engineering services to evaluate the existing building systems and provide a summary of observed conditions, potential deficiencies, anticipated replacement needs, and preliminary opinion of probable costs. The evaluation will be based on available existing documentation, visual observations during a site visit, limited discussions with facility staff, and BCER's professional judgment regarding the apparent condition and remaining useful life of the systems reviewed.

The assessment will generally include the following building systems:

- Mechanical/HVAC systems
- Electrical power distribution and lighting systems
- Plumbing systems
- Fire protection and life safety systems
- Technology/ICT infrastructure, as applicable
- Building thermal envelope, including general observations of exterior walls, roof conditions, windows, doors, and apparent envelope-related deficiencies
- Limited structural observation, only where visible conditions suggest a potential concern requiring further review

BCER will review available existing drawings, record documents, prior reports, equipment schedules, and other documentation provided by the Client. This review will be used to understand the original design intent, major system configurations, equipment capacities, and any known system modifications. BCER's review will be limited to the information provided and will not include verification of concealed conditions or full document reconciliation against current field conditions.

BCER will conduct a site visit to visually observe accessible building systems and equipment. The purpose of the site visit will be to document general system condition, apparent equipment age, visible deficiencies, maintenance concerns, and operational status based on observation and available input from facility staff.

The site observation will include accessible equipment rooms, mechanical spaces, electrical rooms, telecommunications spaces, plumbing areas, fire protection/life safety components, and representative occupied or support areas, as appropriate for the building type and scope. Observations will be visual in nature and will not include destructive investigation, testing, balancing, equipment disassembly, equipment start-up, or specialty diagnostic testing.

BCER will identify major equipment and systems observed during the site visit and summarize the apparent age, condition, and operational status where such information can be reasonably determined. Equipment age may be based on nameplate data, available maintenance records, existing drawings, or visual assessment. Where equipment age or operational status cannot be confirmed, BCER will note this in the findings. This fee proposal does not include make, model, and photograph of every piece of MEP equipment. This proposal is a major equipment/systems assessment.

BCER will identify readily observable code-related concerns associated with the building systems reviewed. Code observations will be based on the current or stated intended future use of the building, where such use is provided by the Client. If a proposed future use is not identified, BCER will base its observations on the apparent existing use of the facility.

This evaluation is not intended to constitute a full code compliance study, accessibility review, fire marshal review, or change-of-occupancy analysis unless specifically included as an additional service. Any code-related comments will be limited to readily observable conditions and issues that may require further review during future design, permitting, or renovation efforts.

BCER's consultant(s) will provide a general visual review of the building thermal envelope, including representative exterior walls, roof areas where accessible, windows, exterior doors, and other visible envelope components. The review will focus on apparent deficiencies that may affect energy performance, occupant comfort, moisture intrusion, or overall building performance. This review will not include roof testing, water infiltration testing, infrared scanning, destructive investigation, or detailed envelope commissioning.

BCER's scope does not include a comprehensive structural evaluation. However, if visible conditions are observed that appear to require structural review, BCER will identify those conditions in the summary of findings and recommend further evaluation by a qualified structural engineer. Limited structural input may be included if specifically requested and authorized by the Client.

BCER will prepare a written summary of findings documenting the results of the building systems evaluation. The report will generally include:

- Description of existing systems observed
- Apparent age and condition of major equipment
- Operational concerns noted during the site visit
- Visible deficiencies or maintenance concerns
- Readily observable code or life safety concerns, where applicable
- Potential system replacement, repair, or upgrade recommendations
- Planning-level opinion of probable costs for identified corrective work
- Recommended priorities for repair, replacement, or further investigation

Cost opinions will be conceptual and intended for budgeting and planning purposes only. Costs will be based on BCER's experience with similar work, available industry cost data, and the level of information available at the time of the assessment. Final costs may vary based on scope definition, phasing, escalation, market conditions, contractor pricing, concealed conditions, and permitting requirements.

Assumptions and Limitations

The evaluation will be limited to visual observations of accessible areas and systems. BCER will not perform destructive investigation, testing, commissioning, air or water balancing, load calculations, selective demolition, hazardous materials assessment, environmental testing, or detailed design as part of this scope.

The Client will provide access to the building, equipment rooms, roofs, maintenance areas, available drawings, maintenance records, and knowledgeable facility staff where available; this may require that ladders be available to access hard-to-reach areas. BCER will rely on information provided by the Client and facility representatives regarding system operation, known deficiencies, maintenance history, and planned future use.

Recommendations provided in the report will be intended to support capital planning, due diligence, facility condition assessment, or future design scoping. Additional detailed investigation, engineering

design, construction documents, permitting, or bidding support may be provided as an additional service if requested by the Client.

Deliverables:

Building Assessment Report.

Schedule:

Completed within one (1) month from proposal acceptance/approval.

Engineer's Opinion of Probable Costs:

BCER will provide an Engineer's Opinion of Probable Costs for this project. This opinion shall not be construed as a Contractor's Cost Estimate.

Design Criteria and Meetings:

- BCER will attend one (1) out of office meeting after our survey work is complete.
- BCER will attend two (2) virtual meetings to discuss our findings and request feedback for finalizing the report.

The following is excluded from this scope and can be added as Additional Services:

- Architectural/Engineering design and construction administration services.
- ADA/ABA full technical review.
- Commissioning and/or Enhanced Commissioning.
- Code/Life Safety consulting services.
- Life cycle cost analysis.
- Public presentations.

COMPENSATION

Engineering consulting services (MEP/FP/T):	\$15,320
Architectural support:	\$7,600
Cost Estimation support:	\$1,750
Structural Allowance (if necessary):	\$3,000
Grand Total:	\$27,770

If the size, scope, or schedule of the project varies significantly from that on which the above fee is based, or changes after design has been started, the fee shall be renegotiated accordingly. This proposal is valid for sixty (60) days.

Reimbursable Expenses

These expenses are included in the fee.

HOURLY RATES

Our hourly rates in effect as of the date of this proposal are as follows:

EMPLOYEE TYPE	\$/HR	EMPLOYEE TYPE	\$/HR	EMPLOYEE TYPE	\$/HR
Clerical	\$80	Senior BIM/3D Specialist	\$180	Senior Engineer/Designer/Consultant I	\$195
Project Coordinator I	\$85	Construction Administrator I	\$125	Senior Engineer/Designer/Consultant II	\$210
Project Coordinator II	\$105	Construction Administrator II	\$145	Senior Engineer/Designer/Consultant III	\$240
Project Coordinator III	\$115	Senior Construction Administrator I	\$175	Project Manager I	\$185
BIM/CAD Specialist I	\$85	Senior Construction Administrator II	\$195	Senior Project Manager I	\$205
BIM/CAD Specialist II	\$100	Engineer/Designer/Consultant Intern	\$85	Senior Project Manager II	\$235
BIM/CAD Specialist III	\$115	Engineer/Designer/Consultant I	\$125	Program Manager	\$235
Senior BIM/CAD Specialist I	\$125	Engineer/Designer/Consultant II	\$145	Director	\$240
Senior BIM/CAD Specialist II	\$145	Engineer/Designer/Consultant III	\$170	Principal	\$270

These rates may be revised from time to time to reflect increases in the cost of our operations.

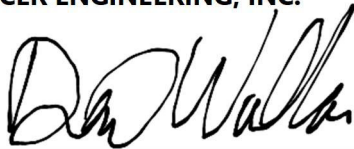
Shyanne, thank you again for this opportunity. We are very appreciative of our work with your firm and are looking forward to this opportunity with you. If you have any questions, please feel free to call me at 727.800.7314.

TERMS AND CONDITIONS

Shall be the same as our continuing contract with the City of Fort Pierce.

Sincerely,

BCER ENGINEERING, INC.



David Wallace, AIA

Attachments:
Terms and Conditions

dsw/maa