

**AMENDMENT NO. 1  
TO THE PROFESSIONAL ARCHITECTURAL  
AND  
ENGINEERING (A/E) SERVICES AGREEMENT  
BETWEEN THE CITY OF MIAMI BEACH, FLORIDA  
AND  
WANNEMACHER JENSEN ARCHITECTS, INC.  
DATED SEPTEMBER 25, 2023**

**FOR THE PROVISION OF ADDITIONAL PROFESSIONAL ARCHITECTURAL AND  
ENGINEERING SERVICES FOR THE 72<sup>ND</sup> STREET COMMUNITY COMPLEX, IN THE  
AMOUNT OF \$486,812.00**

This Amendment No. 1 to the Agreement is made and entered this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the CITY OF MIAMI BEACH, a municipal corporation existing under the laws of the State of Florida (the "City"), having its principal offices at 1700 Convention Center Drive, Miami Beach, Florida 33139, and **WANNEMACHER JENSEN ARCHITECTS, INC.**, a Florida Corporation having its principal office at 132 Mirror Lake Drive N, Unit 301, Saint Petersburg, Florida 33701 (the "Consultant").

**RECITALS**

**WHEREAS**, on December 14, 2022, the Mayor and the City Commission authorized the issuance of Request for Qualifications (RFQ) No.2023-121-ND, for architectural and engineering design services for the 72nd Street Community Complex. On December 16, 2022, the RFQ was issued; and

**WHEREAS**, on March 27, 2023, the City Commission adopted Resolution 2023-32559 authorizing the administration to enter into negotiations with Wannemacher Jensen Architects, Inc. (WJA) and on September 25, 2023, the City executed an agreement with WJA in the amount of \$9,265,453; and

**WHEREAS**, WJA delivered a conceptual design in December 2023, which, following the preparation of conceptual cost estimates, exceeded the \$70M construction budget, and in compliance with the terms of the Agreement, WJA was directed to re-design the project in order to meet the construction budget; and

**WHEREAS**, in February 2024, WJA submitted a revised design concept which despite having reduced the projected construction cost still exceeded the \$70M construction budget target, and certain value engineering (VE) strategies, representing cost savings, were identified for implementation; and

**WHEREAS**, City staff authorized the Consultant to proceed to the 30% schematic design confident that the project would be designed to budget; and

**WHEREAS**, in September 2024, WJA submitted the 30% schematic design including renderings and the resulting cost estimate submitted by the Construction Manager at Risk (CMR) was approximately 14% over the \$70M construction budget; and

**WHEREAS**, previously identified VE strategies could potentially resolve the budget concerns; and

**WHEREAS**, the Project currently includes a multi-level mixed-use parking garage, including approximately 500 parking spaces, a 50-meter competition pool with support amenities, a 25-meter multi-purpose pool, 7,500 SF Miami-Dade County library, 5,000 SF commercial/retail space, 7, 500 SF fitness center, 5,000 SF community center, 60,000 SF of active green space, and a jogging path with a current total project budget of \$101,742,327; and

**WHEREAS**, during the December 11, 2024 Commission meeting, the project was discussed and directed the Administration to add (1) level of parking, explore adding pickleball courts or other activation to the top level of parking, research public demand for the facility and commence public outreach which the Administration advised that adding one level of parking would increase the total project budget by approximately \$4,500,000; and

**WHEREAS**, WJA has submitted a request for additional services in the amount of \$486,812 associated with the direction to include the additional level of parking in the garage and the pickleball courts as directed by the City Commission; and

**WHEREAS**, the additional floor will provide approximately one hundred (100) parking spaces, and the top level of the parking structure could accommodate six (6) permanent pickleball courts and a storage room for equipment and the three egress stairs and two (2) elevators will need to extend up to the new level; and

**WHEREAS**, the negotiated proposal submitted by the Consultant was reviewed and analyzed by City staff and was found to be fair and reasonable; and

**WHEREAS**, Amendment No.1 will revise the total contract amount to \$9,752,265.

**NOW, THEREFORE**, the parties hereto and in consideration of the mutual promises, covenants, agreements, terms, and conditions herein contained, and other good and valuable consideration, the respect and adequacy are hereby acknowledged, do agree as follows:

**1. ABOVE RECITALS**

The above recitals are true and correct and are incorporated as a part of this Amendment No. 1.

**2. MODIFICATIONS**

(a) The Agreement is amended, as provided herein and in Schedule "A" attached hereto.

(b) In consideration for the services to be performed under this Amendment No. 1, City shall pay Consultant the not-to-exceed amount of \$482,787.00 as provided in Schedule "B", attached hereto,

**3. OTHER PROVISIONS.**

All other provisions of the Agreement, as amended, are unchanged and shall remain in full force and effect.

**4. RATIFICATION.**

The City and Consultant ratify the terms of the Agreement, as amended by this Amendment No. 1

**IN WITNESS WHEREOF**, the parties hereto have caused this Amendment No. 1 to be executed in their names by their duly authorized officials as of the date first set forth above.

**ATTEST:**

\_\_\_\_\_  
Eric Carpenter, City Manager

\_\_\_\_\_  
Rafael E. Granado, City Clerk

**ATTEST:**

**CONSULTANT:**  
**Wainemacher Jensen Architects, Inc.**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
President

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

City Of Miami Beach  
Herman Fung  
CIP Project Manager  
1700 Convention Center Drive,  
Miami Beach, FL 33139

January 9, 2025

Ref: 2341 - 72<sup>nd</sup> Street Community Complex - Amendment #1

Wannemacher Jensen Architects, Inc. (WJA) is submitting this proposal to provide additional services for the added Scope of work per the request by the City of Miami Beach Commission to incorporate one new parking level with additional parking spaces and pickleball courts.

#### DESCRIPTION OF WORK

In addition to the DCP requirements, the project will now include an additional multi-use parking level which will increase parking by approximately 91 additional parking spaces combined with up to Six (6) Pickleball Courts. The required program support amenities will include storage space and the required building modifications for accessibility, Life safety, local zoning requirements needed for the additional programming implementation. This includes vertical circulation, screening, lighting, and traffic impact requirements that are generated by the added program component.

#### Scope of Basic Services

The Basic Services below consist of the usual and customary Schematic Design, Design Development, Construction Documents, Permitting/Bidding and Construction Administration for architectural, structural, mechanical, electrical, and plumbing engineering services. Services not set forth in the Scope of Basic Services are considered Supplemental Services.

The following tasks will be completed as part of the basic services (Task 1 thru Task 4):

- Study 3D massing and layout incorporating added scope described
- Incorporated changes into Revit model and schematic design level drawings for review and approval
- Coordinate new added program with all required disciplines
- Review laws, codes, and regulations applicable to the Project affected by the design changes.
- Coordinate and attend additional progress (5) virtual meeting(s) to review the proposed changes.
- Prepare Meeting Minutes for OA (Owner/Architect) meetings.

#### Task 1 Schematic Design Phase (30% Construction Documents)

Based upon the CITY's approval of the program of spaces, Architect will prepare Schematic Design Documents for review and approval. The documents will consist of items necessary to convey the nature of the schematic approach, including an architectural site plan, preliminary building plans and other drawings as needed for CITY review and feedback.

**Task 2: Design Development Phase (60% Construction Documents)**

Based upon the CITY's approval of the Schematic Design Documents, the Architect will prepare Design Development Documents for review and approval. The Design Development Documents will consist of items necessary to illustrate and describe the development of the schematic design, including building plans, sections, elevations and diagrammatic layouts of building systems necessary to convey the character of the project.

**Task 3: Construction Documents Phase (90% and 100% Construction Documents)**

Based upon the CITY's approval of the Design Development Documents, the Architect will prepare Construction Documents for review and approval. The Construction Documents will illustrate and describe the further development of the approved Design Development Drawings and will consist of detailed Drawings and Specifications that describe requirements for the construction of the work. The Construction Documents will be used for the purpose of bidding, permitting, and construction.

**Task 4: Assistance with Pre-construction Coordination, Procurement, Permitting/Bidding**

Architect will assist the CMAR during pre-construction coordination after 90% Submission and assist the Construction Manager with permitting and obtaining bids from subcontractors. CITY's departmental comments and Building department comments will be incorporated into Permit Document responses.

**Task 5: Construction Administration**

The Architect will provide construction oversight to review if the project is being performed in accordance with the Construction Documents. The Architect will assist the Contractor when conflicts or clarifications are needed. The Architect and Engineers will make periodic site visits to observe construction and follow the progress.

**Supplemental Services****Task 6 Civil Engineering:**

- Analyze and design new building layout and required connection to R.O.W.
- Coordination and updates to the current version of the civil engineering drawings
- Coordination with authorities having jurisdiction.

**Task 7 Landscape Design:**

- Coordinate and Update drawings
- Updates to the materials plan and layout plan for the top parking level to accommodate the active pickleball courts
- Coordination with the project team on the court layout, materials, and associated lighting
- Review and collaboration with the client, owner, and consultants

**Task 8 Fire Protection:**

- Analyze and design Fire protection layout with scope added programming elements described above
- Coordination with Architecture and other disciplines, and preparation of design development drawings showing major systems, preliminary equipment selections
- Review laws, codes, and regulations applicable to the Project affected by the design changes.

- Incorporate the design requirements of governmental authorities having jurisdiction over the Project

#### **Task 9 Lighting Design:**

- We will meet with the Architect and the design & engineering team, and others during the re-design, for coordination, and presentations, as needed by phone
- Determine lighting solution that is to be shared between parking and pickleball court spaces
- Determine lighting solution for any additional amenities spaces that may accompany pickleball courts
- Extend lighting for stairs and elevator lobby up to new 5th level
- Extend exterior façade and nighttime building lighting to new 5th level
- Work with project electrical engineer to determine emergency / egress lighting (for review by the project electrical engineer)
- Advise on lighting control strategy guidance

#### **Task 10 Parking Design:**

Generate & review the concept design for an additional level of parking to the current design produced by the design architects (WJ Architects) and comment / advise on the plans as it relates to:

- Number of Parking Spaces
- Efficiency, layout, and geometrics
- Flows and circulation, turning radii, widths
- Ramp configurations, grades, transitions, radii
- Circulation and turning radii
- (3) iterations of a proposed layout for the added level
- ADA space layout and routes and efficiency

We understand the target is to maximize the number of parking spaces by adding an additional level to the current precast parking garage design. We will produce and review the added level layout by means of DWG drawings and marked-up plans and/or a memo report to provide guidance to the designers on improving the items listed above.

#### **Task 11 Life Safety:**

- Conduct a review of the architectural background modifications with respect to the remoteness of exits available for the Pickleball court areas and the exit capacity required to accommodate the occupant load. Interface with the architectural group as well as coordinating with other design team members as required to assist in finalizing this design phase for completion of the construction documents.
- Develop responses and clarifications to comments generated by the authority having jurisdiction (AHJ) and coordinate modifications to the drawing documents as needed. Provide miscellaneous consultation related to code compliance of the project construction which may include sketch reviews; web-based or telephone meetings in addition to email communication with the building ownership and project team members.
  - Provide up to eight (8) hours of consultation effort for the purpose of addressing building code and life safety planning inquiries.
  - Attend two (2) meetings if required with the authorities having jurisdiction to address comments.

- Review the life safety plan view drawing sheets based on the updated architectural background information prepared by the architectural group to ensure that the applicable code provisions are met. Prepare where required life-safety drawing annotations and supporting tabulations as required of the occupancy loads, exit widths and capacities. Evaluate common path and dead-end travel distances, wall fire-ratings and opening protection requirements for code compliance. Interface with the architectural group as well as coordinating with other design team members as required to assist in finalizing this design phase for completion of the construction documents.
- Review updated design layouts and provided feedback guidance on added program and recommended updated to life safety components including but not limited to Egress capacity and Calculations, Wall separation types, Door widths and required clearances, Door and Hardware types, etc.

#### **Task 12 Sustainability / LEED:**

- Incorporate added scope requirements into project sustainability descriptions.
- Study potential impact to LEED credits and requirements.
- Update Required documentation for LEED credit tracking and submission.

#### **Task 13 Traffic Engineering:**

- Traffic Impact Study Revision  
Revised Traffic Impact Study based on the addition of pickleball courts and the addition of approximately 91 additional parking spaces to the parking garage. The Traffic Impact Study revision will include the following:
  - Update trip generation to include the trips for the following two (2) alternatives (to be confirmed by the CLIENT):
    - Addition of four (4) pickleball courts
    - Addition of six (6) pickleball courts
  - Update trip distribution, if needed
  - Update traffic assignment for the nine (9) study intersections
  - Perform intersection operational analyses for the future with development condition for the nine (9) study intersections
  - Update driveway analysis
  - Revise the traffic study report, and submit it to the City, County, and/or its consultants
  - Meet with the City, County, and/or its consultants to discuss review comments, if needed
  - Revise and finalize the traffic study report based on comments from the City, County, and/or Client
  - SCHEDULE: A draft report will be available for review in six (6) weeks from NTP
- Additional Signal Warrant Analysis  
Based on the addition of pickleball courts and the addition of approximately 91 additional parking spaces to the parking garage, additional signal warrant analysis is needed. The Signal Warrant Analysis will include the following:
  - Perform additional traffic data collection required for signal warrant analysis, at the Project Driveway/72nd Street intersection.
  - The data collection includes: 24-hour volumes for all intersection approaches, pedestrian volumes, and crash data for the last 5 years.

- Perform signal warrant analysis at the Project Driveway/72nd Street intersection, per MUTCD guidelines
- Prepare memorandum documents finding/recommendation of analysis
- Prepare a final memorandum addressing comments from the City, County, and/or Client
- SCHEDULE: A draft report will be available for review in 3-4 weeks once the data collection is completed and delivered

**Task 14 Geotechnical Engineering:**

- The geotechnical report, originally completed a few months ago, requires an update to accommodate the proposed addition of an extra level featuring approximately 91 parking spaces and pickleball courts within the garage. This updated report will evaluate the structural and dynamic load impacts, offering revised recommendations for foundations, slabs, and drainage to ensure compliance with standards and long-term performance reliability.

**Task 15 Rendering**

- Update Rendered views (up to 16 views) incorporating proposed design changes.

**PROPOSED FEES**

<b>Task Basic Services (Architectural, MEP, Structural)</b>	<b>Total Fee</b>
Task 1 Schematic Design (30% Construction Doc)	\$49,627
Task 2 Design Development (60% Construction Doc)	\$81,935
Task 3 Construction Documents (90% & 100% Construction Doc)	\$125,040
Task 4 Assistance with Permitting/Bidding	\$7,033
Task 5 Construction Administration	<u>\$66,092</u>
<b>Sub-total</b>	<b>\$329,727</b>
 <b>Task Required Supplemental Services</b>	 <b>Total Fee</b>
Task 6 Civil Engineering	\$14,045
Task 7 Landscape Design	\$6,640
Task 8 Fire Protection	\$11,550
Task 9 Lighting Design	\$20,495
Task 10 Parking Design	\$8,720
Task 11 Life Safety	\$13,530
Task 12 Sustainability / LEED	\$14,205
Task 13 Traffic Engineering	\$32,885
Task 14 Geotechnical Engineering	\$2,920
Task 15 Renderings	<u>\$32,095</u>
<b>Sub-Total</b>	<b>\$157,085</b>



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**Design Services Total**

**\$486,812**

Thanks for the opportunity to propose service: for your project.

Sincerely,

Wannemacher Jensen Architects, Inc.



Jason Jensen, AIA, LEED AP, Principal

Approved:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

**I. Manpower Estimate: Additional Services #3 Tasks**

Direct Labor Rates Classifications		Principal	Project Mnager, Architect, Interior Designer	Architectural Associate	Administrative	Total Hours	Labor Cost
Billing Rates <sup>1</sup>		\$ 265.00	\$ 165.00	\$ 140.00	\$ 90.00		
TASK							
1	Schematic Design	2	150	100	2	254	\$ 39,460
2	Design Development	2	150	120	2	274	\$ 42,260
3	Construction Documents	8	210	180	2	400	\$ 62,150
4	Bidding/Permitting	1	16		1	18	\$ 2,995
5	Construction Administration	2	180	60	2	244	\$ 38,810
6	Civil Engineering	1	8	2	2	13	\$ 2,045
7	Landscape Design		4	1	1	6	\$ 890
8	Fire Protection		8	1	1	10	\$ 1,550
9	Lighting Design	1	12	4	1	18	\$ 2,895
10	Parking Design		6	1	1	8	\$ 1,220
11	Life Safety		8	2	2	12	\$ 1,780
12	Sustainability/LEED	1	8	2	2	13	\$ 2,045
13	Traffic Engineering	1	16	8	4	29	\$ 4,385
14	Geotechnical Engineering		2		1	3	\$ 420
15	Renderings	3	20	200		223	\$ 32,095
Totals		22	790	681	24	1525	\$ 235,000

**II. Fee Calculation**

Task	Task	Labor Cost	Expenses	Subconsultant Services	Total Cost Without Allowance
1	Schematic Design	\$39,460.00	\$0.00	\$10,167.00	\$49,627
2	Design Development	\$42,260.00	\$0.00	\$39,675.00	\$81,935
3	Construction Documents	\$62,150.00	\$0.00	\$62,890.00	\$125,040
4	Bidding/Permitting	\$2,995.00	\$0.00	\$4,038.00	\$7,033
5	Construction Administration	\$38,810.00	\$0.00	\$27,282.00	\$66,092
6	Civil Engineering	\$2,045.00	\$0.00	\$12,000.00	\$14,045
7	Landscape Design	\$890.00	\$0.00	\$5,750.00	\$6,640
8	Fire Protection	\$1,550.00	\$0.00	\$10,000.00	\$11,550
9	Lighting Design	\$2,895.00	\$0.00	\$17,600.00	\$20,495
10	Parking Design	\$1,220.00	\$0.00	\$7,500.00	\$8,720
11	Life Safety	\$1,780.00	\$0.00	\$11,750.00	\$13,530
12	Sustainability/LEED	\$2,045.00	\$0.00	\$12,160.00	\$14,205
13	Traffic Engineering	\$4,385.00	\$0.00	\$28,500.00	\$32,885
14	Geotechnical Engineering	\$420.00	\$0.00	\$2,500.00	\$2,920
15	Renderings	\$32,095.00	\$0.00	\$0.00	\$32,095
<b>Total</b>		<b>\$235,000.00</b>	<b>\$0.00</b>	<b>\$251,812.00</b>	<b>\$486,812.00</b>

**III. Fee Limit**

<b>Lump Sum Cost</b>	<b>\$486,812.00</b>
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