

June 18, 2026

Marc Celetti
City of Lauderhill
Construction Management and Capital Projects Director
5585 NW 19th Street, Lauderhill, FL 33313



Re: City of Lauderhill Wolk Park Master Planning, Additions and Renovations

BEA Architects is pleased to submit this proposal for Architectural and Engineering Services for the Master Planning and Renovation of Wolk Park. The project includes comprehensive evaluation, design, and documentation services for multiple existing structures, new facilities, and site-wide improvements.

DESCRIPTION OF SCOPE OF ITEMS:

- A. Assessment of Existing Conditions:** Perform comprehensive architectural, structural, and MEP evaluations of existing interior conditions for the following facilities: NE Pavilion ("Building A"), Multipurpose Recreational Building ("Building B"), Office Building ("Building D"), Pool Guard Building ("Building E"), and the SE Pump Room ("Building H"). Services shall include resurfacing the pool deck. All listed existing buildings shall undergo termite inspection, structural assessment to verify integrity and suitability for continued use, and evaluation for roof replacement. The master plan will consider available utility information provided by the Owner when evaluating locations for the new amphitheater and pool locker room. Surveying, utility locating, subsurface utility engineering, and verification of underground utilities are excluded unless separately authorized.
- B. Prepare Construction Documents:** Prepare a complete permit package including architectural, mechanical, electrical, plumbing, and structural drawings, as required, to support construction for the following scope of work:
 - a. (Building A Approx 1150 SF) Incorporate a new roof, rust treatment for existing brackets and floor plates, and protective wood coating for the existing structure.
 - b. (Building B Approx 1290 SF) Provide a complete interior renovation, including a new roof, potential structural repairs, and interior programming to accommodate a pool table, ping pong table, restrooms, and a small kitchen area. A schematic furniture layout will be provided. FF&E are excluded from this scope.
 - c. (Building C Approx 800 SF) Design a new facility to include male and female locker rooms with restrooms, showers, and locker areas.
 - d. (Building D Approx 530 SF) Renovate the existing structure to include a new roof, potential structural repairs, reception area, tennis equipment storage, and one private office. Provide an exterior service window or designated area for equipment rental, court reservations, and sale of beverages/snacks.
 - e. (Building E Approx 310 SF) Renovate to include a new roof, potential structural repairs, office space, and lifeguard storage. No work is included for the pool room located beneath.
 - f. (Building F Approx 75 SF) To include the demolition of the existing west electrical meter room, demolition of temporary electrical meter room, and replacing them with a new electrical vault that includes two separate electrical meters. One meter to serve the site lighting and tennis court lights, and one to serve all existing and new buildings.



- g. (Approx 6400 SF) resurfacing the pool deck.
 - h. (Building G Approx 13400 SF) Convert an existing tennis court into a covered basketball court. The new structure shall include a canvas canopy system High-Density Polyethylene (HDPE) or PVC-coated mesh fabric cover with at least 90–95% UV protection and site lighting.
 - i. (Building H Approx 45 SF) Renovate the existing irrigation pump room, and full evaluation of existing irrigation system. To field review the existing conditions and recommend upgrading or full replacement of existing irrigation system. Plan to include upgrade of rust inhibitor to commercial grade.
 - j. (Building I Approx 1000 SF) New covered amphitheater, with minimal site alterations.
 - k. (Building J Approx 200 SF) New Splash Pad. Specialty splash pad/aquatic system design, water treatment design, health department permitting, and manufacturer-engineered systems are excluded unless separately authorized.
 - l. (Existing site Approx 307,100 SF) Provide site-wide improvements including minimum landscaping at the park and south roundabout, installation of security cameras at key locations, outdoor fitness equipment along the proposed walking trail, new lighting around the lake to highlight the central peninsula, and fence repairs as required. Including existing paver replacement for new stamped concrete to be added to documentation as an Add-Alternate option.
- C. Permitting:** Respond to building comments that may come on the permitting phase from AHJ.
- D. Assist in Bid Administration:** Prepare bid package including architectural, mechanical, and electrical engineering documents, assist with preparing bid requirements, respond to bidders RFI and issue addendums as needed during bid phase.
- E. Construction Administration:** Perform construction administration services, reviewing contractor work for general conformance with design intent, Owner expectations, and applicable city/jurisdictional requirements.

PHASES / SCHEDULE:

1. **Phase I (30% Schematic Design and Site Plan):** Prepare existing conditions assessments. Study existing architectural, mechanical, electrical, and structural conditions, supporting infrastructure. Review any building documentation provided by Owner or Building Department. Site visits to collect project data. Identify code and sustainability requirements, including utility connections. Study of original building conditions to establish design intent. Prepare schematic drawings for above items for Owner and stakeholders' approval prior to starting Construction Documents packages. Establish Mechanical, Electrical, plumbing, and structural requirements. Meet with Owner for review and approval.



2. **Phase II (Design Development Package – 60%):** Develop final option to prepare technical permit and bid packages. Perform Life-Safety Analysis. Create outline for Project Specifications. Meet with Owner for review and approval.
3. **Phase III (Construction Documents - 100%):** Coordination with all agencies having jurisdiction. Develop CD's and Project Specifications (in drawings). Meet with owner for review and approval.
4. **Phase IV (Permitting):** Owner/Contractor shall be responsible for formal permit application and permit fee payment. BEA will provide signed/sealed documents and respond to AHJ comments.
5. **Phase V (Bidding):** Provide drawings for final bid. Includes Bid assistance and addendum preparations. Attend pre-bid meeting. Collaboration with Owner and create final bids tabulation.
6. **Phase VI (Construction Administration & Close-out):**
 - Attend pre-construction meeting
 - Attend bi-weekly virtual construction progress meetings and up to eight on-site meetings during the 52-week construction duration. Additional meetings shall be Additional Services.
 - Review and respond to Contractor's RFIs
 - Perform Punch List Review
 - Provide Architect's certification of Substantial Completion
 - Perform final completion review and issue close-out recommendations, as applicable.
 - Review Pay Requests
 - Review of Change Orders

Estimated Design/Production time period*:

▪ PHASE I (30% SD Site Plan) -	6 weeks
▪ PHASE II (60% DD) -	4 weeks
▪ PHASE III (100% CD) -	3 weeks
▪ PHASE IV (Permitting) -	4 weeks
▪ PHASE V (Bidding) -	4 weeks
▪ PHASE VI (Const. Admin.) -	52 weeks

*Time periods do not include City/Stakeholder review time for each submittal & Permit Processing Time

DESIGN FEES:

▪ Architectural Services for Wolk Park	\$ 216,550.00
○ PHASE I – 30% SD Site Plan	\$ 53,770.00
○ PHASE II – 60% DD	\$ 37,390.00
○ PHASE III – 100% CD	\$ 28,950.00
▪ Continued in next page	



○ PHASE IV – Permitting	\$ 19,240.00
○ PHASE V – Bidding	\$ 12,200.00
○ PHASE VI – Construction Admin.	\$ 65,000.00
▪ MEP Lump Sum	\$54,900.00
▪ Structural Lump Sum	\$28,000.00
▪ Civil Lump Sum	\$21,000.00
▪ Landscape Lump Sum	\$21,000.00
• Total A/E	\$341,450.00

NOTE: See attached **Exhibit A** for site plan out lining areas by name given above. Also, see **Exhibit B** for hourly breakdown.

REIMBURSABLE EXPENSES & ALLOWANCES:

EXCLUSIONS:

1. Zoning submittals or interface
2. Permit fees, permit expediting, and formal permit application/submittal by BEA are excluded. BEA will provide signed/sealed permit documents and respond to AHJ comments as included in Phase III.
3. Phasing plans or MOT (by Contractor)
4. LEED, FGBC, or other Sustainable Building Certifications
5. FFE Design
6. Surveying
7. 40-year recertification services, inspections, reports, or filings
8. Cost Estimating

If the Owner elects to have the Consultant provide any excluded services, such services shall be authorized in writing in advance and performed as Additional Services under a mutually agreed scope and fee.

Fee Basis and Billing:

The fees for subsequent phases are based on the scope assumptions listed herein and are subject to adjustment if Phase I assessments identify materially different structural, MEP, landscape, civil, site, code, or program conditions. Any fee adjustment shall require written authorization prior to proceeding.

Additional Services:

Services not specifically included should be considered Additional Services and require written authorization. These include redesigning due to scope changes, unforeseen conditions, agency comments, or extended construction duration.



Please indicate your acceptance by signing/dating below and remitting by email.

We appreciate the opportunity to continue building our relationship and look forward to collaborating with the City of Lauderdale in realizing this next project. Feel free to contact me at your convenience if you have any comments or questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "RMD", written over a horizontal line.

Robert M. Draper, RA
Vice-President
BEA architects, Inc.

Accepted by:

A handwritten signature in black ink, appearing to read "K. Hobbs, Jr.", written over a horizontal line.

Print Name:

Kennie Hobbs, Jr.

Title:

City Manager

Date:

07/21/26



Wolk Park
2026



KEY:

- Building A
- Building B
- Building C
- Building D
- Building E
- Building F
- Building G
- Building H
- Building I
- Building J
- ⬡ POOL IMPROVEMENTS
- ⬡ POOL IMPROVEMENTS
- ⬡ GENERAL PARK UPGRADES
- ⬡ PAVER REPLACE FOR NEW STAMPED CONCRETE TO BE ADD-ALTERNATE OPTION

BUILDING LOCATIONS ARE FOR CONCEPTUALIZATION ONLY. ANY REQUIRED LOCATION OR RESIZING OF FINAL SIZE.

WOLK PARK

Exhibit A
Site Plan

EXHIBIT B



City of Lauderdale Wolk Park Master Planning, Additions and Renovations
Date: 6/18/2025

Architectural & Engineering Scope:

Wolk Park

Role	Principal Architect	Sr. Architect	Proj. Manager	Design Architect/Engineer	Grading Technician	Civil	Schedule/Estimator	Construction Inspector	Total Hours Per Phase	Total Per Phase
Hourly Rate	\$255.00	\$390.00	\$220.00	\$190.00	\$110.00	\$80.00	\$180.00	\$180.00		
Phase I - 30% SD Site Plan	2	14	20	96	340	0	0	0	340	\$81,770.00
Phase II - 60% SD	2	8	20	64	180	0	0	0	262	\$37,900.00
Phase III - 100% CD	2	4	20	48	120	0	0	0	262	\$79,950.00
Phase IV - Permitting	0	4	20	32	64	0	0	0	128	\$19,240.00
Phase V - Bidding	0	4	12	32	16	0	0	0	72	\$12,240.00
Phase VI - Const. Admin.	4	20	138	115	55	0	0	0	340	\$65,880.00
Total Hours	10	54	230	387	692	40	0	0	1384	Total Hours
	\$ 2,550	\$ 13,500	\$ 50,600	\$ 73,530	\$ 77,000	\$ 4,320	\$ -	\$ -		
Total Wolk Park										\$216,550.00

	\$ 341,450.00	
Architectural	\$ 216,550.00	63%
MEP	\$ 54,900.00	16%
Structural	\$ 28,000.00	8%
Civil	\$ 21,000.00	6%
Landscape	\$ 21,000.00	6%
	\$ 341,450.00	100.00%

Account

Fund	309	GO BOND 26	Acct	309-25-00-327-000-00000-506814-	
Org	30905327	WOLK PARK	Acct name	WOLK PARK IMPROVEMENTS	Account Notes
Object	506814	WORK IMPS	Type	Expense	Status: Active
Project			Rollup		
			Sub-Rollup		

☐ MultiYr Fund

4 Year Comparison	Current Year	History	4 Year Graph	History Graph				
Yr/Per 2026/01	Fiscal Year 2026		Fiscal Year 2025		Fiscal Year 2024		Fiscal Year 2027	
Original Budget	.00		.00		.00		.00	
Transfers In	\$85,190.00		.00		.00		.00	
Transfers Out	.00		.00		.00		.00	
Revised Budget	\$85,190.00		.00		.00		.00	
Actual (Memo)	.00		.00		.00		.00	
Encumbrances	.00		.00		.00		.00	
Requisitions	.00						.00	
Available	\$85,190.00		.00		.00		.00	
Percent used	.00		.00		.00		.00	

Memo

To: Kennie Hobbs, City Manager

From: Marc Celetti, CMCP Director 

cc: CMCP files.

Date: June 18, 2026

Re: RISE GO Bond design proposal for Wolk Park from BEA Architects.

Mr. Hobbs,

The CMCP department is recommending approval of the design proposal from BEA Architects for Wolk Park in the amount of \$341,450 dollars which includes \$86,200 dollars in construction administration cost allocated from account number 30921351506510.

General scope of work: Perform comprehensive architectural, structural, and MEP evaluations of existing interior conditions for the following facilities: NE Pavilion ("Building A"), Multipurpose Recreational Building ("Building B"), Office Building ("Building D"), Pool Guard Building ("Building E"), and the SE Pump Room ("Building H"). Services shall include resurfacing the pool deck. All listed existing buildings shall undergo termite inspection, structural assessment to verify integrity and suitability for continued use, and evaluation for roof replacement. We will also incorporate a master plan for the site to see the optimal location for the new amphitheater and pool locker room to avoid any UG civil or electrical lines.

Detailed work description:

1. Pavilion - Incorporate a new roof, rust treatment for existing brackets and floor plates, and protective wood coating for the existing structure.
2. Recreation Room - Provide a complete interior renovation, including a new roof, potential structural repairs, and interior programming to accommodate a pool table, ping pong table, restrooms, and a small kitchen area. A schematic furniture layout will be provided. FF&E are excluded from this scope.

3. Design a new facility to include male and female locker rooms with restrooms, showers, and locker areas.
4. Renovate the existing structure to include a new roof, potential structural repairs, reception area, tennis equipment storage, and one private office. Provide an exterior service window or designated area for equipment rental, court reservations, and sale of beverages/snacks.
5. Life guard office and storage - Renovate to include a new roof, potential structural repairs, office space, and lifeguard storage. No work is included for the pool room located beneath.
6. Existing Meter room - To include the demolition of the existing west electrical meter room, demolition of temporary electrical meter room, and replacing them with a new electrical vault that includes two separate electrical meters. One meter to serve the site lighting and tennis court lights, and one to serve all existing and new buildings.
7. Resurfacing the pool deck.
8. Convert an existing tennis court into a covered basketball court. The new structure shall include a canvas canopy system High-Density Polyethylene (HDPE) or PVC-coated mesh fabric cover with at least 90–95% UV protection and site lighting.
9. Renovate the existing irrigation pump room. Evaluate and upgrade the existing irrigation system.
10. New covered 1000 square foot open air amphitheater, with minimal site alterations.
11. New Splash Pad.
12. Provide site-wide improvements including minimum landscaping at the park and south roundabout, installation of security cameras at key locations, outdoor fitness equipment along the proposed walking trail, new lighting around the lake to highlight the central peninsula, and fence repairs as required. Including existing paver replacement for new stamped concrete to be added to documentation as an Add-Alternate option.
13. Construction administration cost which covers attending pre-construction, progress meetings via virtual and on site for the 52-week construction duration. It includes contractor RFI'S review and responses, punch list review, architect certification of substantial completion, final review and close out recommendations, pay request and change order reviews. The administrative cost is an additional sum of \$86,200.00 increasing the total contract to \$341,450.00 from the original \$255,250.00.



WOLK PARK

Exhibit A
Site Plan

