

June 01, 2026

Marc Celetti
City of Lauderdale
Construction Management and Capital Projects Director
2101 Northwest 49th Avenue, Lauderdale, FL 33313



Re: City of Lauderdale Herbert Sadkin Community Center – Exterior Windows, Storefront Replacement, and Stucco Repair

BEA Architects is pleased to submit this proposal for Architectural and Engineering Services for the replacement of existing exterior windows and storefronts and the repair of existing stucco damage and waterproofing. The project includes the replacement of multiple storefronts and windows throughout the building, windows to be replaced with existing operating types and mechanisms. Second-floor windows to be full-height glazing panels without middle mullion, the exterior ground floor windows to be reduced in mullion count to create a more modern look. There is one interior storefront/door near the reception entrance that leads to the second floor to be replaced. Second-floor storefront system shall consist of glass and mullions; associated doors shall be metal doors. Windows and storefront doors to be specified Low-E, white frames, and have grey/bronze hue to match existing tinted windows. The project includes patching existing damage as found by the Owner provided 40-year inspection and Owner provided exterior defects plan. Scope is limited to exterior stucco repair items, pressure washing, painting and sealing identified by the Owner for this project. Electrical, roofing, rail replacement, elevator, and unrelated 40-year recertification deficiencies are excluded unless specifically listed in the scope above.

DESCRIPTION OF SCOPE OF ITEMS:

- A. **Assessment of Existing Conditions:** Perform comprehensive architectural, structural evaluations for the existing windows and openings and exterior stucco repairs.
- B. **Prepare Construction Documents:** Prepare a complete permit package including architectural and structural drawings, as required, to support construction for the replacement of windows and storefronts and the repair of the exterior stucco.
- C. **Permitting:** Respond to AHJ review comments received during the permitting phase.
- D. **Assist in Bid Administration:** Prepare bid packages including architectural 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, meet owner expectations, and adhere to city and jurisdictional requirements.

PHASES / SCHEDULE:

- 1. **Phase I (60% Schematic Design):** Review any existing building documentation provided by Owner or Building Department. Site visits to collect project data. Identify code and sustainability requirements. Study of original building conditions to establish design intent. Establish structural requirements. Develop final option to prepare technical permits and bid packages. Create outline for Project Specifications. Meet with Owner for review and approval.



2. **Phase II (Construction Documents - 100%):** Coordination with all agencies having jurisdiction. Develop construction documents and technical specifications incorporated into the drawings. Meet with owner for review and approval.
3. **Phase III (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.
4. **Phase IV (Bidding):** Provide drawings for final bid. Includes Bid assistance and addendum preparations. Attend pre-bid meeting. Coordinate with Owner and assist with final bid tabulation.
5. **Phase V (Construction Administration & Close-out):**
 - Attend pre-construction meeting
 - Attend Bi-weekly Construction Site Meetings to include up to 4 site meetings.
 - 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 recommendation, as applicable.
 - Review Pay Requests
 - Review Change Orders

Estimated Design/Production time period*:

- | | |
|-----------------------------|----------|
| ▪ PHASE I (60% SD) - | 5 weeks |
| ▪ PHASE II (100% CD) - | 3 weeks |
| ▪ PHASE III (Permitting) - | 3 weeks |
| ▪ PHASE IV (Bidding) - | 3 weeks |
| ▪ PHASE V (Const. Admin.) - | 10 weeks |

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

DESIGN FEES:

- | | |
|---------------------------------|---------------------|
| ▪ Architectural Services | \$ 51,790.00 |
| ○ PHASE I – 60% SD | \$ 21,030.00 |
| ○ PHASE II – 100% CD | \$ 11,170.00 |
| ○ PHASE III – Permitting | \$ 6,410.00 |
| ○ PHASE IV – Bidding | \$ 6,630.00 |
| ○ PHASE V – Construction Admin. | \$ 6,550.00 |
| ▪ Structural Lump Sum | \$5,000.00 |
| ▪ Total A/E | \$56,790.00 |

NOTE: See attached **Exhibit A** for existing conditions photolog. 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:

Above fees are LUMP SUM fees to be invoiced monthly or at a rate commensurate with completion of scope of work items.

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,

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

Accepted by: _____

Title: _____

Print Name: _____

Date: ____/____/____

Exhibit A:

Herbert Sadkin Community Center

1176 NW 42nd Way, Lauderhill, FL 33313
PROJECT NO. Proposal Acquisition

Proposal Site Visit 05.21.26



PHOTOGRAPHIC LOG

Site Progress Report



Client: City of Lauderdale

Herbert Sadkin Community Center

Project:

Proposal Acquisition

Photo No.
1

Date:
05-20-26

Direction Photo Taken:

Exterior Southwest Façade

Description:

Two exterior store front systems, maintain door types as existing, keep swing doors where swing doors are located and keep sliding doors where sliding doors are located. Sliding doors to be breakaway type.

Note for all glazing, glazing to match existing tint color to be Low-E and mullions to be white.



Photo No.
2

Date:
05-20-26

Direction Photo Taken:

Exterior Southwest Façade

Description:

Window system at the second floor to be full panel high removing the middle mullion.

Note for all glazing, glazing to match existing tint color to be Low-E and mullions to be white.



PHOTOGRAPHIC LOG

Site Progress Report



Client: City of Lauderdale

Herbert Sadkin Community Center

Project:

Proposal Acquisition

Photo No.
3

Date:
05-20-26

Direction Photo Taken:

Exterior Southwest Façade
facing east.

Description:

Small new windows to have
less mullions where possible
to create a more modern
look.

Note for all glazing, glazing
to match existing tint color to
be Low-E and mullions to be
white.



Photo No.
4

Date:
05-20-26

Direction Photo Taken:

Exterior Southwest façade
facing north.

Description:

These two metal doors are
not in scope and shall
remain existing.



PHOTOGRAPHIC LOG

Site Progress Report



Client: City of Lauderdale

Herbert Sadkin Community Center

Project:

Proposal Acquisition

Photo No.
5

Date:
05-20-26

Direction Photo Taken:

Exterior South façade.

Description:

Small new windows to have less mullions where possible to create a more modern look.

Note for all glazing, glazing to match existing tint color to be Low-E and mullions to be white.



Photo No.
6

Date:
05-20-26

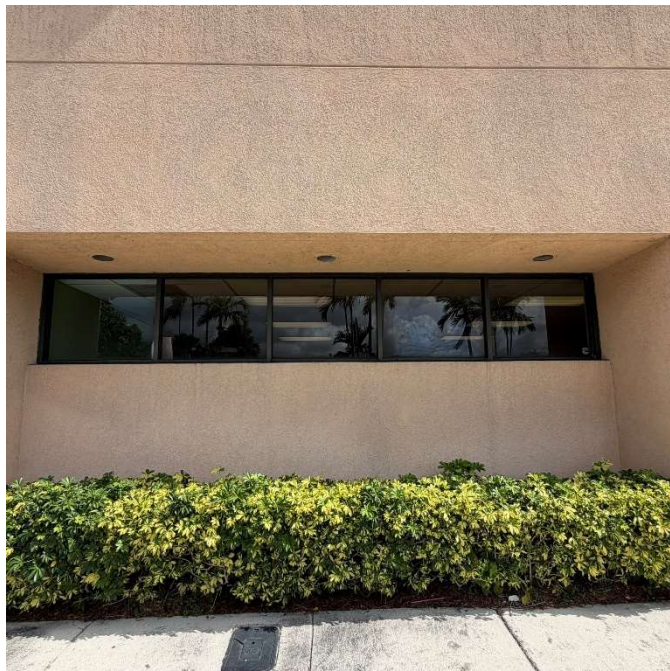
Direction Photo Taken:

Exterior South façade.

Description:

Small new windows to have less mullions where possible to create a more modern look.

Note for all glazing, glazing to match existing tint color to be Low-E and mullions to be white.



PHOTOGRAPHIC LOG

Site Progress Report



Client: City of Lauderdale

Herbert Sadkin Community Center

Project:

Proposal Acquisition

Photo No.

7

Date:

05-20-26

Direction Photo Taken:

Exterior South façade.

Description:

Small new windows to have less mullions where possible to create a more modern look.

Note for all glazing, glazing to match existing tint color to be Low-E and mullions to be white.



Photo No.

8

Date:

05-20-26

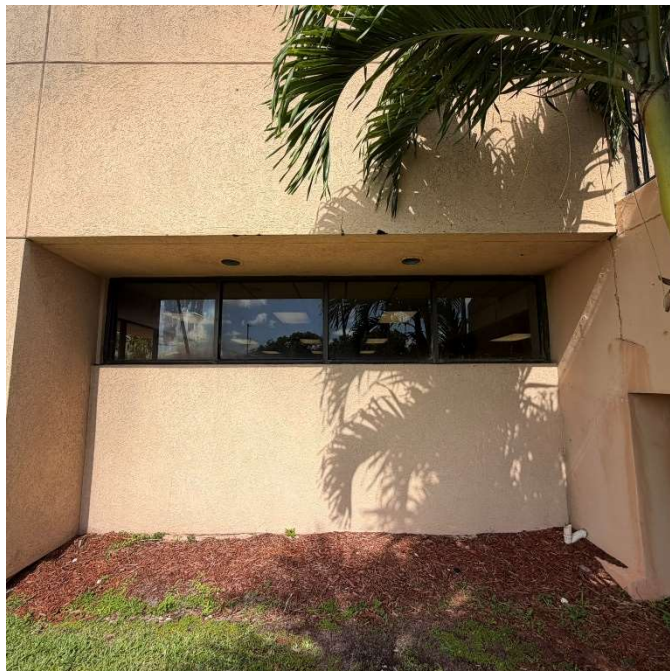
Direction Photo Taken:

Exterior East façade.

Description:

Small new windows to have less mullions where possible to create a more modern look.

Note for all glazing, glazing to match existing tint color to be Low-E and mullions to be white.



PHOTOGRAPHIC LOG

Site Progress Report



Client: City of Lauderdale

Herbert Sadkin Community Center

Project:

Proposal Acquisition

Photo No.
9

Date:
05-20-26

Direction Photo Taken:

Exterior East façade.

Description:

Exterior store front systems, maintain door types as existing, keep swing doors where swing doors are located and keep sliding doors where sliding doors are located. Sliding doors to be breakaway type.

Note for all glazing, glazing to match existing tint color to be Low-E and mullions to be white.



Photo No.
10

Date:
05-20-26

Direction Photo Taken:

Exterior East façade.

Description:

Second floor windows with curved features.

Note for all glazing, glazing to match existing tint color to be Low-E and mullions to be white.



PHOTOGRAPHIC LOG

Site Progress Report



Client: City of Lauderdale

Herbert Sadkin Community Center

Project:

Proposal Acquisition

Photo No.
11

Date:
05-20-26

Direction Photo Taken:

Exterior East façade.

Description:

Small window.

Note for all glazing, glazing to match existing tint color to be Low-E and mullions to be white.



Photo No.
12

Date:
05-20-26

Direction Photo Taken:

Exterior North façade.

Description:

Small new windows to have less mullions where possible to create a more modern look.

Note for all glazing, glazing to match existing tint color to be Low-E and mullions to be white.



PHOTOGRAPHIC LOG

Site Progress Report



Client: City of Lauderdale

Herbert Sadkin Community Center

Project:

Proposal Acquisition

Photo No.
13

Date:
05-20-26

Direction Photo Taken:

Exterior North façade.

Description:

Small new windows to have less mullions where possible to create a more modern look.

Note for all glazing, glazing to match existing tint color to be Low-E and mullions to be white.



Photo No.
14

Date:
05-20-26

Direction Photo Taken:

Exterior North façade.

Description:

Small new windows to have less mullions where possible to create a more modern look.

Note for all glazing, glazing to match existing tint color to be Low-E and mullions to be white.



PHOTOGRAPHIC LOG

Site Progress Report



Client: City of Lauderdale

Herbert Sadkin Community Center

Project:

Proposal Acquisition

Photo No.
15

Date:
05-20-26

Direction Photo Taken:

Exterior West façade.

Description:

Exterior store front systems, maintain door types as existing, keep swing doors where swing doors are located and keep sliding doors where sliding doors are located. Sliding doors to be breakaway type.

Note for all glazing, glazing to match existing tint color to be Low-E and mullions to be white.



Photo No.
16

Date:
05-20-26

Direction Photo Taken:

Exterior North façade.

Description:

Small window.

Note for all glazing, glazing to match existing tint color to be Low-E and mullions to be white.



PHOTOGRAPHIC LOG

Site Progress Report



Client: City of Lauderdale

Herbert Sadkin Community Center

Project:

Proposal Acquisition

Photo No.
17

Date:
05-20-26

Direction Photo Taken:

Exterior North façade.

Description:

Exterior store front systems, maintain door types as existing, keep swing doors where swing doors are located and keep sliding doors where sliding doors are located. Sliding doors to be breakaway type. Maintain storefront curvature.

Note for all glazing, glazing to match existing tint color to be Low-E and mullions to be white.



Photo No.
18

Date:
05-20-26

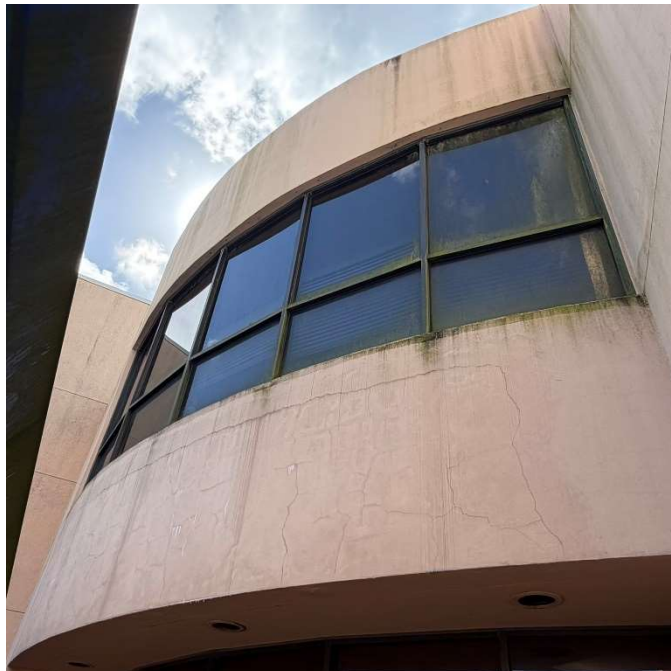
Direction Photo Taken:

Exterior North Façade

Description:

Window system at the second floor to be full panel high removing the middle mullion.

Note for all glazing, glazing to match existing tint color to be Low-E and mullions to be white.



PHOTOGRAPHIC LOG

Site Progress Report



Client: City of Lauderdale

Herbert Sadkin Community Center

Project:

Proposal Acquisition

Photo No.
19

Date:
05-20-26

Direction Photo Taken:

Exterior North Façade

Description:

Window system at the second floor to be full panel high removing the middle mullion.

Note for all glazing, glazing to match existing tint color to be Low-E and mullions to be white.



Photo No.
20

Date:
05-20-26

Direction Photo Taken:

Interior Southwest area of building near reception.

Description:

Only interior door is being replaced. Store front systems, maintain door types as existing, keep swing doors where swing doors are located.

Note for all glazing, glazing to match existing tint color to be Low-E and mullions to be white.



PHOTOGRAPHIC LOG

Site Progress Report



Client: City of Lauderdale

Herbert Sadkin Community Center

Project:

Proposal Acquisition

Photo No.
21

Date:
05-20-26

Direction Photo Taken:

Interior Southwest area of building near reception.

Description:

Only interior door is being replaced. Store front systems, maintain door types as existing, keep swing doors where swing doors are located.

Note for all glazing, glazing to match existing tint color to be Low-E and mullions to be white.



Photo No.
22

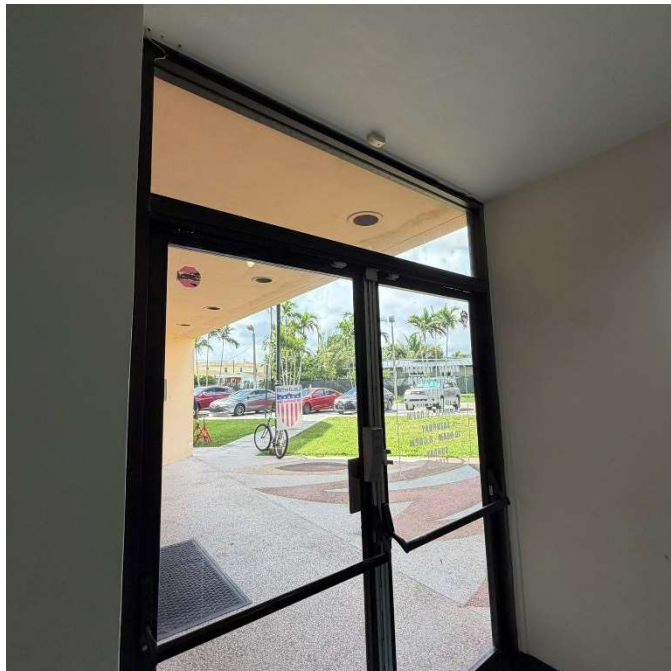
Date:
05-20-26

Direction Photo Taken:

Interior Photo for reference.

Description:

Interior Photo for reference.



PHOTOGRAPHIC LOG

Site Progress Report



Client: City of Lauderdale Herbert Sadkin Community Center		Project: Proposal Acquisition
Photo No. 23	Date: 05-20-26	
Direction Photo Taken: Interior Photo for reference.		
Description: Interior Photo for reference.		

Photo No. 24	Date: 05-20-26
Direction Photo Taken: Interior Photo for reference.	
Description: Interior Photo for reference.	

A photograph taken from inside a building, looking out through a set of large glass double doors. The interior has a light-colored tiled ceiling with a square skylight, a yellow wall on the left, and a wooden floor with a blue and yellow patterned rug. Outside, there is a paved walkway, a green lawn, and a parking lot with several cars. A person is visible walking on the path outside. An "EXIT" sign is mounted above the doors.

PHOTOGRAPHIC LOG

Site Progress Report



Client: City of Lauderdale

Herbert Sadkin Community Center

Project:

Proposal Acquisition

Photo No.
25

Date:
05-20-26

Direction Photo Taken:

Interior Photo for reference.

Description:

Interior Photo for reference.



Photo No.
26

Date:
05-20-26

Direction Photo Taken:

Interior Photo for reference.

Description:

Interior Photo for reference.



PHOTOGRAPHIC LOG

Site Progress Report



Client: City of Lauderdale

Herbert Sadkin Community Center

Project:

Proposal Acquisition

Photo No.
27

Date:
05-20-26

Direction Photo Taken:

Interior Photo for reference.

Description:

Interior Photo for reference.

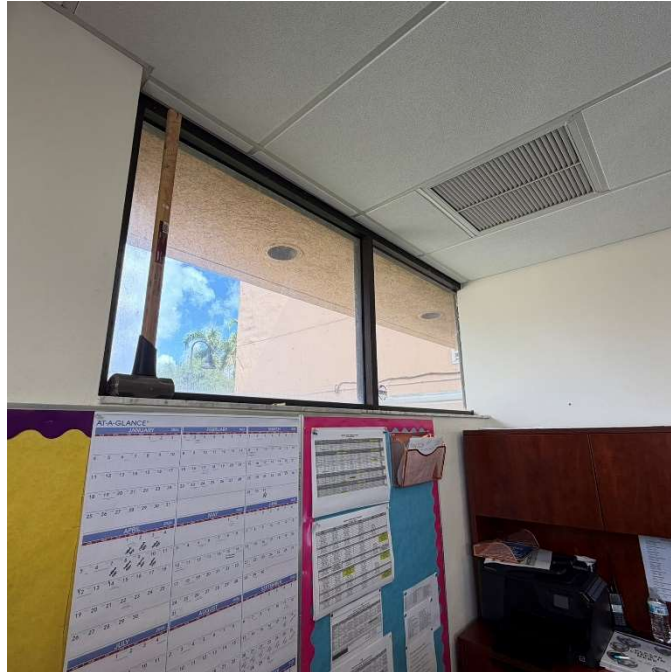


Photo No.
28

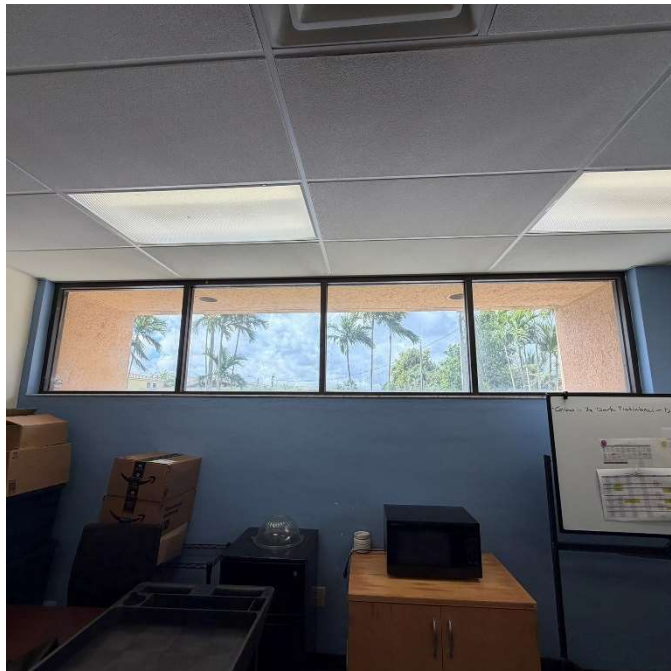
Date:
05-20-26

Direction Photo Taken:

Interior Photo for reference.

Description:

Interior Photo for reference.



PHOTOGRAPHIC LOG

Site Progress Report



Client: City of Lauderdale
Herbert Sadkin Community Center

Project:
Proposal Acquisition

Photo No.
29

Date:
05-20-26

Direction Photo Taken:

Interior Photo for reference.

Description:

Interior Photo for reference.

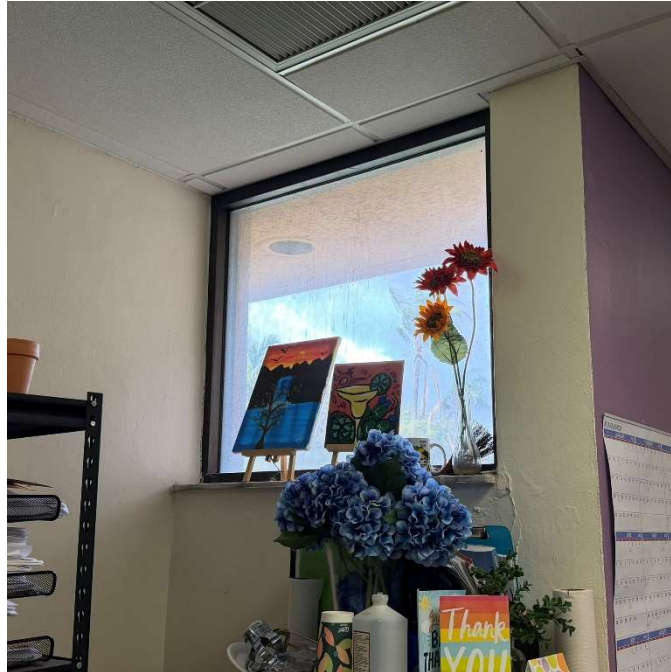


Photo No.
30

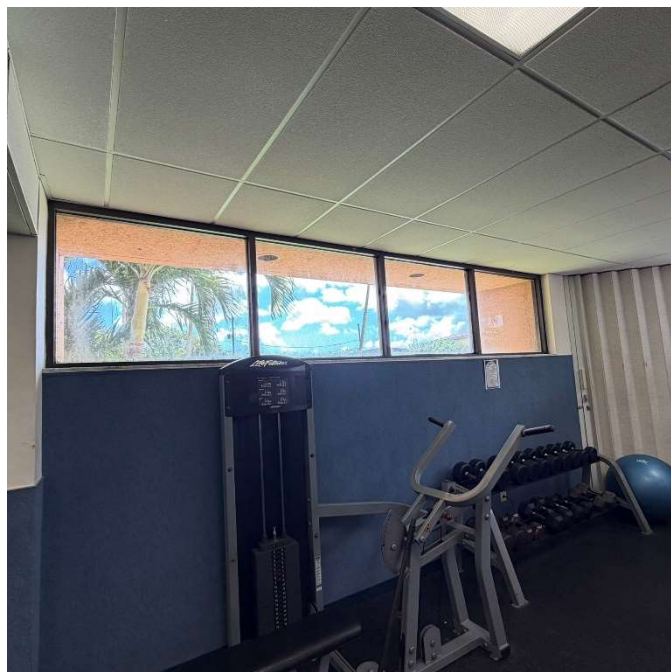
Date:
05-20-26

Direction Photo Taken:

Interior Photo for reference.

Description:

Interior Photo for reference.



PHOTOGRAPHIC LOG

Site Progress Report



Client: City of Lauderdale

Herbert Sadkin Community Center

Project:

Proposal Acquisition

Photo No.
31

Date:
05-20-26

Direction Photo Taken:

Interior Photo for reference.

Description:

Interior Photo for reference.

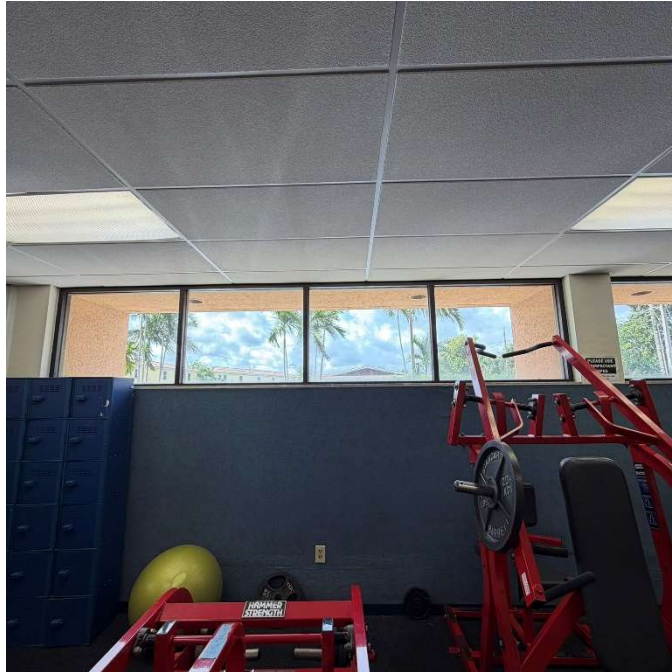


Photo No.
32

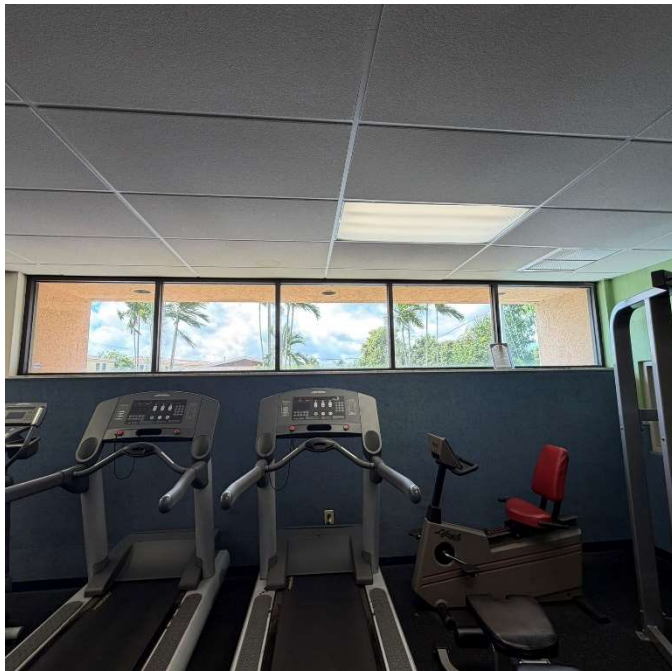
Date:
05-20-26

Direction Photo Taken:

Interior Photo for reference.

Description:

Interior Photo for reference.



PHOTOGRAPHIC LOG

Site Progress Report



Client: City of Lauderdale

Herbert Sadkin Community Center

Project:

Proposal Acquisition

Photo No.
33

Date:
05-20-26

Direction Photo Taken:

Interior Photo for reference.

Description:

Interior Photo for reference.



Photo No.
34

Date:
05-20-26

Direction Photo Taken:

Interior Photo for reference.

Description:

Interior Photo for reference.



PHOTOGRAPHIC LOG

Site Progress Report



Client: City of Lauderdale

Herbert Sadkin Community Center

Project:

Proposal Acquisition

Photo No.
35

Date:
05-20-26

Direction Photo Taken:

Interior Photo for reference.

Description:

Interior Photo for reference.



Photo No.
36

Date:
05-20-26

Direction Photo Taken:

Interior Photo for reference.

Description:

Interior Photo for reference.



PHOTOGRAPHIC LOG

Site Progress Report



Client: City of Lauderdale

Herbert Sadkin Community Center

Project:

Proposal Acquisition

Photo No.
37

Date:
05-20-26

Direction Photo Taken:

Interior Photo for reference.

Description:



Photo No.
38

Date:
05-20-26

Direction Photo Taken:

Interior Photo for reference.

Description:

Interior Photo for reference.



PHOTOGRAPHIC LOG

Site Progress Report



Client: City of Lauderdale
Herbert Sadkin Community Center

Project:
Proposal Acquisition

Photo No.
39

Date:
05-20-26

Direction Photo Taken:

Interior Photo for reference.

Description:

Interior Photo for reference.



Photo No.
40

Date:
05-20-26

Direction Photo Taken:

Interior Photo for reference.

Description:

Interior Photo for reference.



PHOTOGRAPHIC LOG

Site Progress Report



Client: City of Lauderdale

Herbert Sadkin Community Center

Project:

Proposal Acquisition

Photo No.
41

Date:
05-20-26

Direction Photo Taken:

Interior Photo for reference.

Description:

Interior Photo for reference.

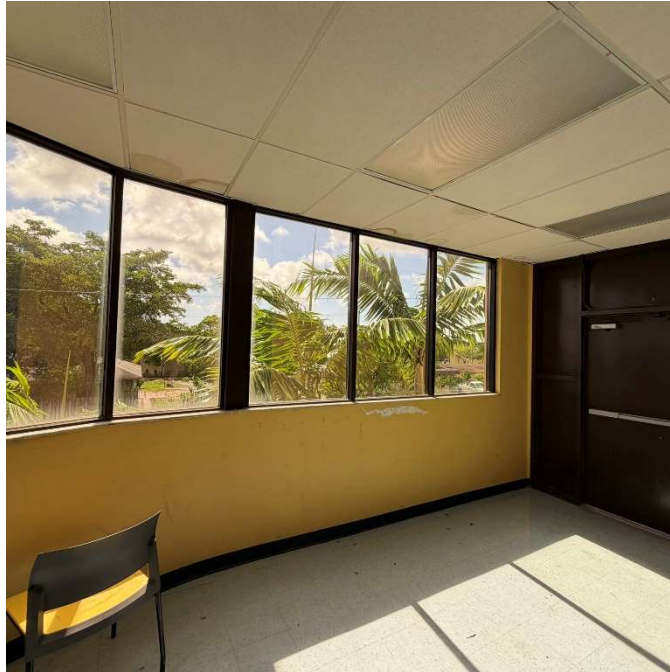


Photo No.
42

Date:
05-20-26

Direction Photo Taken:

Interior Photo for reference.

Description:

Interior Photo for reference.



EXHIBIT B



City of Lauderhill Herbert Sadkin Community Center – Exterior Windows and Store Front Replacement and Stucco Repair
Date: 6/1/2026

Architectural & Engineering Scope:

COL HSCC - Exterior windows and store front replacement and Stucco Repair

Role	Principal Architect	Sr Architect	Proj. Manager	Design Architect/Engineer	Drafting Technician	Clerical	Scheduler/Estimator	Construction Inspector	Total Hours Per Phase	Total Per Phase
Hourly Rate	\$255.00	\$250.00	\$220.00	\$190.00	\$110.00	\$90.00	\$180.00	\$180.00		
Phase I - 60% SD	2	4	9	20	120	6	0	0	161	\$21,030.00
Phase II - 100% CD	2	3	3	13	60	2	0	0	83	\$11,170.00
Phase III - Permitting	0	3	3	8	30	2	0	0	46	\$6,410.00
Phase IV - Bidding	0	2	6	7	30	2	0	0	47	\$6,630.00
Phase V - Const. Admin.	0	0	6	16	15	6	0	0	43	\$6,550.00
Total Hours	4	12	27	64	255	18	0	0	380	Total Hours
	\$ 1,020	\$ 3,000	\$ 5,940	\$ 12,160	\$ 28,050	\$ 1,620	\$ -	\$ -		

Exterior Windows and Store Front Replacement and Stucco Repair

\$51,790.00

	\$ 56,790.00	
Architectural	\$ 51,790.00	91%
Structural	\$ 5,000.00	9%
	\$ 56,790.00	100.00%