

Exhibit Bii

Scope Of Services

Joint-use Warehouse & Facilities Management Administration Building
May 19, 2025

Project Delivery System

The Lunz Group's services, compensation, and time schedule for performance of services are based on the use of the Construction Manager at Risk with one prime construction contract project delivery system and are subject to adjustment if another delivery system is utilized.

Design Services

The Lunz Group proposes to provide professional services including architecture and interior design within The Lunz Group. Civil, Structural, MEP/FP engineering, Geotechnical and Landscape design consultation services will be provided through outside consultants contracted to The Lunz Group or their consultants.

The scope includes:

- Site Plan Layout
- Building Core and Shell
- Interior Public Spaces

Design Services Included in Proposal

DESIGN SERVICE/CONSULTANT	IN BASE PROPOSAL	CLIENT'S CONSULTANT	EXTRA SERVICE
Architecture The Lunz Group	✓		
Site Surveys		✓	
Geotechnical Investigations, Reports, and Recommendations Kimley Horn/ TBD	✓		
Environmental Surveys, Studies, or Reports		✓	
Landscape Design: Kimley Horn (Code requirement only)	✓		
Civil Engineer: Kimley Horn	✓		
Structural Engineer: TLC Engineering	✓		
Mechanical/Electrical/Plumbing Engineer: SGM Group	✓		
Telecommunications:			✓ ^{1.}
Interior Design Consultant: The Lunz Group	✓		
Graphic Design and Signage Consultant:			✓
Construction Cost Estimating Consultant:			✓
Audio-Visual Consultant:			✓ ^{1.}
Irrigation Consultant: (Part of landscape design)	✓		
Life Safety/Fire Protection: SGM Group	✓		
Security Consultant:			✓ ^{2.}

Notes to Above Table:

In Base Proposal: Included in Base Proposal. The Lunz Group will coordinate work of consultant.

Client's Consultant: The Lunz Group will coordinate with consultant retained directly by Client.

Extra Service: Consultant not included in Base Proposal but could be added upon Client's authorization.

1. The Client (The County and the Sheriff's Office) will provide the design. The Design team shall put the design on the documents. The Design Team will coordinate with the County for Security, IT, and AV design. The County shall provide the design.
2. The Client (the County and the Sheriff's Office) will provide access control design. The CMAR will include the vendor as a sole-source vendor in GMP.

I – Pre-Design Services

The Lunz Group will review existing relevant information provided by the Client. The Lunz Group shall be entitled to rely upon all such information not limited to site plans, surveys, topography, zoning, marketability reports, Client's Design Standards, Client's program, design and construction schedule, construction budget, adjacent sites/structures, building restriction, etc. The Lunz Group will provide Pre-Design services consisting of Listen and Idea phases to gather project data, document and validate success metrics and offer design solutions. These elements will be assembled into a Pre-Design Services Package for review and approval by the Client.

Listen

During the Listen phase, The Lunz Group team will seek to understand your project needs. Working with internal and external stakeholders to understand and document your project specific vision, mission and business needs as well as the project's success metrics. The Listen phase will encompass The Lunz Group's initial project startup and evaluation, creating team understanding of the full scope of the project and will conclude with the executive summary including information from the following:

Deliverables

- Executive Summary (11 x 17 digital presentation)
 - Review and coordination of Client supplied data.
 - Host Kick-off call with the Client and the Client's consultants to align the project team, schedule, budget and to establish the project's success metrics
 - Host Informing meeting to present site visit findings and jurisdictional due diligence.

Idea

The Idea phase is a highly collaborative phase where The Lunz Group, along with the Client and the Client's consultants, will develop and evaluate the project success metrics in order to create the ideas. The Lunz Group's project team will continue to analyze data from the Listen phase pushing the boundaries and defining what's possible.

Architectural Deliverables

- Meeting Minutes
- Pre-Design Services Package (11 x 17 digital presentation)
 - Host a Collaboration workshop with the Client and Client's consultants to establish a project vision for the look and feel of the architecture and interior design.
 - Written summary of goals, budget and schedule including Client's Design Standards, Program and Preliminary Project Description
 - Develop preliminary program and spatial relationship diagrams to determine the overall program and overall design direction.
 - Diagrammatic massing option One (1).
 - In house generated exterior or interior renderings (One (1) eye level, One (1) aerial view)
 - Host Pre-Design Presentation to present the final concepts to gain Client feedback, direction and approval, which will be basis of the Schematic Design phase.

Civil / Landscape Deliverables

- Survey services in support of the project shall be provided by the County. The survey will include topographic information and adjacent boundary lines within the proposed development areas. Full boundary surveys are assumed to not be needed

due to the large area being owned by the County. The following Survey services shall be performed under the responsible charge of a professional surveyor and mapper registered in the State of Florida:

- Preparation of a Topographic Survey for a portion of the final selected site. All work shall be in accordance with the Standards of Practice as set forth by Chapter 5J-17 of the Florida Administrative Code;
- Right-of-way lines and property lines shall be mapped from available public records & field control;
- Elevations shall be measured at an approximate 50-foot grid, together with observed grade breaks. Elevations shall be collected in a manner sufficient to generate one (1) foot contours;
- Topography shall extend for the full right-of-way of adjacent roadways, and 50 feet beyond the development areas;
- Elevations shall be referenced to the North American Vertical Datum of 1988;
- Visible evidence of utilities shall be located. Pipe material, sizes, and elevations shall be determined where accessible;
- Those trees within the upland portion of the subject property that are 5-inches d.b.h. and greater shall be located, mapped and classified by common name. Those trees that appear to be sick or dead shall be noted. NOTE: Trees will be located within the first 5 feet of the topographic overlap;
- All pavement striping shall be located and mapped;
- Right-of-way lines shall be mapped from available public records & field control;
- Pre-Application Meetings
 - Coordinate and attend one (1) pre-design or pre-application meeting with the Southwest Florida Water Management District (SWFWMD)
 - Coordinate and attend one (1) pre-application or pre-design meeting with the City of Bartow and the Polk County LDD.
- Site Research Kimley-Horn will review readily available online information and information provided by the Client and County to help assess the following:
 - Stormwater requirements based on previously approved permits
 - Existing utilities and potential for serving the site including water and sanitary sewer
 - Topographic limitations based on the Client's preliminary building footprint to be provided in CAD format
 - Review of applicable previous record drawings and asbuilt plans that are provided by the Client and/or County (if Available)
 - Provide a short memorandum summarizing our findings
 - Coordinate a flow test to determine available water design parameters with the City of Bartow.
 - Request sanitary sewer force main connection design parameters from City of Bartow Utilities.

Meetings

- Kick-off call One (1)
- Collaboration Workshop (One (1))
- Pre-Design Presentation (One (1))

II - Schematic Design Phase Services

Based on the approved Pre-Design Package, along with any adjustments authorized by the Client, The Lunz Group will provide schematic design documents based on the mutually agreed upon program, schedule and budget for project. The documents will establish the schematic design of the project illustrating the scale and relationship of project components. The documents will include preliminary site plan, floor plan, elevations, and sections as appropriate and preliminary selection of major systems and construction materials.

The schematic design documents will address the site and building massing, access and circulation, views to/from the building(s), concepts for grading, planting, paving and water retention as appropriate, the architectural character of site and exterior enclosures, the roof design, building functional issues, geotechnical issues, preliminary Structural System / MEP System and space requirements.

The Lunz Group will calculate areas and volumes to check the following against the program:

- Usable Area
- Area per Person
- Parking Count

Architectural Deliverables

- Meeting Minutes.
- Preliminary Code Research
- Preliminary Permitting Requirements Research
- Schematic Design Package.
 - Overall Illustrative Site Plan.
 - Life Safety Plans
 - Principal Floor Plans.
 - Roof Plan.
 - Main Building Elevations.
 - Overall Building Sections.
- Digital Study Models (up to Two (2))
- Perspective Sketches (up to Two (2))
- In house generated exterior or interior renderings (One (1) eye level, One (1) aerial view)
- Outline specifications.

Civil / Landscape Deliverables

- Civil Site
 - Kimley-Horn will prepare an engineered site plan and submit to the Client and County for up to two (2) rounds of comments to the site plan. Modify the site per the Client and County comments, as appropriate.
 - Preliminary Stormwater Analysis to determine stormwater management system dimension requirements.
 - Preliminary Utility Service Plan for water and sanitary sewer connections.
 - Preliminary Site Grading plan.
 - Provide the schematic sheets for inclusion in the Client's overall plan set.
- Geotechnical Engineering: Kimley-Horn and Associates will subcontract with Imperial Testing and Engineering, Inc. to provide a final geotechnical engineering evaluation for the proposed site infrastructure and building to include:
 - Call in a utility locate.
 - Mobilize to the site with drill rig and water trailer.
 - Install four (4) standard penetration tests (SPT) to 40 feet deep inside the footprint of the building.
 - Install seven (7) soil borings to 10 feet in the proposed pavement areas.
 - Install six (6) soil borings to 15 feet in the proposed stormwater pond area.
 - Conduct horizontal and vertical permeability tests at two locations within the pond.
 - Determine the seasonal high-water table at select boring locations.
 - Abandon the boreholes with native soil or bentonite.
 - Conduct necessary laboratory testing for classification purposes up to: 8 -200 washes, 2 Atterberg Limit, 2 Loss on Ignition
 - Prepare a subsoil report with recommendations for foundation, pavement and stormwater pond design

Structural Deliverables

- Written narrative including assumed loading, structural gravity and lateral system.

MEP/FP Deliverables

- Mechanical Designs to include:
 - Energy calculations
 - Full HVAC throughout facility
 - Ductwork, diffuser, VAV, AHU, layout
 - Chilled water design (air cooled)
 - Electric heat
- Electrical Designs to include:
 - Power one-lines, calculations, device layout, circuiting
 - Lighting fixtures, plans, circuiting, controls, and photometry

- Fire alarm risers, layouts, and details
 - Voice/data risers, layouts, and details
 - Access control, Intrusion Detection
- Plumbing Designs to include:
 - Domestic hot/cold water and sanitary designs
 - Fixture selection
 - Storm drainage for facility interior
- Fire Protection Designs to include:
 - Fire protection hazard classifications
 - Full piping and head layout
- Sustainability goals for the Owner shall be adhered to with regard to mechanical unit selection, plumbing fixtures, and light fixtures for compliance with Energy Star.

Meetings

- Schematic Design Progress Meeting (One (1))
- Schematic Design Presentation (One (1))

III – Design Development Phase Services

Based on the approved Schematic Design Documents and adjustments authorized by the Client, The Lunz Group will proceed with design development. We will illustrate and describe the design establishing the scope, relationships, forms, size, and appearance of the project by means of plans, elevations, and sections, typical construction details, and equipment layouts. The documents will identify major systems and materials and in general their quality levels.

For review by regulatory agencies, The Lunz Group's design development documents will be submitted to the following departments, as applicable, for their early initial review and comments.

- Building Department
- Fire Marshall
- Department of Health
- Zoning Commission
- Planning Commission
- Design Review Board
- Polk County LDD for County Roads

For utilities, The Lunz Group will:

- Check availability and capacity.
- Initiate approval process by utility companies

The Lunz Group will update area and volume calculations to check the following against the program:

- Usable Area
- Area per Person
- Parking Count

The Lunz Group will review the drawings for the following disciplines to verify that the information reflects the design intent and to help avoid conflicts. BIM coordination meetings will occur to aid in collaboration and coordination. Models will be automatically clashed for interference checks via cloud clash detection software.

- Structural
- Mechanical
- Electrical
- Plumbing

Architectural Deliverables

- Meeting Minutes.
- Code Research

- Permitting Requirements Research
- Drawings
 - Overall illustrative Architectural Site Plan
 - Life Safety Plans
 - Floor Plan including
 - Typical and Special Room Layouts
 - Typical and Special Room Reflected Ceiling Plans
 - Roof plan indicating access and location of major equipment
 - Main Building Elevations
 - Typical Bay Fenestration
 - Overall Building Sections
 - Details
 - Typical Exterior Wall Sections
 - Typical Assembly Types
 - Key Exterior Details
 - Typical Partition Details
 - Typical and Special Interior Elevations
- Schedules
 - Typical Room Finish Schedule
 - Typical Door Schedule
 - Typical Glazing Schedule
- Equipment
 - Typical and Special Room Layouts
- Coordination
 - Typical ceiling spaces with architectural, structural, mechanical, and electrical elements
 - Typical shaft spaces with architectural, structural, mechanical, and electrical elements
- Digital study models (up to Two (2))
- Perspective sketches (up to Two (2))
- In house generated exterior or interior renderings (One (1) eye level, One (1) aerial view)
- Draft specifications

Civil / Landscape Deliverables

- Refine the site plan based on further developed architectural, structural, and building utility plans.
- Refine Stormwater Analysis to determine stormwater management system dimension requirements
- Preliminary demolition and erosion control plan
- Preliminary sizing of onsite storm drains
- Refine Utility Service Plan for water and sanitary sewer connections
- Preliminary lift station calculations
- Preliminary fire flow calculations (if required)
- Preliminary Site Grading plan
- Provide the schematic sheets for inclusion in the Client's overall plan set
- Provide preliminary code compliant landscape drawings and schematic
- Provide one (1) round of engineer's opinion of probable construction cost
- Code compliant Design Development level landscape plans

Structural Deliverables

- 20% level design with plans and typical details.

MEP/FP Deliverables

- Mechanical Designs to include:
 - Energy calculations
 - Full HVAC throughout facility

- Ductwork, diffuser, VAV, AHU, layout
 - Chilled water design (air cooled)
 - Electric heat
- Electrical Designs to include:
 - Power one-lines, calculations, device layout, circuiting
 - Lighting fixtures, plans, circuiting, controls, and photometry
 - Fire alarm risers, layouts, and details
 - Voice/data risers, layouts, and details
 - Access control, Intrusion Detection
 - AV/IT/Access Control/ Card Reader systems as specified/designed by Sheriff Office IT/ County
- Plumbing Designs to include:
 - Domestic hot/cold water and sanitary designs
 - Fixture selection
 - Storm drainage for facility interior
- Fire Protection Designs to include:
 - Fire protection hazard classifications
 - Full piping and head layout

Meetings

- Design Development progress meeting (One (1))
- Design Development Presentation (One (1))

IV – Construction Documents / Permitting Phase Services

The Lunz Group will provide Construction Documents based on the approved design development submission and updated project budget. The documents will be based on AIA A201-Current Edition General Conditions with The Lunz Group's modifications, and The Lunz Group Master Specifications. This will include detailed requirements for construction and include drawings and specifications that establish the quality level for systems and materials. The Lunz Group and its consultants will issue final construction documents to the local jurisdiction for permit review and approval, and address any comments in order to finalize the permitting process.

The Lunz Group will confirm that the following area and volume calculations meet the program:

- Usable Area
- Area per Person
- Parking Count

Architectural Deliverables

- Meeting Minutes
- Construction Documents for Bidding
- Construction Documents for Permitting
- Response to Governing Body Review Comments
- Project Book Specifications

Civil / Landscape Deliverables

- Civil Site Drawings to include:
 - Cover Sheet
 - Erosion and Sedimentation Control
 - Site Demolition and Clearing
 - Grading, Paving and Drainage
 - Stormwater Management
 - Roadway Widening Plan and Cross-Section Sheets (if required)
 - Utilities including potable water service connection and sanitary sewer service connection
 - Lift Station plan and details

- Civil Site Construction Details
 - Stormwater Pollution Prevention Plan
 - Code compliant landscape and irrigation plans
- Kimley-Horn will coordinate with Client to incorporate other utility services designed by others into the drawings. Such utilities shall be provided by the Client as an Xref in an AutoCad format. Such utilities may include, but are not limited to, electric, natural gas, fire suppression, telephone/telecom. Site lighting pole foundations, if any, will be included if provided by the Client as an Xref.
- Kimley-Horn will prepare specifications in the form of on-drawing notes. A separate specification manual is not included in this proposal.
- Prepare final drainage calculations consistent with the City of Bartow and SWFWMD's design criteria for the stormwater management system associated with the project, as applicable. The drainage calculations will be used to size required ponds and set grades for the site. Hydraulic calculations will be prepared to size the stormwater collection and conveyance system. Prepare a stormwater report summarizing the analysis and results.
- Provide analysis and design for a private lift station that will serve the development. The design will include supporting calculations for wet well size, lift station pump size, and hydraulic calculations for the force main size. A lift-station plan with supporting details will be included in the construction documents.
- Civil Site Permitting Kimley-Horn will prepare permit applications and supporting documents for permit review with the following agencies:
 - City of Bartow – Site Plan/ Construction Document review
 - Southwest Florida Water Management District – Modification to the existing Environmental Resource Permit
 - Florida Department of Health Polk County – Exemption for Public Water Main Extension permit
 - Florida Department of Environmental Protection – Notification/Application for Constructing a Domestic Wastewater Collection/Transmission System
 - Polk County LDD on County Owned Roads
 - Kimley-Horn will attend one (1) meeting per regulatory agencies. Revisions to construction documents are limited to two (2) per agency.

Structural Deliverables

- Construction Documents
 - 50% level design with plans, specific and typical details
 - 100% Construction/Permit Documents
 - Signed and sealed construction/permit drawings

MEP/FP Deliverables

- Mechanical Designs to include:
 - Energy calculations
 - Full HVAC throughout facility
 - Ductwork, diffuser, VAV, AHU, layout
 - Chilled water design (air cooled)
 - Electric heat
- Electrical Designs to include:
 - Power one-lines, calculations, device layout, circuiting.
 - Lighting fixtures, plans, circuiting, controls, and photometry.
 - Fire alarm risers, layouts, and details.
 - Voice/data risers, layouts, and details.
 - Access control, Intrusion Detection.
- Plumbing Designs to include:
 - Domestic hot/cold water and sanitary designs.
 - Fixture selection.
 - Storm drainage for facility interior.
- Fire Protection Designs to include:
 - Fire protection hazard classifications.

- Full piping and head layout.

Meetings

- Construction Documents Progress Meeting (One (1))

Construction Phasing

Construction Documents will be produced in one package.

Bidding Documents

The Lunz Group will assist the Client in the preparation of bidding forms and requirements.

Conditions Of Construction Contract

The Lunz Group will review Client provided General Conditions and make recommendations for supplementary conditions.

V - Bidding Or Negotiation Phase Services

- Services include:
 - On site pre-bid conference (One (1))
 - Response to bidders' requests for clarifications

VI –Construction Phase Services

The Lunz Group will provide Construction Phase services as set forth in AIA A201-Current Edition General Conditions, with The Lunz Group's modifications.

Deliverables

- As described in AIA A201-Current Edition General Conditions, with The Lunz Group's modifications
- The review of shop drawing and finish submittals includes one resubmission.

Meetings

- Scheduled visits to the property to review the work (up to quantities in travel section below)

Construction Period

This Scope of Services is based on a 20 (20) bi-weekly construction period to Substantial Completion. Services provided after this timeframe shall be compensated as Additional Services. The Lunz Group has identified five hundred and forty (540) man hours associated with the construction administration of the project. Any time beyond what is identified can be addressed as an additional service.

VII – Post Completion Services

No Post Completion services included.

Travel

Proposal includes travel to project location, Client's office or teleconference for coordination with the Client and its consultants, meetings or presentations as outlined below.

Person-trips	Kick Off	Pre-Design	SD	DD	CD	CA
Architecture	1	2	2	2	1	22
Civil / Landscape	1	1	1	1	1	4
Structural	1	1	1	1	1	4
MEP/FP	1	1	1	1	1	4
Total	4	5	5	5	4	34

Construction Cost Estimates

The Lunz Group will review estimates prepared by Construction Manager at Risk at each phase for scope and conformance with the drawings.

Qualifications

The following items are qualifications to the proposal outlined above.

- The Lunz Group, at its option, will utilize REVIT software for drawings. For Specifications and Finish Schedules, The Lunz Group may use any or all of the following software: Excel, Word, Studio Designer, or InDesign. We will provide design documents based on a mutually agreed program, schedule and budget for the project. All consultants working with The Lunz Group will adhere to The Lunz Groups BIM Execution Plan.

Architectural Additional Services

The following items are services that are additional to the proposal outlined above. These services will only be provided if requested by the Client and will be billed at the hourly rates noted herein or as a lump sum depending on the nature of the service. These would be eligible for use against the Allowance line item.

- Change Orders, Change Directives or revisions to the design and construction documents after previous Client approvals.
- Value engineering and modification to design and construction documents and specifications requiring preparation of design and construction documents for alternate pricing or re-pricing.
- Preparation of Construction Documents for Alternates.
- Additional submission packages exceeding the number specified in our basic services.
- Cost Estimation
- Detailed Quantity Survey of the Project.
- Attendance at multiple Pre-Bid Conferences.
- Field visits and Construction Phase Services or providing scheduled periodic representation in the field during construction beyond that stipulated in our basic services.
- Substantial Completion Inspections in excess of one inspection.
- Final Completion Inspections in excess of one inspection.
- Services in connection with the activities of separate construction contractors.
- Professional services due to default of the Client's consultants, other design professionals, General Contractor or by major defects in the work.
- Submissions for Government approval other than for building permit.
- Review and approval of proposed alternates or substitutes.
- Coordination and review of the Client's other consultants' drawings and specifications requiring adjustments and modifications to The Lunz Group's documents.
- Multiple Reviews of Shop Drawings and Submittals beyond one (1) original review and one (1) resubmittal.
- Acoustical Design Services.
- Specialty Lighting Design Services.
- Building Commissioning Services.
- Renderings and Models beyond those stipulated in our basic services.
- Electronic Modeling (walkthroughs and fly-bys).
- Wind Analysis.
- Life Cycle Analysis.
- Marketing / Leasing Brochures.
- Record Drawings prepared from the General Contractor's as-built drawings upon completion of project.
- Meeting time beyond that stipulated in our basic services.
- Enhanced clash detection to help with model coordination before construction phase.
- BIM Model with LOD higher than 300.
- LEED or WELL certification.
- Low Voltage systems.

Civil / Landscape Additional Services

- Flood study or FEMA permitting
- Traffic due diligence/ Traffic Impact Analysis
- MOT plans
- Sand Skink surveys

- Impact fee analysis
- Preparation of sketch and legal descriptions for proposed easements
- Design for signage, hardscape, and enhanced landscaping
- Cultural Resource Assessment Survey
- Architectural or structural engineering services
- Site lighting
- Hardscape design
- Environmental Site Assessments, hazardous material surveys or abatements.
- Grease traps, oil/grit separators, fuel tanks, pumps or other hazardous material storage/ secondary containment.
- Tortoise survey/ relocation fees
- Any environmental permitting not specifically included.
- Tree mitigation surveys or services.
- Phase I, Phase II ESA
- Any services not specifically defined in the Scope of Services
- The following information shall be provided by the Client and/or County. Kimley-Horn shall be entitled to rely on the completeness and accuracy of all information provided by the Client.
 - Site record and/or asbuilt drawing information for the existing site in AutoCAD
 - Permit application/review fees
 - Architectural Conceptual Site Plan in AutoCad Format

Structural Additional Services

- AIA Document B101 – 2017 Edition – Abbreviated Standard Form of Agreement Between Owner and Architect, Article 4.
- Construction site visits or attendance at design review meetings, as requested by the Owner or Client, in excess of the number of site visits defined in this proposal.
- Value Engineering meetings and subsequent engineering or design revisions to incorporate accepted value engineering items, including changes to system design after construction documents have been completed.
- Significant revisions to the program, design philosophy or Architectural plans after Design Development approval, or to systems selected following schematic phase, and which result in redesign expenses.
- Design phase restart if the project is put on hold for any reason, exceeding 45 days.
- BIM Modeling level of detail, Model deliverables and TLC's role in the coordination process beyond the scope identified.
- Detailed project phasing, preparation of multiple phasing plans, or preparation of multiple sets of construction documents or document packages.
- Change in applicable code, resulting in redesign effort or expenses.
- Document reproduction beyond those required for in-house coordination and submittals as outlined above.
- Design of swimming pool or aquatic features.
- Design of site features, signs, and other amenities outside of building footprint and not directly attached to the building. (Ex: canopies/awnings, site retaining/sound walls, light pole/flag poles & foundations, generator/trash enclosures, benches, bollards, etc.).
- Delegated designs such as cold-formed steel framing, pre-cast and steel stairs, aluminum framing, handrails/guardrails, mechanical curb/frames and their attachment to structure, etc.
- Development of "as-built" or record drawings.
- Detailed cost estimating services.
- Design of unconventional foundation systems including vibrocompaction, vibroflotation, piles, mat foundation, or design to accommodate potential sinkhole activity. Proposed design is based on conventional spread foundation systems.
- Contractor design requests/means and methods such as tower cranes and foundations, scaffolding, temporary access points into the building, temporary construction equipment/loading the building, staging of material or equipment, etc.
- Threshold/AHCA Inspection Services.
- Information to be furnished by the client
 - Copy of Owner-Architect Agreement.
 - Updated, CAD-generated pre-bordered base sheets, site plans, elevations, building sections, reflected ceiling plans and architectural floor plan backgrounds, complete with room names, numbers and rated or special wall construction, will be provided by the Architect during the course of the design (TLC standard is Revit).

- Catalog cut sheets for Owner-furnished equipment and equipment requiring structural support. Cut sheets shall indicate all weights and support conditions.
- Reliable and accurate existing drawings. Extensive field verification or development of as-built documentation of existing systems is not anticipated or included in our scope.
- Any special engineering survey limitation considerations, notably areas where asbestos is present within the facility.

MEP/FP Additional Services

- Progress cost estimates of construction costs are excluded from our scope of services.
- Redesign to provide for VE ideas to be incorporated.
- Any permitting cost including but not limited to application fees, agency fees, impact fees and environmental fees.
- Fundamental and enhanced commissioning are excluded. These services can be provided by SGM at additional cost.

Client's Responsibilities

Prior to commencement of the work, the Client shall furnish to The Lunz Group full information as to their design requirements, operational standards and guidelines, preliminary program, project schedule, total budget broken down for all areas, and all such information which shall be pertinent to the creation and carrying out of the project's design intent.

The Client shall designate a single representative authorized to act in the Client's behalf who shall make decisions with respect to the project. The Client, or such authorized representative, shall examine the design documents submitted by The Lunz Group and shall render decisions pertaining thereto promptly, to avoid unreasonable delay in the process of The Lunz Group's design services.

The Lunz Group shall provide information and specifications for products and their manufacturer, sufficient to convey design intent. However, The Lunz Group will not bear any liability, should the Client choose to have the product made by a third party. It is the sole responsibility of the Client not to infringe on any copyright, trademark or design-right of the original manufacturer specified.

Client warrants that in transmitting existing documents prepared by other designers or design professionals, or any other information, Client is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.

End Of Scope of Services