

THIRD AMENDMENT

This Amendment is made and entered into this 31st day of January, 2025, by and between Pinellas County, a political subdivision of the State of Florida, hereinafter referred to as "County," and Joe Payne, Inc. dba JPI, FL, hereinafter referred to as "Contractor," (individually referred to as "Party," collectively "Parties").

WITNESSETH:

WHEREAS, the County and the Contractor entered into an Agreement on July 18, 2023, pursuant to Pinellas County Contract No. 23-0482-P (hereinafter "Agreement"), pursuant to which the Contractor agreed to provide Building & Development Review On-Call Services for the County; and

WHEREAS, Section 10 ("Miscellaneous"), subsection B ("Amendment") of the Pinellas County Standard Terms and Conditions permits modification by mutual written agreement of the parties; and

NOW THEREFORE, the Parties agree that the Agreement is amended as follows:

1. Exhibit D - Rate Sheet is deleted in its entirety and replaced with the revised Exhibit D - Rate Sheet attached hereto.
2. The Development Review Services (DRS) below are added to Exhibit C as the following new section:

D: ENGINEERING SERVICES-

1. Engineering Services are provided on an as-needed basis. The CONTRACTOR shall provide the following services:
 - i. Review Site plans, Right-of-Way Use Permits, subdivision plats, waivers, and similar documents.
 - ii. Assistance regarding transportation, stormwater, floodplain management, and the Land Development Code (LDC).
 - iii. Participation in permitting meetings with County staff, either virtually or in person.
 - iv. Conversations with third-party Contractors and engineers must be coordinated through the County.
 - v. Development Review Services (DRS) staff (to be included in each site plan review fee).
 - vi. Participation in public and other meetings as subject matter experts on behalf of the County with prior approval from DRS staff (to be performed on an hourly basis).
 - vii. If required, the CONTRACTOR will prepare presentations and present the results to the County management, stakeholders, or the Board of County Commissioners (BCC) (to be performed on an hourly basis). Site visits and inspections as needed in coordination with the County (to be included in the site plan review fee).
 - viii. Technical and engineering assistance with transportation, flooding, drainage, and related complaints investigations (to be performed on an hourly basis).
 - ix. Meeting summaries on transportation and stormwater aspects of projects will be provided within five (5) business days of the meeting.
 - x. Technical summaries and permit and waiver reviews will be submitted in accordance with the County's review timelines (to be performed on an hourly basis).
 - xi. Technical and engineering assistance with interpreting or peer reviewing transportation, flood, and drainage-related designs, models, and other engineering documents (to be performed on an hourly basis).
 - xii. Technical and engineering assistance with variance requests (to be performed on an hourly basis).
 - xiii. Prepare review comment letters (to be included in each site plan review fee).
 - xiv. Attend Development Review Committee (DRC) meetings either in-person or virtually (to be included in each site plan review fee).

2. ASSIGNMENT OF SERVICES

- i. Prior to the commencement of work by the CONTRACTOR, the County shall specify the Unit of Measure (i.e., fixed unit cost or an hourly rate) that will be applied to the scope of services being

performed. Invoicing will be based on the approved rate schedule.

3. FORMAT OF DELIVERABLES

- i. Technical reviews, technical recommendations, and site visit summaries will be provided electronically as brief technical memos, emails, or PDF markups, as appropriate. RFP # 23-0482-P
Title: BUILDING & DEVELOPMENT REVIEW ON-CALL SERVICES EXHIBIT C

4. ASSUMPTIONS & LIMITATIONS

- i. All documents (e.g., surveys, plans, calculations, models, GIS data, reports, and other relevant data) necessary to complete reviews shall be provided in a timely manner by the County.
- ii. The Site Plan, Right of Way Use Permit, subdivision plats, waiver reviews and inspections generated by CONTRACTOR will be entered by County into Accela or other tracking software. Such software licenses, if required, will be provided by the County at the County's expense.
- iii. Meetings will be scheduled and coordinated by the County. CONTRACTOR shall provide adequate notice of availability to attend meetings. In cases where calendar conflicts cannot be resolved, CONTRACTOR shall send a qualified representative to the meeting.
- iv. Building inspection services and plat reviews are not included."

- 3. Except as changed or modified herein, all provisions and conditions of the original Agreement and any amendments thereto shall remain in full force and effect.

Each Party to this Amendment represents and warrants that (i) it has the full right and authority and has obtained all necessary approvals to enter into this Amendment; (ii) each person executing this Amendment on behalf of the Party is authorized to do so; (iii) this Amendment constitutes a valid and legally binding obligation of the Party, enforceable in accordance with its terms.

IN WITNESS WHEREOF the Parties herein have executed this Third Amendment as of the day and year first written above.

Pinellas County, a political subdivision
of the State of Florida

By: _____

Signature

Name: Merry Celeste

Typed, printed, or stamped

Title: Purchasing Director

Date: January 31, 2025

Contractor:

Joseph Payne

Authorized Signature

Joseph Payne

Printed Authorized Signature

Title: President

Exhibit D – Rate Sheet**RFP 23-0482 Building Development Review (BDRS) On-Call Services****1. Building Services - Plan Examining Services - Hourly Cost**

Service	Type	UOM	Hourly Rate
Plan Examining	Residential - New Review	Per Hour	\$66.57
Plan Examining	Residential - Remodel Review	Per Hour	\$66.57
Plan Examining	Residential - Simple Review	Per Hour	\$66.57
Plan Examining	Commercial - New Multi-Trade (all trades) Review	Per Hour	\$66.57
Plan Examining	Commercial - New Single Trade Review	Per Hour	\$66.57
Plan Examining	Commercial - Remodel Multi-Trade (all trades) Review	Per Hour	\$66.57
Plan Examining	Commercial - Remodel Single Trade Review	Per Hour	\$66.57
Plan Examining	Commercial - Simple Multi-Trade (all trades) Review	Per Hour	\$66.57
Plan Examining	Commercial - Simple Single Trade Review	Per Hour	\$66.57
Plan Examining	Commercial - Single Trade Project Review	Per Hour	\$66.57

2. Building Services - Plan Examining Services - Fixed Unit Cost

Service	Type	UOM	Fixed Unit Cost
Plan Examining	Residential - New Review includes zoning review	Each	\$172.78
Plan Examining	Residential - Remodel Review includes zoning review	Each	\$141.87
Plan Examining	Residential - Simple Review includes zoning review	Each	\$130.59
Plan Examining	Commercial - New Multi-Trade (all trades) Review	Each	\$494.78
Plan Examining	Commercial - New Single Trade Review	Each	\$277.73
Plan Examining	Commercial - Remodel Multi-Trade (all trades) Review	Each	\$277.73
Plan Examining	Commercial - Remodel Single Trade Review	Each	\$277.73
Plan Examining	Commercial - Simple Multi-Trade (all trades) Review	Each	\$277.73
Plan Examining	Commercial - Simple Single Trade Review	Each	\$277.73

*For Commercial permit types shown as “all trades,” the consultant shall include the review of four trades (Building, Mechanical, Electrical & Plumbing) as part of the Fixed Unit Cost provided.

3. Building Services - Inspection Services - Hourly Cost

Service	Type	UOM	Hourly Rate
Inspection (In-Person)	Residential - Building (all trades)	Per Hour	\$71.34
Inspection (In-Person)	Commercial - Multi-Trade (all trades) License	Per Hour	\$71.34
Inspection (In-Person)	Commercial - Single Trade	Per Hour	\$71.34
Inspection (virtual)	Residential	Per Hour	\$87.89
Inspection (virtual)	Commercial Multi-Trade (all trades) License	Per Hour	\$87.89
Inspection (virtual)	Commercial Single Trade	Per Hour	\$87.89

4. Building Services - Inspection Services - Fixed Unit Cost

Service	Type	UOM	Fixed Unit Cost
Inspection (In-Person)	Residential - Building (all trades)	Each	\$71.34
Inspection (In-Person)	Commercial - Multi-Trade (all trades) License	Each	\$71.34
Inspection (In-Person)	Commercial - Single Trade	Each	\$71.34
Inspection (virtual)	Residential - Building (all trades)	Each	\$71.34
Inspection (virtual)	Commercial - Multi-Trade (all trades) License	Each	\$71.34
Inspection (virtual)	Commercial Single Trade	Each	\$71.34

*For Commercial inspection types shown as "all trades", the contractor shall invoice the fixed unit cost for each trade inspection.

5. Building Services - Permit and Zoning Technician - Hourly Cost

Service	Type	UOM	Hourly Rate
Permit Technician	Support services associated with permit completeness, fee formulation, certificate of occupancy issuance, and related services.	Per Hour	\$61.45
Zoning Technician	Support services by a Zoning Technician associated with commercial building permits, including compliance with the Pinellas County Land Development Code, research of record file including past site plan approval if applicable, determination of a change of use if applicable, and related considerations to determine if a site plan is required associated with the application.	Per Hour	\$61.45

6. Development Review Services (DRS) - Engineering Services - Hourly Cost

Service	Type	UOM	Hourly Rate
Engineering Consulting	Standard - Site Plan (includes zoning and full scope of site engineering).	Per Hour	\$91.74
Engineering Consulting	Complex - Site Plan (includes zoning and full scope of site engineering)	Per Hour	\$91.74
Senior Engineer, PE	Professional Engineering Services for DRS, including stormwater, floodplain, subdivision, and site plan	Per Hour	\$150.00

7. Development Review Services (DRS) - Engineering Services - Fixed Unit Cost

Service	Type	UOM	Fixed Unit Cost
Engineering Consulting	Standard - Site Plan (includes zoning and full scope of site engineering).	Each	\$494.78
Engineering Consulting	Complex - Site Plan (includes zoning and full scope of site engineering)	Each	\$494.78

8. Development Review Services (DRS) - Building Permit Review - Hourly Cost

Service	Type	UOM	Hourly Rate
Permit Review	Right-of-Way Use Permits	Per Hour	\$91.74
Permit Review	Waivers	Per Hour	\$91.74
Permit Review	Inspections	Per Hour	\$71.34

9. Development Review Services (DRS) - Environmental - Hourly Cost

Service	Type	UOM	Hourly Rate
Site Plans	Environmental/Habitat	Per Hour	\$91.74
Building Permits	Environmental/Habitat	Per Hour	\$91.74
Inspections	Environmental/Habitat	Per Hour	\$91.74

10. Development Review Services (DRS) - Environmental - Fixed Unit Cost

Service	Type	UOM	Fixed Unit Cost
Site Plans	Environmental/Habitat	Each	\$494.78
Building Permits	Environmental/Habitat	Each	\$494.78
Inspections	Environmental/Habitat	Each	\$494.78