

CONTRACT AGREEMENT

Juan Manuel Vasquez, PE,
MBA

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DATE

MAY 2, 2025

FOR:

Hector Colon
INNOVA LAND AND DEVELOPMENT
PLANNING LLC
Manager
22283 Mondon Hill Rd
BROOKSVILLE, FL 34601
Hcreatestate.connection@gmail.com

RE: Site Development Plan for 10 Unit
Apartment Building in Ocala

Between: **Vasquez Civil LLC** ("Consultant")

And: **INNOVA LAND AND DEVELOPMENT
PLANNING LLC** ("Client")

- **Scope of Work:**

The client needs the consultant to generate site development plans for the site improvements of up to a 10 unit apartment building at the following parcel ID: 9007-0089-35.

- **Permitting and Approvals:**

The owner is responsible to submit the plans to the municipality and is responsible to pay any fees to any municipality, government entities, or printing of plans required to obtain plan approval. The consultant shall address comments from the municipality until the plans are approved.

- **Professional Fees:**

Final Engineering SDP

Site Development Plan	\$9,200
SWPPP Plan	\$1,200
Grading Plan/ Drainage Report	\$4,600
Utility Plan	\$3,300
Lighting Plan	\$400
SFWMD Permit	\$3,000
Total	\$21,700

Services not included: Lift Station Design, Offsite Improvements, Hardscape Plan, Landscape Architect Plans and Irrigation Plans, PSP, Record Drawings, DEP Permits, Wetland CAD, FEMA permits, 10/2 Self-Certification, Fire Sprinkler Plans, Variances, Well design.

Payment:

- Projects under \$3,000 require a 100% payment for the consultant to start working on the plans.
- Projects over \$3,000 require a 50% deposit for the consultant to start working on the plans. The balance is required to obtain the signed and sealed set of plans for submittal.
- Projects over \$10,000 require a 25% deposit for the consultant to start working on the plans. A second draft of 50% is required to obtain the signed and sealed set of plans for submittal. The balance of 25% is required to obtain the signed and sealed set of plans for the 2nd submittal or at approval, whichever comes first.
- Note: A 1% processing fee will be added as a surcharge to the contract amount.

Schedule:

- 1st submittal: 45 days from the effective date of this agreement.
- 2nd submittal: 30 days once the 1st round of comments are received.
- 3rd submittal: 20 days once the 2nd round of comments are received.

- **Ownership/Reuse of Documents:**

All plans, drawings, and other documents (including electronic files or documents) prepared or furnished by the Consultant pursuant to this Agreement are instruments of service, and Consultant shall retain all ownership and property interests therein whether or not the project is completed. The Client may make and retain copies for information and reference in connection with the use and occupancy of the project by the Client; however, such documents are not intended or represented to be suitable for reuse by the Client. Any reuse will be at the Client's sole risk unless Consultant, for compensation to be agreed upon, reviews and adapts such documents. The Client shall indemnify and hold Consultant, its officers, partners, employees, agents, and lower-tier Consultants harmless from all claims, damages, losses, and expenses including reasonable attorney's fees and costs of defense.

- **Electronic/CADD Documents:**

Consultant shall not be required to provide or deliver electronic or computer-aided design and drafting (CADD) files, unless specifically required by the Scope of Services described in this Agreement. Any electronic or CADD file that is delivered shall be considered a "convenience" to the Client and in the case of any discrepancy or difference between electronic files and hard copies of drawings or files, hard copies shall control.

- **Termination:**

The Client may terminate this Agreement without cause upon giving the Consultant a (7) days written notice. In the event of termination, any funds received by the Consultant prior to the written notice for termination are non-refundable and the Client is to obtain a PDF of the work in progress.

- **Delay:**

In the event that the progress on the project is slowed or halted due to no fault of the Consultant, an amendment to this contract may be required due to costs associated with deferred, delayed or extended time required to complete professional services.

- **Proposal Expiration:**

Pricing on this proposal is valid for 14 days. After the 14 days, the proposal and pending contract is subject to revision prior to being executed.

- **Hourly Rate Schedule:**

Project Engineer	\$150
CAD Technician	\$100
Administrative / Permit Technician	\$80

IN WITNESS WHEREOF, this Agreement, which is subject to the terms and conditions of Sections A through K is accepted as of the date signed by the Client.

Hector Colon

Vasquez Civil Llc

Signed: _____

Signed: _____

Typed Name: _____

Typed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____