

AGREEMENT

THIS AGREEMENT is made and entered into on this 19th day of August, 2025, by and between the City of Delray Beach, a Florida municipal corporation (“City”), whose address is 100 N.W. 1ST Avenue, Delray Beach, Florida 33444, and Mills + Schnoering Architects, LLC, a New Jersey company (hereafter referred to as “Contractor”) authorized to do business in the State of Florida, whose address is 200 Forrestal Road, Suite 3A Princeton, NJ 08540.

WHEREAS, the City desires to retain the services of the Contractor to provide professional architectural engineering design & construction administration services in accordance with the City’s Request for Qualifications No. 2025-019, and the Contractor’s response thereto, all of which are incorporated herein by reference.

NOW, THEREFORE, in consideration of the mutual covenants and promises hereafter set forth, the Contractor and the City agree as follows:

ARTICLE 1. INCORPORATION OF REQUEST FOR QUALIFICATIONS

The terms and conditions of this Agreement shall include and incorporate the terms, conditions, and specifications set forth in the City’s Request for Qualifications No. 2025-019, and the Contractor’s response thereto, including all documentation required thereunder.

ARTICLE 2. DESCRIPTION OF GOODS OR SCOPE OF SERVICES

The Contractor shall provide professional architectural engineering design & construction administration services pursuant to the specifications accompanying the City’s solicitation, which are incorporated herein by reference.

ARTICLE 3. COMPENSATION

The City shall pay to the Contractor in compliance with the Pricing Schedule attached hereto and incorporated herein as Exhibit A, according to the terms and specifications of the referenced solicitation.

ARTICLE 4. MISCELLANEOUS PROVISIONS

a. Notice Format. All notices or other written communications required, contemplated, or permitted under this Agreement shall be in writing and shall be hand delivered, telecommunicated, or mailed by registered or certified mail (postage prepaid), return receipt requested, to the following addresses:

City of Delray Beach
RFQ No. 2025-019
Professional Services – Architectural/Engineering
Design & Construction Administration
Crest Theatre Auditorium Renovations
Project No. 25-001

- i. As to the City: City of Delray Beach
100 NW 1st Avenue
Delray Beach, Florida 33444
Attn: City Manager
- ii. with a copy to: City of Delray Beach
200 NW 1st Avenue
Delray Beach, Florida 33444
Attn: City Attorney
- iii. As to the Contractor: Mills + Schnoering Architects, LLC
200 Forrestal Road, Suite 3A
Princeton, NJ 08540
Phone: 609-681-2480
Attn.: Michael R. Schnoering, FAIA, partner
Email: mikes@msarchitectsllc.com

b. Headings. The headings contained in this Agreement are for convenience of reference only, and shall not limit or otherwise affect in any way the meaning or interpretation of this Agreement.

c. Effective Date. The effective date of this Agreement shall be as of the date it has been executed by both the parties hereto.

ARTICLE 5. E-VERIFY

By entering into this Agreement, Contractor acknowledges its obligation to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility." Contractor affirms and represents it is registered with the E-Verify system, utilizing same, and will continue to utilize same as required by law. Compliance with this section includes, but is not limited to, utilization of the E-Verify System to verify the work authorization status of all newly hired employees and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. Failure to comply with this section will result in the termination of this Agreement, or if your subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If terminated for a violation of the statute by Contractor, the Contractor may be prohibited from conducting future business with the City or awarded a solicitation or contract for a period of 1 year after the date of termination. All costs incurred to initiate and sustain the aforementioned programs shall be the responsibility of the Contractor.

ARTICLE 6. DISCRIMINATORY VENDOR LIST

Pursuant to Section 287.134, Florida Statutes, an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity. By execution of this Agreement, Contractor represents that it has not been placed on the discriminatory vendor list as provided in Section 287.134, Florida Statutes.

ARTICLE 7. SCRUTINIZED COMPANIES THAT BOYCOTT ISRAEL

Pursuant to Section 287.135, Contractor is ineligible to enter into or renew this Agreement if Contractor is on the Scrutinized Companies that Boycott Israel List (as identified in Section 215.4725, Florida Statutes), or is engaged in a boycott of Israel.

- a. By entering into this Agreement, Contractor certifies that Contractor is not on the Scrutinized Companies that Boycott Israel List, and that Contractor is not engaged in a boycott of Israel.
- b. Contractor shall notify the City if, at any time during the term of this Agreement, Contractor is placed on the Scrutinized Companies that Boycott Israel List, or that Contractor is engaged in a boycott of Israel. Such notification shall be in writing and provided by Contractor to the City within ten (10) days of the date of such occurrence.
- c. In the event the City determines, using credible information available to the public, that Contractor has submitted a false certification or Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List or engaged in a boycott of Israel, the City may, in its sole discretion, terminate this Agreement and seek a civil penalty, and other damages and relief, against Contractor, pursuant to Section 287.135, Florida Statutes. In addition, the City may pursue any and all other legal remedies against Contractor.
- d. Contractor shall not seek damages, fees, or costs against the City in the event the City terminates the Agreement pursuant to this provision.

ARTICLE 8. CONVICTED VENDOR LIST

City of Delray Beach
RFQ No. 2025-019
Professional Services – Architectural/Engineering
Design & Construction Administration
Crest Theatre Auditorium Renovations
Project No. 25-001

By its execution of this Agreement, Contractor acknowledges that it has been informed by City of, and is in compliance with, the terms of Section 287.133(2)(a) of the Florida Statutes which reads as follows:

- a. "A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list."

ARTICLE 9. COMPLIANCE WITH ALL APPLICABLE LAW

The Contractor and its services under this Agreement must comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations including, without limitation, American with Disabilities Act, 42 U.S.C. § 12101, Section 504 of the Rehabilitation Act of 1973, and any related federal, state, or local laws, rules, and regulations. The Contractor agrees to provide to the City all necessary certifications required by any federal, state, and local laws, ordinances, codes, rules and regulations. The Contractor's obligations under this Section shall survive termination, cancellation or expiration of this Agreement.

ARTICLE 10. DISCLOSURE OF INTERESTS OF COUNTRY OF FOREIGN CONCERN

Pursuant to Fla. Stat. §286.101(3), where the amount of the Agreement is \$100,000.00 or more, Contractor shall disclose any current or prior interest of, any contract with, or any grant or gift received from a country of foreign concern with a value of \$50,000 or more that was received or in force during the previous five (5) years. Definitions, disclosure requirements and exceptions are found in Fla. Stat. §268.101. Contractor represents and warrants it has complied with Fla. Stat. §286 .101, it has properly disclosed such interests, contracts, grants or gifts to the City before execution of this Agreement, and it will remain in compliance with Fla. Stat. §286.101 for the duration of this Agreement.

ARTICLE 11. COMPLIANCE WITH FLORIDA STATUTE §787.06(13)

Contractor has fully complied with Florida Statute §787.06(13) by providing an affidavit to the City signed by an officer or representative of Contractor under penalty of perjury that Contractor does not use coercion for labor or services as defined in that statute.

ARTICLE 12. INDEMNIFICATION

The Contractor shall indemnify and hold harmless the City and its officers, employees, agents, and instrumentalities from any and all liability, losses or damages, including attorney's fees and costs of defense, which the City or its officer, employees, agents, or instrumentalities may incur as a result of claims, demands, suits, causes of actions, or proceedings of any kind, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Contractor and other persons employed or utilized by the Contractor in the performance of the contract. The Contractor shall pay all claims and losses in connection therewith, and shall investigate and defend all claims, suits, or actions of any kind or nature in the name of the City, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees which may be incurred thereon. The Contractor expressly understands and agrees that any insurance protection required by this Agreement or otherwise provided by the Contractor shall in no way limit the responsibility to indemnify, keep and save harmless, and defend the City or its officers, employees, agents, and instrumentalities as herein provided the obligations of this section shall survive the term of this Agreement.

ARTICLE 13. CONTRACT TERM

This term of this Agreement shall be from the effective date through the completion of work and full acceptance by the City, unless terminated earlier in accordance with terms set forth in the solicitation.

[The remainder of this page is intentionally left blank]

IN WITNESS WHEREOF, the City and the Contractor executed this Agreement as of the day and year first above written.

ATTEST:

By: *Alexis Givings*
Alexis Givings, City Clerk

CITY OF DELRAY BEACH:
By: *Thomas F. Carney, Jr.*
Thomas F. Carney, Jr., Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: *Lynn Gelin*
Lynn Gelin, City Attorney



[SEAL]

MILLS + SCHOERNING ARCHITECTS, LLC

By: *M.R. Schnoering*
Print Name: Michael R. Schnoering, FAIA
Title: Partner

STATE OF New Jersey
COUNTY OF Mercer

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of July, 2025 by Michael R. Schnoering (name of person), as partner (type of authority) for Mills + Schnoering Architects, LLC (name of party on behalf of whom instrument was executed).

Personally known OR Produced Identification
Type of Identification Produced _____

Jacqueline C Frey
Notary Public – State of New Jersey

Jacqueline C Frey
Notary Public of New Jersey
My Commission Expires
February 4, 2026
Qualified in Somerset County

Crest Theatre - Fee Proposal Worksheet

Revised 14 July 2025

Fee Proposal Worksheet	M+Sa					CONSULTANTS								SUBTOTAL	TOTAL
	Partner in Charge	Project Manager	Project Architect	Drafting	M+Sa SUBTOTAL	Local Representative	Structural	MEP	Theatre/AV/Lighting	Acoustics	Laser Scan + Revit Model	Cost Consultant			
						SRA	AES	P&H	SS	SALAS	PLP	DHARAM			
Hourly Rate	275	190	135	110											
ID # Proposed Scope of Services															
1 Notice to Proceed															
2 Contracts and Project Set-up	2	6			8										
3 Document Building and Create Base Drawings (LIDAR Scan and Revit by PLP)	1	2	4		7						100				
4 Review Owner-furnished floor plans, prep drawings	1	3	14	12	30		2	16	4						
5 Concept Design															
6 Kick-off Mtg and Programming Discussion w/ Delray Beach Reps (On-Site)	4	4	2	2	12	16	20	4	8	6					
7 On Site Team Survey (Same day as Kick-off) + Travel	17	20	22	22	81		25	20	9	13					
8 Update drawings per survey + Existing Conditions Narrative	2	28	40	16	86		12	42	10	5					
9 ADA Standards/Code Review		2	2		4	8	1	4	4						
10 Concept Diagrams (Base Scheme + 2 Options)	4	16	24	40	84		15	24	12						
11 Design Review Mtg 1 with Delray Beach Reps (On-Site)	12	14			26	16		12	15						
12 Draft Report (Narrative, Spreadsheets, Diagrams) & Virtual presentation	2	32	40	16	90		15	24	7	6					
13 Cost Estimate (Initial Estimate, Consultant Review, Final Estimate)		4			4		2	10	4	2		45			
14 Design Review Mtg 2 (Estimate Review) with Delray Beach Reps (Virtual)	2	2	2	2	8		1	4	4	2		2			
15 Concept Design and Estimate Revisions	2	12	16	10	40		2	12	6			5			
16 Final Report (Narrative, Spreadsheets, Diagrams)	2	24	16	4	46		8	24	8	6					
17 Submit Final Report & presentation to City (On-Site)	12	8	8		28	4		4	16						
Total Hours	62	176	188	128	554	44	103	200	107	40	100	52			
Total Proposed Fee	\$17,050	\$33,440	\$25,380	\$14,080	\$89,950	\$7,392	\$21,287	\$34,650	\$25,050	\$7,426	\$10,083	\$9,975	\$115,862	\$205,812	
Reimbursable Expense Allowance for lift rental					\$750									\$750	
Total Proposed Fee, with Expenses														\$206,562	
Optional Services															
In-Person Delray Beach City Commission Presentation					\$4,300									\$4,300	
(2) Semi-photorealistic color renderings					\$6,000									\$6,000	
Contingency															
Fee Contingency (to be utilized if/when approved by the City)					\$20,000									\$20,000	
Grand Total														\$236,862	

Notes:

1. Refer to proposal letter for assumptions and excluded services.

CITY ATTORNEY OFFICE - LEGAL REVIEW CHECKLIST

Name of Agreement: Agreement with Mills + Schnoering Architects, LLC for Design and Construction

Department: Public Works

Contact person: Casetra Thompson

City Manager approval

City Commission approval

Reviewed by Purchasing

Agenda item #:

Agenda meeting date:

Resolution #: 167-25

Agreement Action:

New <input checked="" type="radio"/>	Renewal* <input type="radio"/>	Amendment* <input type="radio"/>	*Renewal: Only change is the agreement term *Amendment: For changes other than/in addition to term
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Does the Contractor require the City to sign first?: No

Agreement Terms:	Comments/Specific Provision in Agreement
Term (Duration of Agreement)	Article 13: until completion and acceptance by City
Termination Clause	RFQ- 28- For convenience, 29- default, 30- fraud or misrepresentation
Renewal Clause	n/a
Insurance	City standard
Indemnification	City standard
Governing Law	Florida
Venue	Palm Beach County
Assignment	RFQ 22- not without written consent of other party
Attorney's fees	RFQ 42- each party to bear their own fees
FL. Public Records Provision (2016)	RFQ 50
Inspector General Provision	RFQ 32
Fiscal Funding Requirement	RFQ 66
Fla. Stat. 448.095 - E-verify	Art. 5
Fla. Stat. 287.134 - Disc. Vendor	Art. 6
Fla. Stat. 287.135 - Scrutinized Comp.	Art. 7
Fla. Stat. 287.133 - Convicted Vendor	Art. 8
ADA	Art. 9
Fla. Stat. 286.101 - Foreign Gifts	n/a
Fla Stat. 287.138 - Foreign Country	Art. 10
Fla. Stat. 787.06 - Non-Coercion	Art. 11

Business Principles:	Comments
Fees: Total Value	\$236,862.00
Fees: Per Fiscal Year	

Other Issues:	Comments
Non-Negotiable Issues/ Miscellaneous Issues/ Special Considerations	

Consistent with applicable policies including, but not limited to, Procurement policies. Yes

Attorney: Kelly Brandon, Esq.

Reviewed and approved as to form and legal sufficiency only

RESOLUTION NO. 167-25

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, APPROVING AN AGREEMENT WITH MILLS + SCHNOERING ARCHITECTS, LLC., FOR PROFESSIONAL ARCHITECTURAL AND ENGINEERING DESIGN AND CONSTRUCTION ADMINISTRATION FOR THE CREST THEATRE AUDITORIUM RENOVATIONS PURSUANT TO REQUEST FOR QUALIFICATIONS 2025-019; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AMENDMENTS AND/OR RENEWALS THERETO AND TAKE ANY AND ALL ACTIONS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City of Delray Beach ("City") is authorized to enter into agreements to provide services, programming, and products in accordance with its Charter; and

WHEREAS, the City requires professional architectural and engineering design and construction administration services; and

WHEREAS, the City desires to enter into an agreement with Mills + Schnoering Architects, LLC. ("Contractor"), for professional architectural and engineering design & construction administration services for the Crest Theatre Auditorium renovations, pursuant to Request for Qualifications 2025-019; and

WHEREAS, the City Commission deems approval of this Resolution to be in the best interest of the health, safety, and welfare of the residents and citizens of the City of Delray Beach and the public at large.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AS FOLLOWS:

Section 1. The foregoing recitals are hereby affirmed and ratified.

Section 2. The City Commission of the City of Delray Beach has reviewed and hereby approves this Agreement between the City and Contractor, attached hereto and incorporated herein as Exhibit "A".

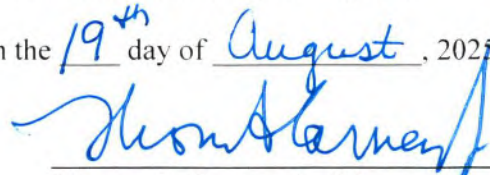
Section 3. The City Commission authorizes the City Manager to execute any amendments and/or renewals and take any and all actions necessary to effectuate the intent of this Resolution.

Section 4. This Resolution shall become effective immediately upon adoption.

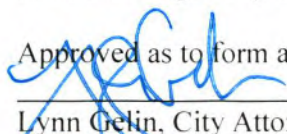
PASSED AND ADOPTED in regular session on the 19th day of August, 2025.

ATTEST:


Alexis Givings, City Clerk



Thomas F. Carney, Jr., Mayor

Approved as to form and legal sufficiency:


Lynn Gelin, City Attorney

