

July 15, 2021

Ms. Patricia Jackson, PE, RAS  
 Facilities Construction Manager  
 City of McKinney  
 Post Office Box 517  
 McKinney, Texas 75070

RE: **ATTACHMENT B** | Phases III & IV: Additional Services Proposal for Professional Services  
 McKinney Municipal Complex

Dear Ms. Jackson:

Lake | Flato + Parkhill (A/E) is pleased to submit this proposal for additional professional services to the City of McKinney; McKinney, Texas (CLIENT) for the new Municipal Complex (PROJECT).

<b>PROJECT SCOPE</b>	
<b>Scope of Services</b>	Additional Services: <ul style="list-style-type: none"> <li>▪ Phase III Design Development &amp; Construction Documents</li> <li>▪ Phase IV Bidding &amp; Construction Administration.</li> </ul>
<b>Site Location</b>	Site (approximately 8.35 acres) located east of Highway 5 between Virginia Street and Lamar Street as shown on Exhibit D. and between the railroad tracks and Throckmorton Street.
<b>Building Scope</b>	City Hall (approximately 180,000 sf) is anticipated to include the following City Departments: <ul style="list-style-type: none"> <li>▪ City Manager's Office</li> <li>▪ City Secretary's Office</li> <li>▪ Development Services including Engineering, Planning, Building Inspections, Code Compliance and Permitting</li> <li>▪ Financial Services including Budget, Finance, Procurement, Utility Billing and Revenue Collections</li> <li>▪ Human Resources</li> <li>▪ Communications and Marketing</li> <li>▪ Information Technology and GIS</li> <li>▪ Parks and Recreation Administration</li> <li>▪ Housing and Community Development</li> <li>▪ Public lobby, restrooms and community use spaces</li> <li>▪ Conference rooms and multi-purpose rooms</li> <li>▪ Storage areas, break rooms and fitness areas</li> </ul> Adaptive reuse of Icehouse <ul style="list-style-type: none"> <li>▪ Structural analysis of original building</li> <li>▪ Architectural analysis of original building</li> <li>▪ Recommendations for rehabilitation</li> </ul> Food and beverage café (approximately 3,000 sf) <ul style="list-style-type: none"> <li>▪ Shell for finish out, white box for finish out</li> </ul>

<b>Site Development</b>	Municipal Complex Plaza <ul style="list-style-type: none"> <li>▪ Civic Plaza</li> <li>▪ Chambers Amphitheater</li> </ul> Street Infrastructure <ul style="list-style-type: none"> <li>▪ Street infrastructure development for Phase 1 as indicated on Exhibit D</li> <li>▪ Roadway design for East Virginia Street, Main Street, Hunt Street, and Throckmorton Street as identified in Exhibit D.</li> <li>▪ Landscape and pedestrian walkway improvements associated with street developments as indicated on Exhibit D.</li> </ul> Utilities Infrastructure <ul style="list-style-type: none"> <li>▪ Utility infrastructure development for Phase 1 as indicated on Exhibit D</li> <li>▪ Infrastructure includes the water line, sanitary sewer, and storm system designs.</li> </ul>
<b>Future Phases (Excluded from Scope of Services)</b>	<ul style="list-style-type: none"> <li>▪ Structured Parking Garage for approximately 600 spaces.</li> <li>▪ Library or Municipal Court Design</li> <li>▪ Additional street development, landscape &amp; pedestrian walkways, and utility infrastructure as indicated on Exhibit D.</li> </ul>
<b>Budget</b>	Hard Cost Estimates: <ul style="list-style-type: none"> <li>▪ Site T.B.D</li> <li>▪ Building T.B.D.</li> </ul>
<b>Schedule</b>	Phase III 07/2021 – 11/2022 Phase IV TBD

**SCOPE OF SERVICES**

A/E will provide professional services according to Exhibit A – Scope of Services.

**COMPENSATION**

A/E will provide professional services on a lump sum basis plus reimbursable expenses. Refer to Exhibit B – Fee Proposal, for a breakdown of associated fees. Invoices shall be issued monthly based on a percent complete basis. Changes to the scope of work including construction budget changes to previously approved documents, project schedule, project scope, or scope of services will result in additional services. The additional services will be performed at the hourly rates contained in Exhibit C – Hourly Rate Schedule.

**REIMBURSABLE EXPENSES**

Reimbursable expenses will be billed at invoice cost and include local travel, normal postage/shipping, reproductions/copies and color plots/prints.

**EXISTING CONDITIONS**

A/E will make no representations regarding the suitability for reuse of the existing structures on the site and is not responsible for the condition of the existing structures.

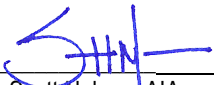
**TERMS AND CONDITIONS**


The Texas Board of Architectural Examiners, P. O. Box 12337, Austin, Texas 78711-2337 or 333 Guadalupe, Suite 2-350, Austin, Texas 78701-3942, (512) 305-9000, has jurisdiction over complaints regarding the professional practices of persons registered as Architects, Interior Designers and Landscape Architects in Texas.

Upon your review and approval of this Proposal, we will prepare an AIA, Owner – Architect Agreement to proceed with Architectural services. If this proposal is not executed within 60 days from the issue date, A/E reserves the right to review Compensation, Payment Schedule and Staffing Commitments.

Sincerely,

Lake | Flato + Parkhill

By  \_\_\_\_\_  
Scott Nelson, AIA

By  \_\_\_\_\_  
Adrianna Swindle, AIA

- EXHIBITS:**
- Exhibit A – Scope of Services
  - Exhibit B – Fee Proposal
  - Exhibit C – Hourly Rate Schedule
  - Exhibit D – Site Plan

**EXHIBIT A – Scope of Services**

July 15, 2021

**PROJECT DELIVERY SYSTEM**

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

**DESIGN SERVICES**

A/E proposes to provide professional architecture and engineering services for the project scope as stated in the proposal.

**SCOPE OF SERVICES, PHASES III**

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**TASK A: DESIGN DEVELOPMENT**

The A/E will provide Design Development services based on approved Schematic Design documents and updated Project budget. The documents will illustrate and describe refinement of the design of the Project 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. Services include design of architectural, structural, mechanical and electrical systems.

**Design Development Deliverables**

Drawings and specifications as described in AIA Document B101, Section 3.3 and 3.4

**TASK B: CONSTRUCTION DOCUMENTS SERVICES**

The A/E will provide Construction Documents based on approved Design Development documents and updated Project budget. The documents will be based on the use of AIA A201-2017 General Conditions and will include detailed requirements for construction and include drawings and specifications that establish in detail the quality level of systems and materials. The A/E will assist the Client in the preparation of supplementary conditions for AIA A201-2017 General Conditions and other standard AIA contract forms.

**Construction Phasing**

Construction documents will be produced in one package.

**Additional Services**

- Multiple Bid/Permit Packages

**SPECIALTY SCOPE OF SERVICES****1. CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE AND PLANNING**

Services: Design of Utilities, Streets, Parking, Paving, Flatwork, Plant Materials and Irrigation.

**2. WORKFORCE PLANNING**

Phase 3 – Services:

- **Future of Work Interviews (6 group interviews)**  
Team and departmental perspectives are important to any workplace transformation. We will engage them and your FOW project team in soliciting feedback around the future of collaboration, team performance, remote-management, shifting workflows, and the overall impact on team morale and needs. Specific departmental requirements will be incorporated into the findings from this engagement, which will help inform and define what the future of work looks like.
- **Design Liaison, Research, and Reviews**  
To ensure that the recommended future environment incorporates internal research and national best practices, our team will act in a liaison and advocate capacity to provide insightful review and recommendation to the Design Development & Construction Document phase. Our advisory services will include the continued sharing of research findings and suggestions to inform design outcomes that are responsive to the workplace

research and feedback, including: recurring design reviews, continuous on-call research, advising, and support, and data analytics to support or advise on the proposed design.

### 3. IT SYSTEMS

Services: Design of Information Transport Systems and Audio-Visual Infrastructure including:

- Technology infrastructure design to support voice and data.
- UTP cabling with medium density work-area outlets.
- Telecom Rooms (TR's) design, layout and connectivity.
- Infrastructure design to support wireless access connectivity in specific building areas.
- Construction documents, including detailed designs and CSI format specifications.
- Coordination of the Information Technology system design and requirements with the A/E design team.
- Assist the Owner / Architect with bid evaluations and recommendations.
- Contract Administration including periodic site observation visits with supporting job field reports, submittal review/comment, RFI review/comment.
- Record documents based upon Contractor provided as-builts.
- Record documents to include drawings and specifications delivered in both native and PDF format.

### 4. AUDIO/VIDEO & ACOUSTICS

Services: Design of Audio/Video infrastructure and active equipment design for the presentation and meeting spaces including:

- Architectural Acoustics
- Architectural Noise Control
- Mechanical Noise and Vibration Control
- Audio Visual, Digital Signage and Distributed TV Systems

### 5. SECURITY DESIGN

Services: Security design access control and alarm monitoring, security video surveillance and recording, and security system voice communications including:

- Design requirements for interfacing the security system to other building systems including elevators, fire alarm and building management.
- Electrified security door hardware.
- Coordinate physical space requirements, power requirements and heat load for security equipment locations.
- Prepare final security system drawings to include device location plans, system block diagrams, riser diagrams and installation details.
- Prepare a comprehensive performance-based security system specification.
- Conduct final system test / inspection and coordinate commissioning and training.

### 6. ENVELOPE

Services to include building envelope design recommendations and analysis of proposed assemblies. These tasks shall include:

- Prepare a DD-level System Selection Narrative for the envelope assemblies.
- Peer Review Report will include:
  - Review of plans and details for general conformance with material manufacturers' requirements and industry standards.
  - Review of technical specifications for general conformance with material manufacturers' requirements and industry standards.
- Assist the project team by providing answers to contractor Requests for Information (RFIs) relating to the McKinney Municipal Complex construction. If requested, we will provide suggested field directives or recommended supplemental instructions to clarify the intent of building envelope design.
- Conduct periodic visits to the project site to confirm Contractor performance and review installations for compliance with the intended design.

## 7. **ACCESSIBILITY**

Services include design review and recommendations to comply with the requirements of the Americans with Disabilities Act (ADA) and the Texas Accessibility Standards (TAS) for projects in the State of Texas. These tasks include:

- Preliminary Plan review at 100% DD
- Preliminary Plan review at 50% CD
- TDLR Registration

## 8. **COST ESTIMATING SERVICES**

Services: Detailed cost estimating services by identifying and analyzing the project's scope, time, cost, quality, and performance system.

- 100% Design Development Estimate
- 50% Construction Documents Estimate

## 9. **SITE ENTITLEMENT SERVICES**

Services include assisting with the process of Entitlements in obtaining discretionary approvals for the right to develop and/or construct on a property for its desired use(s).

Our services during Entitlements may include preparation and/or submittal of the following:

- Refined Definition of Project Scope of Work
- Engineered Site Plan
- Preliminary and Final Plat
- Variance Requests
- Special Use Permits
- Driveway Access Permits
- Public Hearing(s)
- Planning and Zoning Hearing(s) and Preliminary Site Plan Approval
- City Council Hearing(s) and Final Site Plan Approval
- Due Diligence
- Architectural Review Board Hearing(s) for Approvals required by Governmental Authorities Having Jurisdiction over the Project

## 10. **INTERIOR DESIGN SERVICES**

Services: Preparation of two (2) color schemes for the Owner's selection. The schemes will identify basic floor, wall and ceiling colors, finishes and textures; it will not be a detailed selection of all materials. After a selection of the schematic scheme by the Owner, the A/E will proceed to develop an in-depth color, finish and texture submittal for the Owner's approval. After approval of the color scheme, a digital presentation board will be prepared in PDF format for use by the Owner.

## 11. **FURNITURE, FIXTURE & EQUIPMENT SERVICES**

Services: Assist in the selection of equipment, furnishings, and specifications of FF&E items as follows:

- **Furniture Plan**  
A/E will develop furniture floor plans to align with verified types and use of space. This development will happen alongside schematic design and room data review sheets.
- **Showroom Tours**  
A/E will schedule showroom tours with various furniture and fabric manufacturers and vendors to visit alongside owner. Throughout these tours our goal is to establish a preferred style, but also provide information to Owner on latest furniture trends.
  - Meetings: One (1)
- **FF&E Selections Review**  
Based on feedback gathered from our showroom tours, A/E will develop a furniture presentation to review furniture for each room/type of space. This review will include 2-3 options per furniture piece for review/selection by Owner. This meeting will also include an initial furniture finish palette for review/discussion. As we review the furniture type, we will want to confirm we have clarification on finish requirements or preferred finishes. Information gathered here will help tailor the selections for the Finish Selection meeting.
  - Meetings: Two (2)
- **FF&E Finish Selections Review**

Following furniture selections and review of finish requirements and preferences identified through previous meetings, the A/E will develop a furniture finish presentation. This portion will provide physical samples of proposed finishes for each furniture piece that aligns with the budget, requirements and preferences identified by Owner.

- Meetings: Two (2)
- **Furniture Binder/Bidding**  
A/E will compile all information approved by Owner and produce a furniture binder which will include specification sheets for each piece of furniture along with furniture floor plans. This information will be shared with the furniture dealers along with bidding instruction and forms.
- **Procurement**  
A/E will request, review and approve quotes provided by furniture dealers. Once evaluated, we will provide the prepared quote to Owner and their purchasing department.
- **Installation Oversight/Punch Walk**  
A/E will coordinate with the installation of furniture to ensure pieces are delivered and installed damage free. If any issues are identified, the A/E will follow up with dealer to remedy the solution.

## 12. STRUCTURAL PEER REVIEW

Services: Review to determine if the provided structural drawings and specifications for the project are in general compliance with the structural requirements of the applicable building code and any other special requirements agreed to as part of the design.

- Two peer reviews will be conducted. The first will be at the completion of Design Development and the second will be conducted at approximately 75% completion of Construction Documents.
- The peer reviews will include the following:
  - Review of the structural engineering recommendations contained within the site specific geotechnical report.
  - Review of structural general notes and specifications.
  - Review of gravity and lateral loads on the structure.
  - Review of typical structural details.
  - Limited structural analysis consisting of the following typical framing elements:
    - Typical floor framing elements
    - Typical roof framing elements
    - Typical columns and/or walls and associated foundations.
- Preparation of a written report that identifies the structural items that were reviewed and any comments that we have to offer for the Engineer of Record to evaluate. This report will be sealed by a professional engineer and will be provided in an electronic format

## 13. DESIGN ADVISOR

Services: Review to determine if the provided design drawings and specifications for the project are in general compliance with the design direction as developed in Phase 1 & 2.

- Design Development Participation
  - Weekly one (1) hour review session with Design team
  - Attend 50% DD steering committee meeting in person
  - Attend 50% DD council meeting in person
  - Attend 50% page turn session at Design for design intent
  - Attend DD steering committee meeting in person
  - Attend DD council meeting in person
  - Review 100% DD set for design intent
  - Four (4) hours for review of CMAR's proposals
- Construction Document Participation
  - Review 50% CD set for design intent
  - Attend 50% CD steering committee meeting in person
  - Attend 50% CD council meeting in person

- Construction Administration Participation
  - Review Full-size Mockup (1)
- Services specially exclude attendance of weekly client meetings and consultant coordination meetings.

#### **Milestone Deliverable Packages.**

Drawings and Specifications setting forth the requirements for the construction of the Project.

- 50% Design Development Documents for Milestone Review
- 100% Design Develop Documents
- 50% Construction Documents for Milestone Review
- 95% Construction Documents for Milestone Review
- Final Construction Documents

### **SCOPE OF SERVICES, PHASES IV**

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#### **TASK A: BIDDING SERVICES**

The A/E will assist the Client and the CMAR in the preparation of necessary bidding information, bidding forms, the Conditions of the Contract, and the form of Agreement between the Client and the CMAR. The A/E will inform the Client, to the best of their knowledge, and will assist the Client in connection with the Client's responsibility for filing documents required for approval of governmental authorities having jurisdiction over the Project.

#### **TASK B: CONSTRUCTION ADMINISTRATION SERVICES**

The A/E shall not supervise, direct or have control over the CMAR's work nor have any responsibility for the construction means, methods, techniques, sequences or procedures selected by the CMAR nor for the CMAR's safety precautions or programs in connection with the Work. These rights and responsibilities are solely those of the CMAR. The Client agrees that the CMAR shall be solely responsible for jobsite and worker safety and warrants that this intent shall be carried out in the Client's contract with the CMAR.

#### **QUALIFICATIONS**

The Client shall designate a 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 A/E and shall render decisions pertaining thereto promptly, to avoid unreasonable delay in the process of A/E's design services.

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

#### **OPINIONS OF PROBABLE CONSTRUCTION COST**

In providing estimates or opinions of probable construction cost, the Client understands that the A/E has no control over the cost or availability of labor, equipment or materials, or over market conditions or the CMAR's method of pricing, and that the A/E's estimates or opinions of probable construction costs are made on the basis of the A/E's professional judgment and experience. The A/E makes no warranty, express or implied, that the bids or the negotiated construction cost will not vary from the A/E's estimates or opinions of probable construction cost.

The A/E will engage a Cost Estimating Consultant to provide additional expertise in cost estimating which has a historical accuracy over the last four years of approximately  $\pm 1\%$ .

#### **ACCESSIBILITY**

The Client acknowledges that the requirements of the Americans with Disabilities Act (ADA), Texas Accessibility Standards (TAS) for projects in the State of Texas, and other federal, state and local accessibility laws, rules, codes, ordinances, and regulations will be subject to various and possibly contradictory interpretations. The Client further acknowledges that the ADA is a Civil Rights law and not a building code and does not have prescriptive language. A/E, therefore, will use its reasonable professional efforts and judgements, in working alongside the Accessibility Consultant's direction & recommendations, to interpret applicable accessibility requirements in effect as of the date of the execution of this Agreement, and as they apply to the Project. A/E, however, cannot and does not warrant or guarantee that the Client's Project will comply with all interpretations of the accessibility



requirements and/or the requirements of other federal, state and local laws, rules, codes, ordinances and regulations as they apply to the Project.

All projects in the State of Texas must be submitted to the Texas Department of Licensing and Regulations (TDLR) – Elimination of Architectural Barriers (EAB) Division for plan review for compliance with TAS requirements. A/E will include in the design of the Project all changes that are the result of the TDLR plan review. After construction of the project TDLR requires an inspection of the project for compliance confirmation. However, A/E cannot and does not warrant or guarantee that different rules and or interpretation may be applied to the Client's Project at the time of the final TDLR inspection. Compliance with changes required by the TDLR final inspection that were not mentioned in the TDLR plan may be required.

#### HAZARDOUS MATERIALS

As used in this Proposal, the term hazardous materials shall mean any substances, including without limitation asbestos, toxic or hazardous waste, PCBs, combustible gases and materials, petroleum or radioactive materials (as each of these is defined in applicable federal statutes) or any other substances under any conditions and in such quantities as would pose a substantial danger to persons or property exposed to such substances at or near the project site.

All parties acknowledge that the A/E's scope of services does not include any services related to the presence of any hazardous or toxic materials. In the event A/E or any other person or entity involved in the project encounters any hazardous or toxic materials, or should it become known to A/E that such materials may be present on or about the jobsite or any adjacent areas that may affect the performance of A/E's services, A/E may, at its sole option and without liability for consequential or any other damages, suspend performance of its services under this Agreement until the Client retains appropriate qualified consultants and/or CMARs to identify and abate or remove the hazardous or toxic materials and warrants that the jobsite is in full compliance with all applicable laws and regulations.

#### SERVICES BY CLIENT

Client will provide access to work site, obtain applicable permits, provide appropriate legal services in connection with the project, and provide environmental impact reports and energy assessments unless specifically included in the Scope of Work. Client shall pay the costs of checking and inspection fees, zoning application fees, soils engineering fees, testing fees, surveying fees, and all other fees, permits, bond premiums, and all other charges not specifically covered by the terms of this Agreement.

Services specifically excluded from our scope of services include, but are not limited to, the following:

- Geotechnical Reports
- Asbestos and Hazardous Materials Studies
- Third-party Independent Construction Inspection Services
- Construction Material Testing
- Texas Department of Health Demolition Notification
- Commissioning and Special Inspections
- Traffic Impact Analysis
- Furniture, Fixture, Equipment Procurement

#### CONSULTANT LIST

- ABBAE – Envelope
- Allied Universal – Security
- Construction Cost Management – Cost Estimating
- Datacom – Information Technology
- Datum – Structural Engineering
- HR&A Advisors – Development Trends and P3 Strategy
- Interface – MEP Engineering
- Johnson Kelly – Accessibility
- JQ – Structural Peer Review
- North Texas Surveying - Surveying
- Plastarc – Work Place Planning
- Smithdish Architecture – Design Peer Review
- TBG Partners – Planning & Landscape Architecture
- WJHW – Audio/Visual/Acoustic

#### END OF SCOPE OF SERVICES

**EXHIBIT B – Fee Proposal**

July 15, 2021

Service	Quantity	Fee				Firm
		Phase 01-02	Phase 03	Phase 04	Total	
<b>DISCOVER</b>						
Boundary Survey		\$ 34,500.00			\$ 34,500.00	North TX Surveying
Topographical Survey		Included Above				
Tree Survey		Included Above				
<b>Subtotal</b>		\$ 34,500.00			\$ 34,500.00	
<b>DEFINE</b>						
Master Planning - District		\$ 375,566.00	\$ -	\$ -	\$ 375,566.00	HRA
Development Trends Overview		\$ 20,000.00	\$ -	\$ -	\$ 20,000.00	HRA
P3 Strategy		\$ 80,000.00	\$ -	\$ -	\$ 80,000.00	
<b>Subtotal</b>		\$ 475,566.00	\$ -	\$ -	\$ 475,566.00	
<b>DESIGN</b>						
Architecture		\$ 1,328,704.00	\$ 2,453,460.00	\$ 1,072,060.00	\$ 4,854,224.00	LF+Parkhill
Interior Design		\$ 55,125.00	\$ 365,650.00	\$ 118,975.00	\$ 539,750.00	LF+Parkhill
Design Advisor			Included Above	Included Above	Included Above	Smithdish Architecture
MEP Engineering		\$ 65,893.00	\$ 417,180.00	\$ 162,120.00	\$ 645,193.00	Interface
Structural Engineering		\$ 43,155.00	\$ 422,360.00	\$ 139,280.00	\$ 604,795.00	Datum
Civil Engineering		\$ 216,593.00	\$ 463,070.00	\$ 115,770.00	\$ 795,433.00	Parkhill
Landscape Architecture		\$ 116,800.00	\$ 340,300.00	\$ 72,730.00	\$ 529,830.00	TBG+Parkhill
<b>Subtotal</b>		\$ 1,826,270.00	\$ 4,462,020.00	\$ 1,680,935.00	\$ 7,969,225.00	
<b>DESIGN - Specialty Services</b>						
Cost Estimating Consultant		\$ 30,538.00	\$ 21,903.00	\$ -	\$ 52,441.00	Const. Cost Mgmt.
Audio/Video/Acoustic Design		\$ 14,400.00	\$ 91,200.00	\$ 35,400.00	\$ 141,000.00	WJHW
IT/Data Consultant		\$ 15,120.00	\$ 42,840.00	\$ 18,270.00	\$ 76,230.00	Datacom
Security Consultant		\$ 11,740.00	\$ 48,750.00	\$ 25,190.00	\$ 85,680.00	Allied Universal
Envelope Consultant		\$ 16,400.00	\$ 31,200.00	\$ 31,020.00	\$ 78,620.00	ABBAE
Accessibility Consultant		\$ 4,268.00	\$ 4,185.00	\$ 2,065.00	\$ 10,518.00	Johnson Kelley
Workforce Planning Consultant		\$ 24,833.00	\$ 25,000.00	\$ -	\$ 49,833.00	Plastarc
Civil Engineering	District	\$ 39,002.00	Included Above	Included Above	\$ 39,002.00	Parkhill
Landscape Architecture	District	\$ 18,000.00	Included Above	Included Above	\$ 18,000.00	TBG+Parkhill
Renderings	6 Images	\$ 24,000.00			\$ 24,000.00	LF+Parkhill
<b>Subtotal</b>		\$ 198,301.00	\$ 265,078.00	\$ 111,945.00	\$ 575,324.00	
Reimbursable Expenses		\$ 40,369.00	\$ 74,967.00	\$ 29,171.00	\$ 144,507.00	Not to Exceed
<b>Total A/E Fee</b>		\$ 2,575,006.00	\$ 4,802,065.00	\$ 1,822,051.00	\$ 9,199,122.00	
<b>ADDITIONAL SERVICES</b>						
Site Entitlement & Platting Services	Hourly		\$ 100,000.00	\$ 25,000.00	\$ 125,000.00	Hourly, NTE
Food Service Design	TBD					
Artwork Selection	TBD					LF+Parkhill
Traffic Impact Analysis	TBD					
Structural Engineering - Peer Review			\$ 18,000.00		\$ 18,000.00	JQ
Architecture	Ice House		\$ 91,576.00	\$ 30,528.00	\$ 122,104.00	LF+Parkhill
MEP Engineering			\$ 3,500.00	\$ 1,500.00	\$ 5,000.00	Interface
Structural Engineering			\$ 102,500.00	\$ 10,250.00	\$ 112,750.00	Datum
Structural Engineering - Peer Review			\$ 10,000.00		\$ 10,000.00	JQ
Envelope Consultant			\$ 8,500.00	\$ -	\$ 8,500.00	ABBAE
Architecture	Parking Garage	\$ 79,200.00	Not in Scope	Not in Scope		LF+Parkhill
MEP Engineering		\$ 8,500.00	Not in Scope	Not in Scope		Interface
Structural Engineering		\$ 12,600.00	Not in Scope	Not in Scope		Datum
Architecture	Food+Beverage		Not in Scope	Not in Scope		LF+Parkhill
MEP Engineering			Not in Scope	Not in Scope		Interface
Structural Engineering			Not in Scope	Not in Scope		Datum
FFE Design		\$ 8,325.00	\$ 138,861.50	\$ 98,015.00	\$ 245,201.50	LF+Parkhill
Animation	120 Seconds	\$ 48,000.00			\$ 48,000.00	LF+Parkhill
<b>Subtotal</b>		\$ 156,625.00	\$ 472,937.50	\$ 165,293.00	\$ 794,855.50	
<b>OWNER DIRECT EXPENSES</b>						
Geotechnical Engineering						
Material Testing						
Commissioning						

**EXHIBIT C – Hourly Rate Schedule**

July 15, 2021

<b>CLASSIFICATION</b>	<b>HOURLY RATE</b>	<b>CLASSIFICATION</b>	<b>HOURLY RATE</b>	<b>CLASSIFICATION</b>	<b>HOURLY RATE</b>
<b>SUPPORT STAFF I</b>	\$64.00	<b>PROFESSIONAL LEVEL II</b>		<b>PROFESSIONAL LEVEL V</b>	
Engineering Student		Mechanical & Electrical	\$138.00	Mechanical & Electrical	\$237.00
Design Student		Civil & Structural	\$137.00	Civil & Structural	\$239.00
Landscape Architect Student		Architect	\$132.00	Architect	\$223.00
Interior Design Student		Architect Intern		Senior Architect	
		Landscape & Interior	\$123.00	Landscape & Interior	\$178.00
		Design Intern Landscape		Project Manager	
<b>SUPPORT STAFF II</b>	\$107.00	Architect Intern		Senior Landscape Architect	
Engineering Technician		Technologist		Senior Interior Designer	
Engineering Student		Resident Project Representative		Resident Project Representative	
Design Technician		Clerical Supervisor			
CADD					
Survey Technician				<b>PROFESSIONAL LEVEL VI</b>	
Administrative Assistant		<b>PROFESSIONAL LEVEL III</b>		Mechanical & Electrical	\$268.00
Project Assistant		Mechanical & Electrical	\$164.00	Civil & Structural	\$257.00
Word Processor		Civil & Structural	\$170.00	Architect	\$248.00
File Specialist		Architect	\$149.00	Landscape & Interior	\$216.00
		Architect Intern		Studio Leader	
		Landscape & Interior	\$136.00	Senior Project Manager	
<b>SUPPORT STAFF III</b>	\$117.00	Interior Design Intern		Senior Practice Leader	
Engineering Technician		Landscape Architect Intern		Surveyor	
Design Technician		Technologist		Resident Project Representative	
CADD		Resident Project Representative			
Administrative Assistant				<b>PROFESSIONAL LEVEL VII</b>	
Project Assistant				Mechanical & Electrical	\$288.00
		<b>PROFESSIONAL LEVEL IV</b>		Civil & Structural	\$281.00
<b>PROFESSIONAL LEVEL I</b>		Mechanical & Electrical	\$194.00	Architect	\$269.00
Mechanical & Electrical	\$122.00	Civil & Structural	\$198.00	Landscape & Interior	\$242.00
Civil & Structural	\$122.00	Architect	\$184.00	Operations Director	
Architect	\$122.00	Professional Architect		Sector Director	
Architect Intern		Project Architect			
Landscape & Interior	\$116.00	Landscape & Interior	\$147.00		
Interior Design Intern		Professional Landscape Architect			
Landscape Architect Intern		Professional Interior Designer			
Planner		Project Landscape Architect			
Survey Technician		Project Interior Designer			
Technologist		Technologist			
Resident Project Representative		Resident Project Representative			

EXHIBIT D – Site Plan

July 15, 2021

