

October 29, 2020

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

RE: **ATTACHMENT A** | Proposal for Professional Services
 McKinney Municipal Complex

Dear Ms. Jackson:

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

PROJECT SCOPE	
Scope of Services	<p>The scope of services to provide professional architectural and engineering services related as follows:</p> <ul style="list-style-type: none"> ▪ Phase I Project Programming & Master Planning ▪ Phase II Conceptual Design & Schematic Design <p>Additional Services:</p> <ul style="list-style-type: none"> ▪ Phase III Design Development & Construction Documents ▪ Phase IV Bidding & Construction Administration.
Site Location	<p>Site (approximately 13 acres) located east of the existing City Hall and east of Highway 5 between Virginia Street and Lamar Street and between the railroad tracks and Throckmorton Street.</p>
Building Scope	<p>Municipal complex (approximately 180,000 sf) is anticipated to include the following City Departments:</p> <ul style="list-style-type: none"> ▪ City Manager's Office ▪ City Secretary's Office ▪ Development Services including Engineering, Planning, Building Inspections, Code Compliance and Permitting ▪ Financial Services including Budget, Finance, Procurement, Utility Billing and Revenue Collections ▪ Human Resources ▪ Communications and Marketing ▪ Information Technology and GIS ▪ Parks and Recreation Administration ▪ Housing and Community Development ▪ Public lobby, restrooms and community use spaces ▪ Conference rooms and multi-purpose rooms ▪ Storage areas, break rooms and fitness areas <p>Future Phases:</p> <ul style="list-style-type: none"> ▪ Municipal Courts ▪ Structured Parking Facility for approximately 600 spaces.
Budget	<p>Hard Cost Estimates:</p> <ul style="list-style-type: none"> ▪ Site T.B.D ▪ Parking Garage T.B.D. ▪ Building T.B.D.

Schedule	Phase I	11/2020 - 02/2021
	Phase II	03/2021 - 06/2021
	Phase III	TBD
	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. Reimbursable expenses are budgeted not to exceed Forty Thousand Three Hundred & Sixty-Nine Dollars (\$40,369.00).

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.

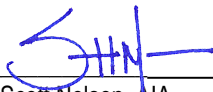
TERMS AND CONDITIONS


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  _____
 Jonathan Smith, AIA

EXHIBITS:

- Exhibit A – Scope of Services
- Exhibit B – Fee Proposal
- Exhibit C – Hourly Rate Schedule

EXHIBIT A – Scope of Services

October 29, 2020

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.

PHASE I – PROGRAMMING & MASTER PLANNING

TASK A: DISCOVER

The A/E will work with the client to begin determining and define programmatic elements for the site and facility complex. The A/E will conduct a survey, boundaries provided by Client, of the site to determine the boundary, topography, existing & infrastructure utilities, and existing trees. A/E will conduct Peer Benchmarking analysis of cities identified by the Client including site visits of municipal complexes within the Dallas Fort Worth Metroplex to define the intended architectural styles the A/E should utilize to define the design. The A/E will engage the community through an online survey platform, approved by Client, to understand programmatic elements that will benefit the community if incorporated into the design of the municipal complex.

Deliverables

- Site Boundary & Topographical Survey
- Peer Analysis – Benchmarking & Data Analytics of the following City's:
 - Frisco, TX
 - Plano, TX
 - Allen, TX
 - Raleigh, NC
 - Chandler, AZ
 - Henderson, NV
- Site Tours – Attend with Client up to six (6) different sites.
- Community Engagement Survey

Additional Services

- Additional Site Tours

TASK B: DEFINE

The A/E will facilitate integrated design workshops for the district planning and municipal complex facility. These workshops will focus on defining the mission statement and visions statement for the project. The mission statement will serve as a design theme as the A/E moves into the district planning, site design and facility design areas. The district level planning will focus on the entire site and will identify proposed roadway layout, city block configurations, and the location of the municipal complex. The A/E will focus on the site design for the Municipal Complex following the approval of the location by the Client. The A/E will investigate the site through a series of massing studies and relationship diagrams. The A/E will work with the Client to define the program requirements for the municipal complex and define the spatial needs of the City Departments identified in the Request for Qualifications.

Deliverables

- Integrated Design Workshop – Facilitate one (1) workshop with Client selected attendees for District and Facility Goals
- District Level
 - Site and Context Analysis
 - Conceptual District Master Plan
 - Rendering (Non-photorealistic): Aerial Perspective
 - Rough Order of Magnitude Cost
 - One (1) Virtual Public Engagement Meeting
- Facility Level
 - Public Private Partnership Strategy

- Site Plan
- Relationship Diagram
- Massing Study
- Program Document
- Project Goals
- Conceptual Opinion of Probable Cost
- Mission Statement
- Vision Statement

PHASE II – CONCEPTUAL & SCHEMATIC DESIGN

TASK A: CONCEPTUAL DESIGN SERVICES

The Concept Design will begin with an integrated design workshop to develop three (3) design concepts for the Municipal Complex and a conceptual site plan. The A/E will develop concept design documents consisting of drawings and other documents illustrating the scale and relationship of the project components. The A/E will move to Schematic Design following written approval of the conceptual design services.

Deliverables

Drawings:

- Conceptual Site plan
- A maximum of three (3) Concept Designs
 - Floor Plan
 - Site Plan
 - Elevation/Massing
- Conceptual Opinion of Probable Cost

Additional Services

- Additional Concept Designs

TASK B: SCHEMATIC DESIGN PHASE

The Schematic Design Documents will include the design for the total build out of the Project based on the Conceptual Design Package. The A/E's architectural plans will be prepared using Autodesk Revit (BIM Software). The A/E will develop the one (1) approved concept design option into a refined document and provide supporting documents illustrating the architectural style of the façade and floor plan to allow City Council to approve one (1) option to move into final schematic design.

Deliverables

Drawings:

- One (1) Final Site Plan Design Option
- One (1) Floor Plan for Final Design Option
- Building Elevations & Sections for Final Design Option
- Phasing Diagram for Final Design Option
- Opinion of Probable Cost for Final Design Option
- Three (3) Exterior Photo Realistic Renderings
- Three (3) Interior Photo Realistic Renderings
- MEP Design Narrative
- Structural Design Narrative

Additional Services

- Additional Photo Realistic Renderings
- Animation Fly-Through of District (120 seconds)

SPECIALTY SCOPE OF SERVICES

1. SURVEY

- Tree Survey include tagging 6" specimen trees and larger.
- Topographical Survey will document the property's contours at one-foot intervals and observed utilities. Deliverables will include preparing existing conditions drawing with contours and significant spot grades.

2. MARKET ANALYSIS REVIEW & TRENDS OVERVIEW

The A/E will review existing market analysis provided by the City of McKinney and prepare an overview of market trends highlighting key changes to local and regional market trends since the original analysis and publication of the market analysis. This task will not include new ground-up analysis, but will offer key considerations for the client and project team.

Planning Work Sessions - HR&A will join one design work sessions or charrettes with the client and the physical planning and engineering team to present the trends overview to the project and client team to inform land use planning.

Deliverables

Brief memorandum summarizing original market analysis findings and changes in local and regional trends since original analysis.

3. P3 STRATEGY

While the planning team moves forward with translating initial programming and master planning into a conceptual and schematic design for the City Hall and associated site development, the A/E will begin working with the City of McKinney to explore and evaluate public-private partnership strategies.

The A/E will guide the City of McKinney through a process to determine a P3 strategy for development of the Municipal Complex site and funding of the public facilities.

- Evaluation Criteria – Prepare criteria that can be used to compare delivery and transaction structure options, including value-for-money criteria and other criteria such as speed, impact on the City’s finances, ability to draw top-tier development partners, and other criteria that relate to the objectives that HR&A assists the City in defining.
- Options Analysis – Define delivery and transaction structure options and evaluate them using selected evaluation criteria. We will conduct market outreach with the horizontal and vertical development and investment communities to gauge risks and benefits of each of the options, and whether that impacts feasibility.
- Case Studies – Prepare summaries of case studies demonstrating a range of P3 structures and the potential benefits, challenges, risks, and opportunities associated with each.
- Initial P3 Strategy – Prepare a preferred P3 approach that defines the delivery method, transaction structure, sources and uses of funding, schedule of costs and revenues, and the key business terms associated for municipal office space development. We will provide a rationale for the selection of this approach versus others, and the benefits this approach provides to the City. The strategy will describe the City’s potential financial commitment and risks that it should consider in bringing the transaction to the market.

Deliverables

The P3 strategy will be summarized in a detailed briefing book that the City can use to educate key stakeholders, build support for the approach, and understand the roadmap towards implementation. This deliverable will include key findings from the Development Feasibility Analysis.

4. CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE AND PLANNING

The planning approach includes a particular level of design service required to realize the unique opportunities presented by the Project and the associated site, taking into account design of amenities as well as fixtures and finishes commensurate with the exclusive nature and look for the city of McKinney.

Phase I Task A. - Project Program Assessment and Site Inventory / Analysis

The A/E will study and evaluate the existing conditions of the site and to organize opportunities and constraints that will impact potential design solutions. Will facilitate a series of interviews and design concept sessions with the client and select members of the Design Team to determine critical social, environmental and economic performance expectations for the Project. From the performance summary, will assess with the Design Team optimum approach(es) for landscape/open space/spatial amenities and site elements.

Deliverables

- Inventory and analysis drawings and diagrams
- Site visit report and/or summary
- Performance inventory and assessment, including written narrative(s)

- Program inventory, including additional recommendations, to respond to performance assessment above
- Project comp assessment, including evaluation of other “best in class” developments of a similar nature and context Project site tours with client
- Help prepare questions for Community Survey
- Review and Communicate public engagement results

Phase I Task B – Master Planning

The A/E will work with the Project team to develop a District Framework Plan and Site Plan that addresses the existing conditions of the site and to organizes around opportunities and constraints that will impact potential design solutions:

Deliverables

District Masterplan

- Analysis downtown core and surrounding areas
- Prepare and develop district masterplan
- Prepare and develop district framework plan
- Prepare and develop future policy recommendations

District Site

- Prepare and develop site plan
- Prepare and develop relationship diagram

Presentations

- Present findings from District Framework Plan
- Present findings from District Site Plan

Phase II Task A – Conceptual Design

The A/E will develop a conceptual design package for the Project, accommodating the program based on the Client’s and Design Team’s objectives, as determined above. Conceptual design will serve to organize the site with program elements, optimize spatial and performance objectives and begin to establish an overall design framework/design approach.

Deliverables

- Functional use diagram(s), illustrating program/performance summary and optimal site and user utilization
- Conceptual design, maximum of three (3) concepts for Client to review
- Image boards to communicate character, look and feel for proposed design themes, materials, finishes and uses/activities
- Present Conceptual Design concepts with final team presentation

Phase II Task B – Schematic Design

The A/E will develop a schematic design package for the Project, accommodating the program based on the Client’s and Design Team’s objectives, as determined above. Schematic design will serve to organize the site with program elements, optimize spatial and performance objectives and begin to establish an overall design framework/design approach.

Deliverables

- Overall color-rendered schematic design plan, maximum of one (1) concept as selected by the Client from conceptual designs
- Image boards to communicate character, look and feel for proposed design themes, materials, finishes and uses/activities
- Illustrative sections/elevations to convey design intent
- Schematic design grading plan for site limits of work, to be coordinated with civil engineer
- Preliminary construction budgets, in coordination with the Client-selected Construction Manager
- Production and issuance 50% SD and 100% SD package with associated cost projections at 100% set
- 3-D modeling or perspectives to illustrate the overall design intent
- We have assumed three (3) meetings in McKinney (or virtual) during this task.

5. **WORKFORCE PLANNING**

Phase I: Programming & Master Planning

Integrated Design + Visioning Workshops (2)

To develop context around and identify success metrics and criteria for the desired future workplace principles, experience and norms, our team will conduct two visioning workshops, one with the leadership and departmental leads and another with employees. These conversations will help develop a greater understanding about current workplace operations, including topics such as strategic workforce planning, workplace features, amenities, technology utilization, communication practices, and flexible working. The results of these conversations will play an important role in informing the workplace guidelines and programming.

Reporting

After analysis and research have been finalized, our team will share the report and recommendations with the project team during a collaborative review session. Any remaining updates and finalizations will be made to the report and the final report and recommendations shared with the project team.

Phase II: Conceptual Design & Schematic Design

No Services.

6. **IT SYSTEMS**

Services include design of Information Transport Systems and Audio-Visual Infrastructure.

Information Transport Systems infrastructure design services may include:

- Attend Design Meetings to become familiar with design expectations, goals, and objectives
- Technology programmatic narratives describing specific space functionality

7. **AUDIO/VIDEO & ACOUSTICS**

Audio/Video infrastructure and active equipment design for the presentation and meeting spaces, to include:

- Attend Design Meetings to become familiar with design expectations, goals, and objectives
- Audio/Video Design Narratives

8. **SECURITY DESIGN**

Services include security design access control and alarm monitoring, security video surveillance and recording, and security system voice communications.

Security Design services may include:

- Attend Design Meetings to become familiar with design expectations, goals, and objectives
- Security Design Narrative

9. **ENVELOPE**

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

- Receive and review the existing project documents, geotechnical report(s), structural plans, and other available documentation to provide the A/E with an understanding of the current project design status and requirements.
- Prepare a Conceptual-Level System Selection Narrative for the above described systems. System Selection Narrative to include:
 - General description of the proposed envelope assemblies.
 - Recommendations for system assemblies and appropriate alternate approaches, if applicable.
 - Discussion of pros and cons of the proposed assemblies. This discussion will focus on long-term performance versus installation costs.
- Receive and review the updated project documents, structural plans, and other available documentation to provide the A/E with an understanding of the current project design, status and requirements.
- Update System Selection Narrative for the building enclosure and waterproofing systems. System Selection Narrative to include:
 - General description of the proposed envelope assemblies.
 - Recommendations for system assemblies and appropriate alternate approaches, if applicable.

- Discussion of pros and cons of the proposed assemblies. This discussion will focus on long-term performance versus installation costs.

10. **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% SD
- TDLR Registration

11. **COST ESTIMATING SERVICES**

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

12. **SITE ENTITLEMENT SERVICES (HOURLY)**

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

ADDITIONAL SCOPE OF SERVICES

1. **PHASE III - DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS SERVICES**

A/E will provide Design Development documents 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.

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. A/E will assist the Client in the preparation of supplementary conditions for AIA A201-2017 General Conditions and other standard AIA contract forms.

Deliverables

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

Construction Phasing

Construction documents will be produced in one package.

2. **PHASE IV - BIDDING & CONSTRUCTION ADMINISTRATION 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.

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.

DESIGN PHASE SERVICES:

Fees to be billed monthly by percent complete subject to the following percentages of overall Project Costs:

Basic Services

- Phase I Project Programming & Master Planning 22%
- Phase II Conceptual Design & Schematic Design 78%

Additional Services:

- Phase III Design Development & Construction Documents TBD
- Phase IV Bidding & Construction Administration. TBD

Based upon the project scope as identified above, the design phase services for the project are assumed as follows:

- Phase I (Project Programming & Master Planning) & Phase II (Conceptual Design & Schematic Design) 25.8%
- Phase III (Design Development & Construction Documents) & Phase IV (Bidding & Construction Admin.) 74.2%

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 ±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
- North Texas Surveying - Surveying
- Plastarc – Work Place Planning
- TBG Partners – Planning & Landscape Architecture
- WJHW – Audio/Visual/Acoustic

END OF SCOPE OF SERVICES

EXHIBIT B – Fee Proposal

October 29, 2020

Service	Quantity	Fee	Firm
DISCOVER			
Boundary Survey		\$ 34,500.00	North TX Surveying
Topographical Survey		Included Above	
Tree Survey		Included Above	
Subtotal		\$ 34,500.00	
DEFINE			
Master Planning - District		\$ 375,566.00	
Development Trends Overview		\$ 20,000.00	HRA
P3 Strategy		\$ 80,000.00	HRA
Subtotal		\$ 475,566.00	
DESIGN (Phase 1 & 2)			
Architecture		\$ 1,328,704.00	LF+Parkhill
Interior Design		\$ 55,125.00	LF+Parkhill
MEP Engineering		\$ 65,893.00	Interface
Structural Engineering		\$ 43,155.00	Datum
Civil Engineering		\$ 216,593.00	Parkhill
Landscape Architecture		\$ 116,800.00	TBG+Parkhill
Subtotal		\$ 1,826,270.00	
DESIGN - Specialty Services			
Cost Estimating Consultant		\$ 30,538.00	Const. Cost Mgmt.
Audio/Video/Acoustic Design		\$ 14,400.00	WJHW
IT/Data Consultant		\$ 15,120.00	Datacom
Security Consultant		\$ 11,740.00	Allied Universal
Envelope Consultant		\$ 16,400.00	ABBAE
Accessibility Consultant		\$ 4,268.00	Johnson Kelley
Workforce Planning Consultant		\$ 24,833.00	Plastarc
Civil Engineering	District	\$ 39,002.00	Parkhill
Landscape Architecture	District	\$ 18,000.00	TBG+Parkhill
Renderings	6 Images	\$ 24,000.00	LF+Parkhill
Subtotal		\$ 198,301.00	
Reimbursable Expenses		\$ 40,369.00	Not to Exceed
Total A/E Fee		\$ 2,575,006.00	
ADDITIONAL SERVICES			
Site Entitlement & Platting Services		Hourly	LF+Parkhill
Food Service Design		TBD	
Artwork Selection		TBD	
Architecture	Parking Garage	\$ 79,200.00	LF+Parkhill
MEP Engineering	Parking Garage	\$ 8,500.00	Interface
Structural Engineering	Parking Garage	\$ 12,600.00	Datum
FFE Design		\$ 8,325.00	LF+Parkhill
Animation	120 Seconds	\$ 48,000.00	LF+Parkhill
Subtotal		\$ 156,625.00	
OWNER DIRECT EXPENSES			
Geotechnical Engineering			
Material Testing			
Commissioning			

EXHIBIT C – Hourly Rate Schedule

October 29, 2020

CLASSIFICATION	HOURLY RATE	CLASSIFICATION	HOURLY RATE	CLASSIFICATION	HOURLY RATE
SUPPORT STAFF I	\$64.00	PROFESSIONAL LEVEL II		PROFESSIONAL LEVEL V	
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	
SUPPORT STAFF II	\$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				PROFESSIONAL LEVEL VI	
Survey Technician				Mechanical & Electrical	\$268.00
Administrative Assistant		PROFESSIONAL LEVEL III		Civil & Structural	\$257.00
Project Assistant		Mechanical & Electrical	\$164.00	Architect	\$248.00
Word Processor		Civil & Structural	\$170.00	Landscape & Interior	\$216.00
File Specialist		Architect	\$149.00	Studio Leader	
		Architect Intern		Senior Project Manager	
		Landscape & Interior	\$136.00	Senior Practice Leader	
SUPPORT STAFF III	\$117.00	Interior Design Intern		Surveyor	
Engineering Technician		Landscape Architect Intern		Resident Project Representative	
Design Technician		Technologist			
CADD		Resident Project Representative		PROFESSIONAL LEVEL VII	
Administrative Assistant				Mechanical & Electrical	\$288.00
Project Assistant				Civil & Structural	\$281.00
		PROFESSIONAL LEVEL IV		Architect	\$269.00
PROFESSIONAL LEVEL I		Mechanical & Electrical	\$194.00	Landscape & Interior	\$242.00
Mechanical & Electrical	\$122.00	Civil & Structural	\$198.00	Operations Director	
Civil & Structural	\$122.00	Architect	\$184.00	Sector Director	
Architect	\$122.00	Professional Architect			
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			