

City Council Agenda Items  
and  
Contracts, Leases or Agreements

*Added at Agenda  
Session 12-11-12  
D. 11*

12/18/2012

City Council Meeting Date  
Agenda Items Only

David Jurgens  
Submitted By

Parking  
Division

Utilities  
Department

Action Required:

Approve a contract amendment with Garver, LLC, increasing the contract by \$675,000, for the design of the downtown/ entertainment district parking deck, and approve a \$20,000 contingency, contingent upon City Council approval of funding in the 2013 budget.

\$ 695,000

Cost of this request

N/A

Category / Project Budget

Entertainment District Parking Deck

Program Category / Project Name

2130.9132.5314.00

Account Number

\$

-

Funds Used to Date

Entertainment District Parking Deck

Program / Project Category Name

11028.1201

Project Number

N/A

Remaining Balance

Off-Street Parking

Fund Name

Budgeted Item

Budget Adjustment Attached

*D. Jurgens*  
Department Director

*11 Dec 12*  
Date

Previous Ordinance or Resolution #

5457

42-12

Original Contract Date:

11/15/2011

2/21/2012

*D. Kelly*  
City Attorney

*12-11-12*  
Date

Original Contract Number:

2230

*Paul a. Buder*  
Finance and Internal Services Director

*12-11-2012*  
Date

Received in City  
Clerk's Office

12-11-12 A 11:46 RCVD

*Ann Man*  
Chief of Staff

*12-11-12*  
Date

Received in  
Mayor's Office

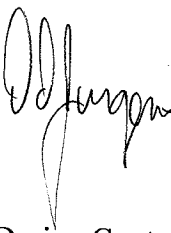
*Donald Jordan*  
Mayor

*12/11/12*  
Date

Comments:

To: Fayetteville City Council

Thru: Mayor Lioneld Jordan  
Don Marr, Chief of Staff

From: David Jurgens, Utilities Director 

Date: December 11, 2012

Subject: Garver Engineers Parking Deck Design Contract Amendment for \$675,000

### **RECOMMENDATION**

City Staff recommends approving a contract amendment with Garver, LLC, increasing the contract by \$675,000, for the design of the Entertainment District parking deck, and approve a \$20,000 contingency, all contingent upon City Council approval of funding in the 2013 budget.

### **BACKGROUND**

The City of Fayetteville is constructing a parking deck in the downtown area/entertainment district to relieve current parking shortfalls and allow for increased parking demand in the area. A request for qualifications for professional design services was published in November, 2011. Eleven statements of qualification were received; the selection committee selected the team led by Garver engineers. Engineering services under this selection cover all three phases for the overall outcome of a designed parking deck in downtown Fayetteville: Phase 1, Site Selection & Preliminary Design; Phase 2, Schematic Design & Project Development; and Phase 3, Construction Administration Services. The contract for Phase 1, Site Selection & Preliminary Design, was awarded on February 12, 2012; the Garver team completed the Site Selection Study. On December 4, the City Council selected the Theater Lot – the lot on which the Walton Arts Center theater is located – as the location on which the deck will be built.

### **DISCUSSION**

This contract amendment is for Phase 2, Schematic Design & Project Development, with the objective of designing the structure, and performing all associated work required to develop the design and construct the project. This work will include additional geotechnical services, detailed design, coordination with the Walton Arts Center and their architects, and identification of other actions that are required to develop the final design. Upon completion of this work, the City will be able to begin construction. Phase 3, construction phase services – inspecting the construction while underway- will be negotiated when the design nears completion.

### **BUDGET IMPACT**

Funding for this portion of the contract is coming from parking revenue bond proceeds, and is contingent upon these proceeds being appropriated by the City Council in the 2013 budget. These funds will be available in project 11028.

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION APPROVING A CONTRACT AMENDMENT WITH GARVER, LLC IN AN AMOUNT NOT TO EXCEED \$675,000.00 FOR THE DESIGN OF THE DICKSON STREET ENTERTAINMENT DISTRICT PARKING DECK, AND APPROVING A PROJECT CONTINGENCY OF \$20,000.00, ALL CONTINGENT UPON THE APPROVAL OF FUNDING IN THE 2013 ANNUAL BUDGET

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:**

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby approves a contract amendment with Garver, LLC in an amount not to exceed \$675,000.00 for the design of the Dickson Street Entertainment District Parking Deck, a copy of which is attached to this Resolution as Exhibit "A", and approving a project contingency of \$20,000.00, all contingent upon the approval of funding in the 2013 annual budget.

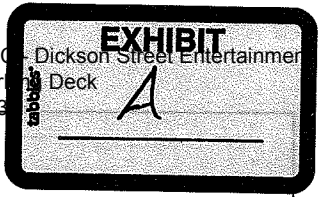
**PASSED and APPROVED** this 18<sup>th</sup> day of December, 2012.

APPROVED:

ATTEST:

By: \_\_\_\_\_  
**LIONELD JORDAN, Mayor**

By: \_\_\_\_\_  
**SONDRA E. SMITH, City Clerk/Treasurer**



**AMENDMENT TO AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES  
CITY OF FAYETTEVILLE  
FAYETTEVILLE, ARKANSAS  
Project No. 11047180**

**CONTRACT AMENDMENT NO. 1**

This Contract Amendment No. 1, dated \_\_\_\_\_, 2012 shall amend the original contract between the **CITY OF FAYETTEVILLE** (Owner) and **GARVER, LLC** (Engineer), dated February 21, 2012 referred to in the following paragraphs as the original contract.

This Contract Amendment No. 1 adds design and surveying services for the:

Construction of an approximately 300 space Parking Deck to be located in the Downtown/Dickson Street area including the associated liner buildings and infrastructure improvements.

The original contract is hereby modified as follows:

**SECTION 5 – PAYMENTS TO GARVER**

**5.1 Compensation**

Increase the not to exceed amount by \$675,000.

**EXHIBIT A – SCOPE OF SERVICES**

Replace Exhibit A of the original contract is its entirety with the Exhibit A attached to and made a part of this Amendment No. 1. This amendment adds Phase 2 services to the original agreement.

**EXHIBIT B – SUMMARY OF COSTS**

Replace Exhibit B of the original contract is its entirety with the Exhibit B attached to and made a part of this Amendment No. 1.

**AGREEMENT BETWEEN GARVER AND SUBCONSULTANTS FOR PROFESSIONAL SERVICES**

The two attached subconsultant agreements between Garver and Carl Walker, Inc. and Garver and AFHJ Architects shall be made a part of this Amendment No. 1.

This Agreement may be executed in two (2) or more counterparts each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

OWNER

ENGINEER

**CITY OF FAYETTEVILLE**

**GARVER, LLC**

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST: \_\_\_\_\_

ATTEST: \_\_\_\_\_

## EXHIBIT A

### DOWNTOWN PARKING DECK

#### SCOPE OF SERVICES

##### 1.0 ENGINEER'S SERVICES

GARVER and its subconsultants that comprise the project team will provide design services to assist the City of Fayetteville in site selection, design and construction of an approximately 250 space municipal parking deck and replacement of the Walton Art Center (WAC) Administrative Offices in the downtown area. More specifically, GARVER proposes to accomplish the following:

##### 1.1 PHASE 1 – SITE SELECTION & CONCEPTUAL DESIGN

##### 1.1.1 **Data Collection**

- A. The project team comprised of representatives from Garver, Carl Walker, Inc., AFHJ Architects, and KB Architects will schedule and participate in meetings with members of the City Staff to determine program goals, design criteria, and development guidelines. At a minimum, the design team will meet with the following City Departments/Divisions:
  - 1. City Administration.
  - 2. Parking Management Division.
  - 3. Development Services Department.
  - 4. Utilities Department.
  - 5. City Council.
- B. The project team will meet with representatives of the Walton Art Center.
- C. Garver will meet and coordinate with all franchise utility companies to obtain an inventory of utilities within the study areas and a written statement regarding the available capacity.
- D. Meeting notes of the data collection meetings will be taken and distributed to all attendees for approval.
- E. Gather information related to historic buildings, cultural factors, natural features, existing zoning and city regulations, mixed use viability, and identify LEED design principles that may impact design and cost.
- F. The project team will visit the four potential sites for the purposes of verifying existing conditions.

- G. The project team will coordinate with the Utilities Director to obtain all studies, reports, drawings, topographical maps, property surveys and other available documents related to the four potential sites.

#### **1.1.2 Public Involvement**

The project team will conduct a total of two public involvement meetings. The meetings will be formatted to be walk-in type and be scheduled on the same day, generally 11:00 to 2:00 and 4:00 to 7:00. The City will be responsible for locating and arranging facilities for the public meeting/workshop in the vicinity of the project and be responsible for publishing all public notices.

The project team will prepare all necessary press releases, handouts, questionnaires, and graphic exhibits for the meetings. Public comments will be recorded, evaluated, and included in a Public Meeting Summary Report.

#### **1.1.3 Geotechnical Services**

Garver will coordinate and subcontract with Grubbs, Hoskyn, Barton & Wyatt to provide geotechnical investigations and recommendations for the selected site. In general, the scope will include:

- A. A maximum of ten additional borings approximately 70-ft in depth, obtaining undisturbed soil samples or Standard Penetration Values at 2- to 5-ft intervals or at a change in soil/rock stratum, and also obtaining representative rock cores.
- B. Install piezometers to monitor groundwater levels.
- C. Perform an adequate laboratory testing program after the borings are completed to determine the physical characteristics and engineering properties of the foundation and subgrade soils and rocks.
- D. Prepare an engineering report with the results of the borings, subsurface conditions, seismic classification, and recommendations for foundation design, below-grade walls, site grading and construction criteria.

#### **1.1.4 Site Evaluations**

Garver will subcontract with Carl Walker, Inc. and AFHJ Architects to perform portions of the site selection services. The scope for the services to be provided by the subconsultants are attached and made a part of this agreement. The scope for the project team will include:

- A. Evaluation of the existing water and sewer facilities in detail based on the information provided by the City to determine improvements necessary to meet fire protection and other loads associated with the parking deck. Coordination will be made with the City of Fayetteville to determine existing water main pressures and fire hydrant flows.
- B. Evaluation of the four identified sites (West Avenue Site, Spring Street Site, Walton Art Center Site, and School Avenue Site) based upon the following criteria:

1. Topography, Utilities, and Environmental Conditions.
  2. Interface with surrounding street system.
  3. Vehicular and pedestrian ingress/egress.
  4. Ability for future parking deck expansion.
  5. Construction staging and access considerations.
  6. Functional efficiency and construction cost savings for the garage.
  7. Passive and active patron safety factors.
  8. Impact on neighboring properties.
  9. Geotechnical Investigation as it pertains to the structural system for the garage, both for gravity loads and seismic considerations.
  10. Impact on current parking revenues.
  11. Ability to utilize LEED design principles. In addition, design team to identify potential principles and provide estimated costs for program inclusion consideration.
  12. Architectural Design.
  13. Cultural and Historic Factors.
  14. Zoning/Development Regulations.
- C. Develop conceptual garage functional layouts (maximum of three alternatives per site) in order to evaluate each site relative to garage functionality, capacity and flexibility to meet project goals.
- D. Develop Architectural guidelines and elevations (maximum of four) for each of the four sites adequate for conceptual cost estimating.
- E. Develop conceptual site plans (maximum of four) adequate for conceptual cost estimating.
- F. Develop design criteria based on local and national code requirements including Life Safety Concerns, Open Parking Structure, American Disabilities Act and Wind/Seismic Design Criteria.
- G. Develop an opinion of probable costs (maximum of four) in sufficient detail to be utilized for a comparison of the four sites. More detail cost estimating will be performed on future phases to determine programming costs.

#### **1.1.5 Report Preparation**

- A. Prepare a written report that summarizes all of the information collected from the data collection stage, geotechnical recommendations, and findings from the site evaluations.
- B. Develop a pros/cons matrix for each site.
- C. Provide a recommendation of the preferred site.
- D. Prepare a City Council presentation summarizing all findings and recommendations. Presentation will be given by the entire project team at one meeting.



## 1.2 PHASE 2 – SCHEMATIC DESIGN AND PROJECT DEVELOPMENT

Garver will subcontract with Carl Walker, Inc. and AFHJ Architects to perform portions of the Phase 2 services. The scope for the services to be provided by the subconsultants are attached and made a part of this agreement. The scope for the project team will include:

### 1.2.1 Schematic Design

- A. Perform a topographic and boundary survey of the selected site. Garver will provide field survey data for designing the project, and this survey will be tied to the Owner's control network. Garver will conduct field surveys, utilizing radial topography methods, at intervals and for distances at the project site as appropriate for modeling the existing ground, including locations of pertinent features or improvements. Garver will locate buildings and other structures, streets, drainage features, trees over four inches in diameter, visible utilities as well as those underground utilities marked by their owners and/or representatives, and any other pertinent topographic features that may be present at and/or along the project site. Garver will establish control points for use during construction. Garver will locate existing monumentation representing the property boundary.
- B. Perform a detailed site evaluation, in order to more fully define matters of egress (during construction and afterward), access especially for the handicapped, routing of utilities, programmatic relationships between new and existing site structures and components, and identify any special features which might affect project scope, design, cost, or schedule. Consideration shall be given to the Project phasing and site access during construction of each phase in order to maintain the minimal disruption to the downtown area.
- C. Prepare and submit a Large Scale Development Plan to the City Planning Division that meets all applicable City Unified Development Code requirements. Attend Technical Plat Review, Subdivision Committee and Planning Commission Meetings. Plans to be prepared for Large Scale Development approval include:
  1. Boundary Survey
  2. Site Plan
  3. Preliminary Grading/Drainage Plans and Report
  4. Tree Preservation/Landscape Plan
  5. Utility Plan
  6. Elevations showing all four sides of each proposed parking deck with material sample board
- D. Prepare Schematic Drawings including site plans, elevations, and sections showing the key architectural and engineering features of the proposed construction and the key relationships between the new structure and the adjacent existing facilities. The Schematic Drawings shall be based upon information gathered during the Site Selection and the Large Scale Development Phase and building upon the conceptual

site plans. The Schematic Drawings will represent 30 percent of final construction contract plans.

- E. Prepare Outline Specifications including the identification and description of each of the major materials, systems, and assemblies required for the project, in sufficient detail to enable them to be adequately budgeted.
- F. Prepare a Schematic Phase Opinion of Probable Costs to verify that the Project continues to meet budgetary requirements and to take appropriate corrective action as necessary.
- G. Prepare project schedule utilizing a Critical Path Method (CPM) concept based upon all information acquired during the Study and Schematic Design Phases.
- H. Local members of the Project Team will coordinate all schematic design tasks with the City Parking Deck Review Team on a bi-monthly basis. Final Schematic Drawings, Outline Specifications, and Opinion of Probable Costs will be presented to the City Parking Deck Review Team for review and comments.

#### **1.2.2 Geotechnical Services**

Garver will coordinate and subcontract with Grubbs, Hoskyn, Barton & Wyatt to provide geotechnical investigations and recommendations for foundations and retaining wall systems for the site including:

- A. Drill up to eight (8) additional borings at the Theater site to approximately 60- to 70-ft depth, obtaining undisturbed soil samples or Standard Penetration Values at 2- to 5-ft intervals or at a change in soil/rock stratum, and also obtaining representative rock cores.
- B. Install piezometers to monitor groundwater levels.
- C. Perform an adequate laboratory testing program after the borings are completed to determine the physical characteristics and engineering properties of the foundation and subgrade soils and rocks.
- D. Prepare an engineering report with the results of the borings, subsurface conditions, seismic classification, and recommendations for foundation design, below-grade walls, site grading and construction criteria.

#### **1.2.3 Preliminary Design Development**

- A. Coordinate with all known franchise utility companies for relocations as necessary and for service to the project. Garver will prepare load letters, requesting commitments for any potential service enhancements required to service the new facility.
- B. Prepare Preliminary Design Drawings of the City Parking Deck and the adjoining WAC Administration Offices including detailed civil site, structural, mechanical, electrical,

plumbing, landscaping and architectural plans. The preliminary design phase will represent 60 percent of final construction contract plans.

- C. Prepare a Preliminary Phase Opinion of Probable Costs. Potential cost-saving measures and/or bid alternates will be identified, quantified and brought to the attention of the City for final project decisions.
- D. Update project schedule as necessary to accurately reflect not only the time required for construction of the permanent improvements but also the time required to construct any temporary structures as well as any time necessary for review and approval of City and State Agencies.
- E. Local members of the Project Team will coordinate all preliminary design tasks with the City Parking Deck Review Team on a bi-monthly basis. Preliminary design drawings, documents, and Opinion of Probable Costs will be presented to the City Parking Deck Review Team and City Council for review and comments.

#### **1.2.4 Final Construction Documents**

- A. Coordinate with all known franchise utility companies as necessary to finalize relocations and facility services.
- B. Prepare and submit final construction documents plus any other required submissions specific to the final phase. Prepare site/civil plans including earthwork/grading, drainage, drainage report, site utilities, lighting, sidewalk/pavement/curb restoration, fencing, landscaping, and soil erosion & sediment control at appropriate scales to clearly depict footprints of existing and proposed structures, site entrances, vehicular and pedestrian circulation, utilities, and other major project features.
- C. Prepare and submit Specifications in accordance with project requirements utilizing City General Conditions and City bid document requirements. All documents shall be integrated into a Project Manual.
- D. Prepare Final Opinion of Probable Costs based on the construction documents. Bid Alternates will be clearly identified and descriptions will be finalized for inclusion in the Bid Form.
- E. Prepare, submit and coordinate approval with the following agencies: ADEQ, Arkansas Health Department, and City Development Department.
- F. Local members of the Project Team will coordinate all final construction design tasks with the City Parking Deck Review Team on a bi-monthly basis. Final construction drawings, documents, and Opinion of Probable Costs will be presented to the City Parking Deck Review Team for review and comments.
- G. Respond to all review comments received from the City and State agencies having jurisdiction over the project. Submit sealed and signed final construction plans and documents.

### 1.2.5 Contractor Procurement and Contract Award

The construction contract for this project will be by negotiated purchasing. The tasks for the project team will include:

- A. Review Statements of Qualifications of contractors and attend interviews of the short-listed construction companies. Provide advice to the City Selection Committee.
- B. Coordinate with the selected contractor to determine project costs and to identify specific project related items that will reduce project costs.

### 1.3 PHASE 3 – CONSTRUCTION ADMINISTRATION SERVICES

The scope and fee for this portion of the agreement is specifically excluded and will be added by amendment at the request of the City.

### 2.0 CITY OF FAYETTEVILLE

The City of Fayetteville's responsibilities shall include providing the following:

- 2.1 Right of entry to the properties.
- 2.2 Adjacent property owner notifications and public meeting notices.
- 2.3 Previous available surveys, reports, etc.
- 2.4 Paying all plan review fees and advertising costs.
- 2.5 Furnishing all permits and providing permit review fees.
- 2.6 Provide basemap drawing based upon city planimetrics showing contours, structures, right-of-way, property lines, easements, and all utilities including private sewer service connections.
  - a. Utility locations provided by the City of Fayetteville will be derived from GIS.
- 2.7 Spot digging and determination of utilities at critical locations.
- 2.8 Coordination and fees associated with regulatory agencies such as but not limited to AHTD, ADH, AQEQ, USACE, ARKUPS, Utility Owners, Property Owners, U.S. Fish and Wildlife, and State Historic Preservation Office.

### 3.0 EXCLUSIONS

For clarification, our proposed scope of services does not include the following but will be considered as extra work as directed by the City in writing for an additional agreed upon by the City and Garver:

- 3.1 Utility relocation design other than water and sewer.
- 3.2 Vehicular counts of existing traffic.
- 3.3 Wetlands identification or mitigation design or other work related to environmentally or historically (culturally) significant items including site assessments.
- 3.4 Changes to major design elements after previous direction or approval or redesign to accommodate City of Fayetteville's budget after receipt of construction costs that exceed the Engineer's cost opinions.
- 3.5 Record Research and Property Acquisition Documents.
- 3.6 Submittals or deliverables in addition to those listed herein.
- 3.7 Construction materials testing.
- 3.8 Property Line Adjustments and Lot Splits.
- 3.9 Walton Arts Center Administration Building programming and Schematic plan and elevations.
- 3.10 PHASE 3 – Construction Administration Services which includes all services during and after construction.

### 4.0 PROJECT DELIVERABLES

The following will be submitted to the City of Fayetteville, or others as indicated, by Garver:

- 1. Digital copies of meeting meetings to all attendees.
- 2. Two (2) copies of LSD documents.
- 3. Two (2) copies of Geotechnical Report.
- 4. Four (4) copies of the Schematic Design Plans and documents.
- 5. Four (4) copies of the Preliminary Design Plans and documents.
- 6. Four (4) copies of the Final Construction Plans and documents for review.
- 7. Four (4) copies of the revised Final Construction Plans and documents.
- 8. Electronic copies of all submittals and files as requested.

5.0 SCHEDULE

The time periods for the performance of GARVER's Services as set forth in Phase 2 of said Agreement are as follows:

<u>Phase Description</u>	<u>Calendar Days</u>
Survey	30 calendar days from start date
Geotechnical Investigation	60 calendar days from start date
Large Scale Development Submittal	60 calendar days from start date
Schematic Phase Design	15 calendar days from approval of the LSD
Preliminary Phase Design	60 calendar days from written approval of the Schematic Design
Final Construction Documents	60 calendar days from written approval of the Preliminary Design

6.0 COMPENSATION

The method of payment for Services rendered by GARVER shall be as follows. GARVER, shall invoice the CITY OF FAYETTEVILLE for time spent on the project at the rates described in Appendix B for each classification of Garver's personnel. In addition, reimbursable expenses including but not limited to printing, courier service, reproduction, travel, and subconsultants. The maximum not to exceed amount for all scope items in this project shall be **\$910,900**.



**EXHIBIT B**  
**Fayetteville Downtown Parking Deck - Amendment 1**  
**Garver Hourly Rate Schedule**

<b>Classification</b>	<b>Rates</b>
<b>Engineers / Architects</b>	
E-1.....	\$ 90.00
E-2.....	\$ 105.00
E-3.....	\$ 126.00
E-4.....	\$ 147.00
E-5.....	\$ 180.00
E-6.....	\$ 220.00
<b>Planners</b>	
P-1.....	\$ 107.00
P-2.....	\$ 128.00
<b>Designers</b>	
D-1.....	\$ 84.00
D-2.....	\$ 115.00
<b>Technicians</b>	
T-1.....	\$ 73.00
T-2.....	\$ 95.00
<b>Surveyors</b>	
S-1.....	\$ 43.00
S-2.....	\$ 54.00
S-3.....	\$ 71.00
S-4.....	\$ 102.00
S-5.....	\$ 130.00
2-Man Crew (Survey).....	\$ 164.00
3-Man Crew (Survey).....	\$ 203.00
2-Man Crew (GPS Survey).....	\$ 184.00
3-Man Crew (GPS Survey).....	\$ 223.00
<b>Construction Observation</b>	
C-1.....	\$ 81.00
C-2.....	\$ 112.00
C-3.....	\$ 148.00
<b>Administration</b>	
X-1.....	\$ 51.00
X-2.....	\$ 68.00
X-3.....	\$ 115.00

**EXHIBIT B**

**CITY OF FAYETTEVILLE  
 DOWNTOWN PARKING DECK**

**FEE SUMMARY**

	Original Agreement	Amendment 1	Totals
<b>Phase 1 - Site Selection</b>			
<i>Geotechnical Services (Grubbs, Hoskyn, Barton &amp; Wyatt)</i>	\$76,000.00	\$0.00	\$76,000.00
<i>Architectural Services (AFHJ Architects/KB Architects)</i>	\$64,900.00	\$0.00	\$64,900.00
<i>Parking Garage Specialist (Carl Walker, Inc.)</i>	\$55,000.00	\$0.00	\$55,000.00
<i>Prime Consultant - Garver</i>	\$40,000.00	\$0.00	\$40,000.00
<b>Subtotal for Phase 1 Services</b>	<b>\$235,900.00</b>	<b>\$0.00</b>	<b>\$235,900.00</b>
<b>Phase 2 - Schematic Design and Project Development</b>			
<i>Utility Marking (ARKUPS)</i>	\$0.00	\$750.00	\$750.00
<i>Title Research (Elite Title)</i>	\$0.00	\$250.00	\$250.00
<i>Geotechnical Services (Grubbs, Hoskyn, Barton &amp; Wyatt)</i>	\$0.00	\$28,000.00	\$28,000.00
<i>Surveys</i>	\$0.00	\$15,000.00	\$15,000.00
<b>Schematic Design Development</b>			
<i>Garver</i>	\$0.00	\$79,700.00	
<i>Carl Walker - Parking Deck Specialist</i>	\$0.00	\$38,400.00	
<i>AFHJ Architects</i>	\$0.00	\$28,100.00	\$146,200.00
<b>Preliminary Project Design</b>			
<i>Garver</i>	\$0.00	\$102,300.00	
<i>Carl Walker - Parking Deck Specialist</i>	\$0.00	\$45,000.00	
<i>AFHJ Architects</i>	\$0.00	\$37,500.00	\$184,800.00
<b>Construction Documents</b>			
<i>Garver</i>	\$0.00	\$106,100.00	
<i>Carl Walker - Parking Deck Specialist</i>	\$0.00	\$86,700.00	
<i>AFHJ Architects</i>	\$0.00	\$75,000.00	\$267,800.00
<b>Construction Contract Procurement</b>			
<i>Garver</i>	\$0.00	\$17,900.00	
<i>Carl Walker - Parking Deck Specialist</i>	\$0.00	\$4,900.00	
<i>AFHJ Architects</i>	\$0.00	\$9,400.00	\$32,200.00
<b>Subtotal for Phase 2 Services</b>	<b>\$0.00</b>	<b>\$675,000.00</b>	<b>\$675,000.00</b>
<b>Phase 3 - Construction Administration Services</b>			
<i>Construction Materials Testing</i>	\$0.00	\$0.00	\$0.00
<i>Construction Phase Services</i>	\$0.00	\$0.00	\$0.00
<i>Project Close-Out</i>	\$0.00	\$0.00	\$0.00
<i>Post-Occupancy Review</i>	\$0.00	\$0.00	\$0.00
<b>Subtotal for Phase 3 Services</b>	<b>\$0.00</b>	<b>\$0.00</b>	



**AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES  
Carl Walker Subconsultant Agreement  
Project No. 11047180**

**CONTRACT AMENDMENT NO. 1**

This Contract Amendment No. 1, dated \_\_\_\_\_, 2012 shall amend the original subconsultant agreement between GARVER, LLC (Garver) and Carl Walker, Inc. (Subconsultant), dated February 21, 2012 referred to in the following paragraphs as the original subconsultant agreement.

This Contract Amendment No. 1 adds design services for the:

*Installation of a new municipal parking deck facility to be located on the Theater Site immediately south of the Walton Arts Center including the removal and replacement of the Administration Offices.*

The original contract is hereby modified as follows:

**SECTION 2 – SCOPE OF SERVICES**

Section 2 of the original contract is hereby amended as follows:

The subconsultant will perform the additional services as described in the attached scope of services from the subconsultants dated December 11, 2012.

**SECTION 3 – PAYMENT**

Section 3 of the original contract is hereby amended as follows:

For the work described in the attached scope of services for Amendment No. 1, Garver will pay the Subconsultant for time spent on the project, at the rates shown in the Subconsultant proposal for each classification of Subconsultant's personnel plus reimbursable expenses including but not limited to printing, courier service, reproduction, and travel. The total amount to be paid to the subconsultant under this amendment may not exceed **\$175,000**.

This Agreement may be executed in two (2) or more counterparts each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

**CARL WALKER, INC.**

**GARVER, LLC**

By: \_\_\_\_\_

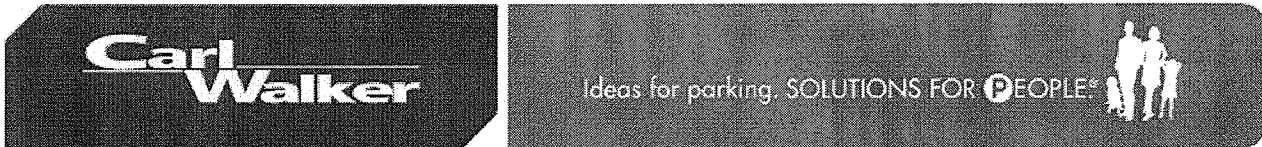
By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST: \_\_\_\_\_

ATTEST: \_\_\_\_\_



December 11, 2012

Mr. Ron Petrie, PE  
Senior Project Manager  
**Garver, LLC**  
2049 East Joyce Blvd  
Suite 400  
Fayetteville, AR 72703  
[rspetrie@garverusa.com](mailto:rspetrie@garverusa.com)

Re: Fayetteville Downtown Parking Structure – Phase 2 Design  
Fayetteville, Arkansas  
**Carl Walker, Inc.** Proposal N3-11-083bR3

Dear Ron:

**Carl Walker, Inc.** is pleased to submit this proposal to you to provide professional *Parking Facility Design Consulting* services for the above mentioned project in Fayetteville, Arkansas. Our scope of services is described in detail below, but in general we will provide consulting services incorporating the disciplines of Structural Engineering and Parking Consulting for this second phase of this parking facility project, the design and bidding.

As specialists in the design and construction of multi-level parking structures, we believe that our expertise will be an asset for you and the owner in developing a user-friendly and cost-effective parking facility. As we work through our firm's 29<sup>th</sup> year in business, our experienced staff of designers can proudly reflect on thousands of projects, hundreds of parking structures and millions of parking spaces for clients nationwide.

## PROJECT UNDERSTANDING

Based upon the information we've received during the site selection study phase of this project, we understand that this new parking facility will provide parking for 246 cars. We understand that patrons will primarily be visitors associated with the adjacent *Walton Arts Center*, local retail and restaurant destinations and some individuals who will park and walk west towards the *University of Arkansas* campus.

The photo to the right depicts the four (4) original sites considered for this parking facility. They generally bound the west, south and east sides of the *Walton Arts Center* development. On December 4, 2012 the *City of Fayetteville* agreed upon the Theater Site as the location for this new parking structure. This garage will utilize either a precast-prestressed concrete or a cast-in-place, post-tensioned concrete structural system. Exterior architectural elements of the garage will be similar and complimentary to the arts center and





Mr. Ron Petrie  
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neighboring community development. It is assumed that this garage will be a primarily above grade, free standing and open parking structure. Site conditions will cause some portions of the garage to be partially below grade. Some retail space liner building (up to two stories) in the garage, at least in shell form will be provided in the garage. Any retail liner building extending outside of the garage structural frame is not included in our scope of work. Shell space for WAC back of house would be included with the Theater Site parking garage design, but it is not included in our scope of work.

This second phase of the project will cover design and bidding for the parking structure. Currently the City of Fayetteville has a timeline of approximately 6 months for the design portion of this phase of the project, with bidding (assuming CM delivery method) immediately following design. Construction of this garage will then commence after that as the next phase of this project. Length of schedule increases brought forth by parties outside of Carl Walker, Inc.'s control, which increase the need for labor and expenses on our part beyond the basic services included with this proposal will be subject to additional services increases in the fee cap set forth in this proposal for our work.

We currently estimate the following timeline (calendar days) for the key tasks associated with this work:

Task 1: Schematic Design	35 days from Notice-To-Proceed (NTP)
Task 2: Design Development	55 days after 14 day City Review of Task 1
Task 3: Construction Documents	90 days after 14 day City Review of Task 2
Task 4: Bidding	35 days after Task 3 documents issued for bid

### SCOPE OF SERVICES

As noted above, **Carl Walker, Inc.** will function as the *Parking Facility Design Consultant* for this new facility. In this capacity, we will provide functional and structural design consulting with our in-house staff. We will develop plans and specifications for the construction of the project, in accordance with information provided by Garver, the owner and all applicable building codes. See below and attached for a detailed Scope of Services for our work. For the design portion of our proposed scope, **Carl Walker, Inc.** will act as the Engineer-Of-Record on this parking facility only for those elements included within our scope of work.

Not included in our scope are other building design (e.g. the WAC Administration Building), architecture, geotechnical engineering, foundations (piers, piles, caps, retaining walls, grade walls, pits) structural engineering, stair/elevator tower structural engineering, MEP engineering, civil engineering, landscape architecture, surveying, street traffic engineering (roadway/intersection improvements), traffic impact analysis, environmental, security systems, architectural graphics or construction costing and scheduling. If necessary, we can assist in obtaining these services. It is also assumed that Garver will provide **Carl Walker, Inc.** the following information:

1. Geotechnical soils investigation with foundation recommendations.
2. Site survey with grade contours and existing utility information, both above and below grade.
3. All relevant programming and planning information necessary for us to perform our parking facility design work.



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**Carl Walker, Inc.** will...

**Schematic and Design Development Phases**

- A. Meet with the Owner and the rest of the design team as required to determine the full program of requirements for the parking facility.
- B. Participate in design team meetings as the project progresses. This proposal includes up to two (2) in-person meetings during the SD and DD phases combined, with all other participation via web and teleconference.
  - 1. Coordinate design needs with project consultants.
- C. Develop entry/exit lane configuration layouts.
- D. Develop internal traffic flow for the garage.
- E. Develop layout of parking spaces for parking garage.
- F. Confirm parking deck capacity.
- G. Determine operational flexibilities.
- H. Develop structural column grid and concrete superstructure.
- I. Per code and Owner needs, determine locations of additional stairs and other parking deck elements.
- J. Determine basic parking control equipment requirements.
- K. Develop and coordinate the following concepts with design team:
  - 1. Passive Security Features.
  - 2. Maintenance-Free Design Features.
  - 3. Internal Vehicular Signage and Graphics.
  - 4. Parking Control Equipment.
  - 5. Structural Systems.
  - 6. Expansion Joint Systems.
  - 7. Deck Sealers and Toppings.
  - 8. Mechanical Engineering (coordination only)
  - 9. Deck Drainage.
  - 10. Fire Protection System (coordination only)
  - 11. Garage Ventilation (coordination only)
  - 12. Electrical Engineering (coordination only)
  - 13. Lighting (coordination only)
  - 14. Civil Engineering (coordination only)
  - 15. Traffic Engineering (coordination only)
  - 16. Landscape Architecture (coordination only)
  - 17. Geotechnical Engineering (coordination only)
  - 18. Site Survey (coordination only).
  - 19. Environmental Engineering (coordination only)
  - 20. Security Systems (coordination only).
  - 21. Costing and Scheduling (coordination only)
- L. Provide complete structural design of the parking garage only.
  - 1. Concrete Superstructure.
  - 2. Perimeter Garage Restraint System.
  - 3. Foundations and stair/elevator towers (as noted above) are not included in our scope of work.
- M. Develop structural durability features for parking garage.
  - 1. Volume Change Restraints.
  - 2. Resistance to Humidity and Environment.



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- N. Develop design based on local and national code requirements including the following concerns:
  - 1. Life Safety Concerns.
  - 2. Open Parking Structure
  - 3. Americans with Disabilities Act.
  - 4. Wind and seismic design criteria.
- O. Provide information to Garver representatives for coordination sessions with the Owner and City of Fayetteville building officials.
- P. Review data for variances as may be required.
- Q. Prepare Owner review submittals for parking and structural.

#### **Construction Document Phase**

- A. Continue refinement of concepts from design development phase.
- B. Participate in design team meetings as the project progresses throughout the Construction Document Phase. This proposal includes up to two (2) in-person meetings during the CD phase, with all other participation via web and teleconference.
  - 1. Coordinate design needs with project consultants.
- C. Prepare Construction Documents incorporating the following disciplines:
  - 1. Functional Parking Consulting
  - 2. Structural Engineering for garage superstructure only
- D. Collaborate with other specialty consultants through Garver:
  - 1. Traffic Engineering
  - 2. Surveyor
  - 3. MEP Engineer
  - 4. Civil Engineer
  - 5. Foundations Structural Engineer
  - 6. Environmental Engineer
  - 7. Landscape
  - 8. Security Systems.
  - 9. Costing and Scheduling.
- E. Provide written technical specifications to support the construction documents for parking and structural.

#### **Bidding Phase**

- A. Respond to RFIs on work specified and/or detailed by **Carl Walker, Inc.**
- B. Generate and issue addenda as required
- C. Coordinate with project consultants

#### **PROFESSIONAL FEES**

Based upon our project understanding and the Scope of Services discussed above, we are proposing a professional fee (hourly labor plus expenses) up to a maximum limit of \$175,000. Project related expenses such as travel, communications; delivery, reproductions, printing, etc. are included in this fee cap. Our labor will be billed in accordance with the attached Fee Schedule, which will be updated to new rates effective March 1, 2013.



Mr. Ron Petrie  
Fayetteville Parking Garage  
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## FEE EXCLUSIONS

**Carl Walker, Inc.'s** project related coordination efforts with the following tasks and consultants are included within the proposed design fees. Costs for these Owner and Contractor provided surveys, testing, inspections and consultants are not part of the above referenced design fees.

- Permits, Fees, or Other Related Miscellaneous Expenses
- Topographic and Utilities Survey
- Boundary Line Surface Survey
- Hydrology Study
- Architecture
- Civil Engineering
- MEP Engineering
- Construction Soils Testing
- Construction Materials Testing
- Special Inspections
- Environmental Impact Assessment
- Interior Design
- Traffic Engineering of Street or Intersection Improvements
- Geotechnical Engineering Consultant
- Foundations Structural Engineering
- Stair/Elevator tower Structural Engineering
- Other buildings Structural Engineering
- Landscape Architect
- Security Systems Consultant
- Costing and Scheduling Consultant

## ADDITIONAL SERVICES

Additional services outside the Scope of Services listed above, when requested and authorized in writing, shall be performed on an hourly fee basis per the attached Fee Schedule, or a lump sum basis as negotiated with you.

## TERMS AND CONDITIONS

Terms and Conditions will be as set forth in the formal contract agreement between *Garver, LLC* and ***Carl Walker, Inc.***

We trust we have responded to your request for proposal. If you are in agreement with the scope of services, professional fees, and terms of this proposal, your signature in the space provided below will serve as our notice to proceed. Please return one (1) copy to our office.

If you have any questions regarding this proposal, please give me a call. We look forward to continuing working with you, the *City of Fayetteville* and the rest of the Project Team.

Thank you for considering ***Carl Walker, Inc.!***

Mr. Ron Petrie  
Fayetteville Parking Garage  
December 11, 2012



Sincerely,

**Carl Walker, Inc.**

A handwritten signature in black ink, appearing to read "Tim D. Christle". The signature is fluid and cursive, written over a horizontal line.

Tim D. Christle, P.E.  
Senior Vice President

cc: Sonya Newman - **Carl Walker, Inc.**

**ACKNOWLEDGED AND ACCEPTED**

Garver, LLC

\_\_\_\_\_  
BY (NAME)

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
FIRM

\_\_\_\_\_  
DATE





Mr. Ron Petrie  
Fayetteville Parking Garage  
December 11, 2012

**CARL WALKER, INC.**

**FEE SCHEDULE FY 2012**

FSWP:2012

President	\$281.00	-	\$281.00	/Hr
Executive/Senior Vice President	\$209.00	-	\$249.00	/Hr
Vice President; Managing Principal	\$183.00	-	\$209.00	/Hr
Principal	\$162.00	-	\$173.00	/Hr
Restoration Manager; Chief Engineer	\$209.00	-	\$209.00	/Hr
Senior Project Manager	\$138.00	-	\$162.00	/Hr
Project Manager; Senior Engineer	\$111.00	-	\$162.00	/Hr
Senior Architect; Senior Planner	\$122.00	-	\$122.00	/Hr
Senior Parking/Restoration Specialist	\$135.00	-	\$135.00	/Hr
Parking/Studies Specialist	\$124.00	-	\$133.00	/Hr
Project Engineer/Architect; Design Engineer	\$ 89.00	-	\$126.00	/Hr
Chief/Senior Design Technician	\$ 99.00	-	\$ 99.00	/Hr
Design/Parking Technician	\$ 80.00	-	\$ 86.00	/Hr
Restoration Specialists	\$ 79.00	-	\$ 84.00	/Hr
Restoration Technician	\$ 71.00	-	\$ 77.00	/Hr
Clerical	\$ 50.00	-	\$ 90.00	/Hr

Hourly billing rates are effective March 1, 2012 through February 28, 2013.



Mr. Ron Petrie  
Fayetteville Parking Garage  
December 11, 2012

## **PARKING FUNCTIONAL DESIGN SCOPE OF SERVICES**

Page 1 of 3

### **A. Functional Design**

1. Review the site plans, program documents, and conceptual designs prepared to date. Confirm with *Garver's* direction the site constraints - footprint, location; topography, number of levels, interface with adjacent buildings, street access requirements, and related design criteria for the garage.
2. Verify the proposed type of parkers and the amount of parking to be provided in the garage. Determine special requirements for permit parking, secured/reserved parking, visitor parking, service vehicle access, etc.
3. Review potential points of ingress and egress for the garage with respect to surrounding street systems, queuing requirements, and vehicular and pedestrian movements. Recommend optimum location and configuration of entry/exit points.
4. Jointly agree on a preferred alternate for the garage, and prepare preliminary functional designs and drawings for the selected solution, depicting the following:
  - a. Internal circulation, both vehicular and pedestrian, and ramping systems.
  - b. The layout of ingress and egress areas, including interface with the surrounding street system, the number of entry/exit lanes required, and their associated queuing areas.
  - c. Accommodation for alternate-use space in/around the garage: office/shell space, security office, storage, mechanical/electrical rooms, loading zones, service vehicle access, etc. (if any applicable)
  - d. Parking geometry, including bay widths, stall sizes (full-size, ADA), parking angles, turning radii, and drive aisle widths.
  - e. Car count and efficiency.
  - f. Slopes of ramps, parking areas, and transitions.
  - g. Floor-to-floor heights and clearances.
  - h. With input from the project team, the location and number of stair and elevator towers.
  - i. Accommodations for ADA spaces and access aisles, and associated impacts on design.

Mr. Ron Petrie  
Fayetteville Parking Garage  
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## **PARKING FUNCTIONAL DESIGN SCOPE OF SERVICES**

Page 2 of 3

5. In conjunction with our structural engineering efforts, provide conceptual input on structural systems for the parking structure. This input will address:
  - column spacing and layout for maximum efficiency
  - shear wall placement for sight distance and turning radii
  - floor-to-floor heights and clearance requirements
  - floor slopes for positive drainage
  - expansion or isolation joints at interfaces with alternate-use space
6. Review functional design for the proposed garage with the project team.

### **B. Signage for Parking Areas**

1. Recommend sign messages and sign locations to direct parkers and pedestrians throughout the parking areas. Provide recommendations for background color, letter height, sign size, and mounting locations. Prepare a signage plan and schedule for inclusion in the contract documents (AP drawings).
2. Provide outline specifications for signage materials and mounting details for inclusion in the project specifications.

### **C. Lighting and Mechanical Systems**

1. Recommend appropriate lighting levels in the drive, parking, pedestrian, and entry/exit areas of the garage, for user security and comfort.
2. Recommend light fixture type, spacing, and control requirements for use by the project electrical engineer.
3. Provide input on mechanical ventilation requirements (if required), fire protection requirements, drain locations, and drain types to the project mechanical engineer.

Mr. Ron Petrie  
Fayetteville Parking Garage  
December 11, 2012



## **PARKING FUNCTIONAL DESIGN SCOPE OF SERVICES**

Page 3 of 3

### **D. Parking Control Equipment Specifications**

1. Discuss with the Owner requirements and options for controlling access to the parking facility by the various user groups (visitors, employees, permit parkers, etc.), and jointly agree on a preferred method of operation. Confirm equipment design parameters (if any) with Owner to insure compatibility of new (or future) equipment with existing access control systems.
2. Prepare entry/exit lane sketches showing lane widths, island size and location, placement of parking control equipment (if any), and related details.
3. Prepare technical specifications and details for parking control equipment (if any) (gates, card readers, detector loops, etc.) and associated construction elements.

### **E. Striping Drawings**

1. Based on the preliminary functional design floor plans, prepare final striping (AP) drawings for the garage depicting final layout of parking spaces, ADA spaces, pavement markings, access aisles, and entry/exit details.

### **F. Meetings**

1. Attend regular project meetings as required (either in person as stipulated in this proposal or via teleconference) for design coordination, Owner input and review, and end-user programming issues.

Mr. Ron Petrie  
Fayetteville Parking Garage  
December 11, 2012



## **STRUCTURAL ENGINEERING SCOPE OF SERVICES**

Page 1 of 2

### **A. Schematic Design**

1. Assist in developing and reviewing the project program.
2. Provide preliminary selection and sizing of structural elements.
3. Assist in developing preliminary design drawings and report.
4. Provide conceptual design of structural systems for the parking structure. This input will address:
  - column spacing and layout for maximum efficiency
  - shear wall placement for sight distance and turning radii
  - floor-to-floor heights and clearance requirements
  - floor slopes for positive drainage
  - expansion or isolation joints at interfaces with alternate-use space.

### **B. Design Development**

1. Develop floor elevations and floor drain locations.
2. Evaluate the following factors during development of the superstructure design.
  - 1) Precast vs. cast-in-place system features. This garage will only be designed for one structural system type after initial SD determination of which system is most economical and best suited for this site and construction schedule.
  - 2) Volume change considerations
  - 3) Value analysis of durability systems, waterproofing and joint sealants.
  - 4) Future expansion capabilities, if required.
4. Develop structural drawings and outline specifications.

### **C. Construction Documents**

1. Develop the structural (S) drawings and specifications for the garage superstructure system including durability features, concrete, structural steel, and parking area concrete waterproofing system.



Mr. Ron Petrie  
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December 11, 2012

## **STRUCTURAL ENGINEERING SCOPE OF SERVICES**

Page 2 of 2

2. Assist, upon request, in the analysis of alternatives/substitutions.
3. Issue addenda if required for contract document clarification.



**AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES**  
**AFHJ Architects Subconsultant Agreement**  
**Project No. 11047180**

**CONTRACT AMENDMENT NO. 1**

This Contract Amendment No. 1, dated \_\_\_\_\_, 2012 shall amend the original subconsultant agreement between **GARVER, LLC** (Garver) and **AFHJ Architects** (Subconsultant), dated February 2, 2012 referred to in the following paragraphs as the original subconsultant agreement.

This Contract Amendment No. 1 adds design services for the:

*Installation of a new municipal parking deck facility to be located on the Theater Site immediately south of the Walton Arts Center including the removal and replacement of the Administration Offices.*

The original contract is hereby modified as follows:

**SECTION 2 – SCOPE OF SERVICES**

Section 2 of the original contract is hereby amended as follows:

The subconsultant will perform the additional services as described in the attached scope of services from the subconsultants dated December 6, 2012.

**SECTION 3 – PAYMENT**

Section 3 of the original contract is hereby amended as follows:

For the work described in the attached scope of services for Amendment No. 1, Garver will pay the Subconsultant for time spent on the project, at the rates shown in the Subconsultant proposal for each classification of Subconsultant's personnel plus reimbursable expenses including but not limited to printing, courier service, reproduction, and travel. The total amount to be paid to the subconsultant under this amendment may not exceed **\$152,000**.

**SECTION 5 – MISCELLANEOUS**

Section 5.2 of the original contract is hereby amended as follows:

The professional liability insurance shall be increased from \$1,000,000 to \$2,000,000 for each claim.



This Agreement may be executed in two (2) or more counterparts each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

**AFHJ ARCHITECTS**

**GARVER, LLC**

By: \_\_\_\_\_

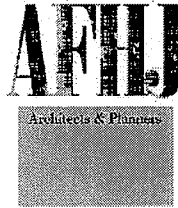
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ATTEST: \_\_\_\_\_



**City of Fayetteville Parking Deck  
Proposal for Architectural Services**

12/06/2012

Mr. Ron Petrie, PE  
Senior Project Manager  
Garver USA  
2049 East Joyce Blvd  
Suite 400  
Fayetteville, AR 72703

Re: City of Fayetteville Parking Structure  
Phase 2 – Schematic Design and Project Development

Dear Ron,

AFHJ Architects is pleased to submit this proposal for professional services for the above mentioned facility. Our services include the design development, construction drawings and specifications for WAC administration building in coordination with WAC and Bora Architects. Work will also include required documentations and services for the exterior skin display windows and the liner buildings of the parking deck.

AFHJ will provide to Garver USA throughout the process architectural documentation required for cost estimating related to the overall project. Furthermore AFHJ will take part in negotiation services related to the design of the facility with the selected contractor in role of CM at risk.

For breakdown of such services according to the various phases of the project including the reimbursable expenses please refer to attachment "A". The hourly rate will remain the same as phase one and will not increase for this phase of the project.

The total net fee proposed is, not to exceed \$150,000 and reimbursable expenses of \$2,000 for the additional liability insurance required by Garver USA. Please refer to attachment "A" for details on the reimbursable expense.

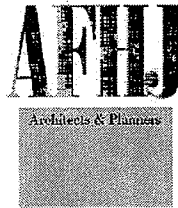
We look forward to a successful partnership.

Sincerely Yours,

Laleh Amirmoez, AIA  
President

A handwritten signature in black ink, appearing to read 'Laleh Amirmoez', is written over a light-colored background.

AFHJ ARCHITECTS + PLANNERS



**ATTACHMENT "A"**  
**City of Fayetteville Parking Deck**

12/06/2012

City of Fayetteville Parking Structure Phase 2 – Schematic Design and Project Development Architectural Fee Breakdown			
<b>REIMBURSABLE EXPENSES</b>			
Additional Liability Insurance Coverage for AFHJ through April 2014	2,000		
Travel	0	One trip included in the fee	
Printing and reproduction	NA	Not in Architectural Services	
<b>ARCHITECTURAL FEES</b>		<b>Included</b>	<b>Not included</b>
Schematic Design	28,100	<ul style="list-style-type: none"> <li>• Code and ordinance review</li> <li>• Parking deck elevation study in coordination with Walker</li> <li>• Two options presented for committee review</li> <li>• Presentation drawings for Planning Commission review</li> <li>• Liner buildings and display window designs</li> <li>• Coordination with Boora'</li> <li>• Two meetings with design team</li> <li>• One meeting with planning commission</li> </ul>	<ul style="list-style-type: none"> <li>• WAC admin building programming and schematic plan and elevations</li> </ul>
Design Development,	37,500	<ul style="list-style-type: none"> <li>• WAC admin building system design, material selection. preliminary details, coordination with consultants' drawings, outline specs and drawings for cost estimates by CM</li> <li>• Outline specifications for architectural elements of the parking deck</li> <li>• DD architectural drawings of exterior elevations, liner buildings, display windows, stairs and elevators</li> <li>• One meeting with Boora for review and coordination</li> <li>• Coordination with structural and MEP related to exterior façade and liner buildings</li> <li>• Coordinate planter and other street scape details with landscape architect</li> <li>• DD set for cost estimates by CM.</li> <li>• 2 meetings with CM and building committee to review drawings and cost estimates</li> <li>• One set of revisions for value engineering as required</li> </ul>	<ul style="list-style-type: none"> <li>• Consultant coordination for parking deck</li> <li>• Base drawings for plans, sections and elevations to be provided by CW</li> </ul>

Construction Drawings and Specifications	75,000	<ul style="list-style-type: none"> <li>• 80% complete architectural drawings for final cost estimates</li> <li>• Drawings include Parking deck partial floor plans related to façade; Exterior elevations; Details and sections; Graphic signage plan and details; Stair and Elevator details and sections in coordination with CW</li> <li>• Liner building and display window, plans elevations and details</li> <li>• Consultant coordination for WAC admin building</li> <li>• WAC admin building plans; Exterior elevations; Interior elevations; Enlarged plans; Building sections; Wall sections; Roof plan and detail; Finish schedule; Door and window schedule and details; Wall sections</li> <li>• Architectural specifications</li> <li>• Final architectural drawings provided to Garver for CM</li> <li>• One meeting with CM, one meeting with building committee to review cost estimates at 80% complete</li> <li>• Prepare addends as required</li> </ul>	<ul style="list-style-type: none"> <li>• Base drawings for plans, sections and elevations to be provided by CW</li> <li>• Site plans</li> <li>• Site details</li> <li>• Grading plans</li> <li>• Landscape plans</li> <li>• Parking deck plans, details and sections</li> <li>• Full specification manual coordination, compilation printing and reproduction</li> <li>• Construction drawings coordination, compilation, printing, distribution.</li> </ul>
Bidding and Negotiations	9,400	<ul style="list-style-type: none"> <li>• RFI responses</li> <li>• Review of architectural costs presented by CM</li> <li>• Provide alternative and value engineering items as required</li> <li>• One meeting with owner for final review</li> </ul>	<ul style="list-style-type: none"> <li>• Consultant coordination other than related to WAC admin building</li> </ul>
<b>Total</b>		<b>152000</b>	