

February 9, 2009

Mr. Greg Bradley  
Gainesville Community Redevelopment Agency  
Commerce Building  
300 E. University Ave.  
Suite 240  
Gainesville, FL 32601



RE: Phase II Architectural Fees for CRA Office

Dear Greg:

The following proposal is for the Phase II work to complete the Construction Documents and Contract administration of the Mixed use building at 802 NW 5<sup>th</sup> avenue.

**Description of Project:**

Our understanding is that you have an initial thought that your new office is to comprise of a two story 6,000+/- sq.ft. mixed-use office building. The first floor is understood to be approximately 3000+/- sq.ft. of retail shell and the second floor is to be the location of the CRA office at an additional 3000+/- sq.ft. The property that you have selected is currently zoned MU-1 and is further identified as tax parcel #: 13809-001-000.

**Scope of Work:**

- DAG is proposing a full service lump sum fee for all aspects of work required to complete phase II of the project. This fee includes some services that are not typically a part of our basic services. We have used the Department of Management Services (DMS) fee curve to establish the basis for the fee structure. I have attached a copy in case you are unfamiliar with this document.
- **Basic Services Fee.** As discussed in Phase I, the DMS fee curve establishes your project as complexity level D for your office space and level E for the Retail space which based on your budget generates a basic service fee equaling 7.44%. Thus, the total basic service fee is assumed to be 7.44% x \$737,500 = **\$54,870**. Phase I services reduce the remaining fee for phase II basic services to **\$46,640**.

**Basic services include:**

Architectural Design  
Mechanical Design  
Electrical Design  
Plumbing Design  
Structural Design  
Fire Protection Design if required

- **Services beyond Basic.** The DMS fee structure also identifies scope of work beyond the basic services fee. In this case, we believe the following items of work would be considered additional scope beyond the basic services fee, these are: Civil engineering, Landscape Architecture, Soils Investigations, LEED consultation,

and Building Commissioning and Training Services. We have fee proposals for these services as follows:

Civil Engineering Design	\$10,000 – (\$10,000 phase I) = \$0
Civil Engineering Permitting	\$1,500 – (\$1000 phase I) = \$500
Landscape Architecture	\$3,000 – (\$3000 phase I) = \$0
Interior Design	\$6,000 – (\$1,200 phase I) = \$4,800

**Sub Total** **\$5,300**

LEED Civil Engineering	\$1,000 – (\$200 phase I) = \$800
LEED Mechanical consultation	\$1,200 – (\$240 phase I) = \$960
LEED Electrical consultation	\$950 – (\$190 phase I) = \$760

**Sub Total for LEED consulting** **\$2,520**

**Reimbursable expenses** normally incurred by DAG in connection with the project such as travel, communications, photography and printing are additional to the fee. We propose that a budget not in excess of **\$4,800** be set aside for these expenses. Reimbursable expenses will be billed against this budget as expenses are encountered.

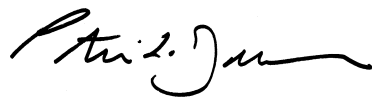
**Total Lump sum Fee** **\$59,260**

**Geotechnical Exploration.** You have also asked us to provide a proposal for geotechnical explorations which our structural and civil engineer will require. The proposal we received from GSE Engineering and Consulting is **\$2,550**. This fee should be a direct contract with the CRA but we will manage the work and will coordinate with the consultants and the geotechnical engineer.

**LEED Commissioning.** One of the requirements for LEED certification is specific LEED commissioning by a third party. As such, the contract with the commissioning agent needs to be with the owner. The proposal we received from Cross Creek Initiative is **\$16,250**. Although this fee will be a direct contract with the CRA, we will coordinate with the consultants as necessary.

If the fee is agreeable to you, please sign and date this proposal form and return it to me by fax or email and we will start immediately. Thanks again for this opportunity, and I look forward to hearing from you soon.

Sincerely,



Patrick L. Ballasch, AIA  
Principal

Approved

Date