

February 3, 2009

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



RE: Architectural Fees for CRA Office

Dear Greg:

This proposal is for Phase One Design Services for your mixed use office on 5th Street to complete the initial design and begin submittals for the Development Order on the project. A later Phase Two project will complete the working drawings, get bids, and carry the project through construction.

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 the project. Thus the 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.
- **Phase one services** will include Civil, Landscape Design, architectural design and coordination to carry the project through schematic Design so that a project budget can be better refined and the development process can be initiated.
- **Basic Services Fee.** 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 basic service fee is assumed to be 7.44% x \$737,500 = **\$54,870**. The portion of this fee that is necessary to complete phase one is as follows:

| | |
|---|-----------------|
| Basic Architectural Services (SD phase) | \$ 8,230 |
| Civil | \$11,000 |
| Landscape Architecture | \$ 3,000 |
| Interior Design | \$ 1,200 |
| LEED Civil Engineering | \$ 200 |
| LEED Mechanical consultation | \$ 240 |
| LEED Electrical consultation | \$ 190 |
| Sub Total | \$24,060 |

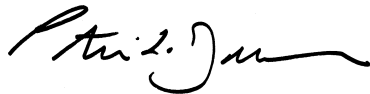
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| Reimbursable Allowance | \$ 1,000 |
| Total | \$25,060 |

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