

ADDITIONAL SERVICES #01



RATIO DESIGN
101 S PENNSYLVANIA ST
INDIANAPOLIS, IN 46204

RATIODESIGN.COM

February 16, 2022

N. Anthony Steinhardt III
Director of Economic and Redevelopment
Office of The Mayor
City of Madison
101 West Main Street
Madison, IN 47250

Re: Madison 421 Comfort Station (21022.000) and Mural Lot (21023.000) Additional Services

Dear Tony,

We are excited about the progress of these projects and appreciate the opportunity to provide the above-mentioned additional services. We understand this letter will amend our Mural Lot and 421 Comfort Station prime agreements dated 4/15/2021. Except as expressly modified and supplemented by this proposal, all other terms of the prime agreement remain in full force and effect.

SCOPE OF ADDITIONAL SERVICES

DESIGN SERVICES

There are several additional services addressed across the two projects affected, so we have assigned the tasks Item numbers for clarity.

Item 1: 421 COMFORT STATION | Building Design

The City of Madison wishes to adaptively re-use the existing former gas station at the NW corner of Filmore Alley and Harrison St/421. The building will function as a Welcome Center and will provide two bathrooms, a waiting area, drinking fountain and areas for information. The general exterior character and floorplan for the building will be consistent with the schematic design prepared on 6/2/21.

INDIANAPOLIS
CHICAGO
DENVER
RALEIGH
CHAMPAIGN, IL

RATIO in conjunction with The Engineering Collaborative, LLC will provide Design Services consisting of architecture, and mechanical/electrical/plumbing engineering as part of this agreement.

The team will provide Design Development, Construction Documents, Bidding and Construction Administration phase services.

We have made the following assumptions for our services on the project:

- The utilities serving the building are nearby and of sufficient size and capacity to support the project. Off-site utility design is not included in our services.
- Hazardous materials, if any remain present on site, will be removed by others prior to commencement of construction.
- The project will not pursue LEED certification.
- Structural engineering and building code compliance services are not included, but can be provided as an Additional Service, with your approval if deemed necessary.
- Furniture, fixtures & equipment (FF&E) selection including signage design, specification, procurement, and installation services are not included, but can be provided as an Additional Service, if requested.

Design Development Phase

RATIO will re-visit the property to confirm building conditions and verify key building dimensions. We will utilize the schematic design plans as a base to develop design documents consisting of exterior elevations and building floor plan drawings depicting the proposed rehabilitation of the interior. We will develop the footprint and massing for the roof alterations. Also, during this phase, our consulting engineers will conduct preliminary mechanical analyses and investigate options for the new mechanical, electrical, plumbing systems for the new uses. We have included up to one (1) site visit for this phase.

Construction Documents Phase

Upon approval of the Design documents, we will complete Construction Documents consisting of a site plan, floor plan, roof plan, exterior elevations, applicable sections and details, modifications, and project specifications to properly depict the scope of the work. The design work for the mechanical,

RATIO DESIGN
101 S PENNSYLVANIA ST
INDIANAPOLIS, IN 46204

RATIODESIGN.COM

electrical, and plumbing systems will be limited to that of Performance Specifications. This criteria narrative will include basic design approaches, utility service sizes, system types and basic configurations, simplified specifications to identify required quality of equipment, materials, etc., and basic review of the contractor-generated proposals to verify code compliance and functionality. We will submit the Construction Documents to the Indiana Department of Homeland Security for their review and release. We have included one (1) site visit for this phase.

Bidding Phase

We will facilitate the distribution of bid documents and attend a pre-bid conference along with answering questions as applicable. We will assist with the review of the submitted bids and provide recommendations as requested. We have included up to one (1) on-site meeting during this phase to conduct the pre-bid conference.

Construction Phase

During the Construction Phase, we will conduct site visits to observe the work and respond to contractor questions and inquiries, review shop drawings and sample submittals and contractor applications for payment. Each site visit will be followed by a written observation report. We have assumed that no more than four (4) site visits will be required. Additional Construction Phase site visits can be provided on an as-requested basis.

Item 2: 421 COMFORT STATION | Irrigation Design

The City wishes to add an irrigation system to the 421 Comfort Station site. RATIO will handle the irrigation design as a performance specification to be designed and installed by the contractor. Our work will entail writing the specification, reviewing the contractor's irrigation design submittals, and performing construction administration.

Item 3: MURAL LOT | Addition of Main Street Comfort Station Parking Lot

A parking lot and site improvements were designed for the Main Street Comfort Station in 2005. At that time, the City's budget did not support all of the envisioned improvements. The City would like to build the previously designed improvements as part of the Mural Lot Project (RATIO #21023.000), with some modifications. The work associated with this task includes updating the 2005 drawings to current standards, changing the site plan based on the City's direction (remove the east curb and "freshen" landscaping), incorporating the prior drawings into the set and additional time for bidding and CA services. The task includes expanding the existing irrigation system to portions of the site not currently

RATIO DESIGN
101 S PENNSYLVANIA ST
INDIANAPOLIS, IN 46204

RATIODESIGN.COM

covered. RATIO will handle the irrigation design with a performance specification. The work will involve MEP and civil consultants

Item 4: MURAL LOT | Irrigation Design at the Main Street Comfort Station.

RATIO will handle the irrigation design as a performance specification to be designed and installed by the contractor. Our work will entail writing the specification, reviewing the contractor’s irrigation design submittals, and performing construction administration.

COMPENSATION & SCHEDULE

Item 1: 421 COMFORT STATION | Building Design

In consideration of the Project Scope, Design and Schedule we offer a lump sum fee of Twenty-Eight Thousand Five Hundred Dollars (\$28,500.00). The fee is established as follows:

DESIGN SERVICES	DURATION	FEE
Schematic Design Phase	(Complete)	\$0.00
Design Development Phase	2 Weeks	\$5,000.00
Construction Documents Phase	3 – 4 Weeks	\$13,000.00
Bid Phase	3 – 4 Weeks	\$ 3,000.00
<u>Construction Phase</u>	<u>4– 6 Months</u>	<u>\$ 8,500.00</u>
421 Comfort Station Subtotal		\$ 29,500.00

FEE BY DISCIPLINE	FEE
Architecture	\$25,000.00
Landscape Architecture	\$0.00
<u>Mechanical, Electrical and Plumbing</u>	<u>4,500.00</u>
421 Comfort Station Total	\$29,500.00

Item 2: 421 COMFORT STATION | Irrigation Design

In consideration of the Project Scope, Design and Schedule we offer a lump sum fee of One Thousand Five Hundred Dollars (\$1,500.00).

Item 3: MURAL LOT | Addition of Main Street Comfort Station Parking Lot

In consideration of the Project Scope, Design and Schedule we offer a lump sum fee of Ten Thousand Dollars (\$10,000.00). The fee is established as follows:

DESIGN SERVICES	DURATION	FEE
Review and Update Prior 2005 Plans	1 - 2 weeks	\$6,250.00
Bid Phase	4 weeks	\$2,500.00
<u>Construction Phase</u>	<u>4- 6 Months</u>	<u>\$3,500.00</u>
Main Street Comfort Station Parking Lot Total		\$12,250.00

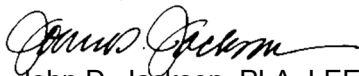
FEE BY DISCIPLINE	FEE
Architecture	\$0.00
Civil Engineering	\$3,750.00
Landscape Architecture	\$4,000.00
<u>Mechanical, Electrical and Plumbing</u>	<u>\$4,500.00</u>
Main Street Comfort Station Parking Lot Total	\$12,250.00

Item 4: MURAL LOT | Irrigation Design for Main Street Comfort Station

There is no charge for the services. RATIO will use the Performance Specification developed for the 421 Comfort Station and apply it to this project.

Please review this proposal and if all is in order, return an executed original for our file. This proposal is valid for sixty (60) days from the date of issue and upon execution will provide instruction to commence services. If you have any questions, do not hesitate to contact me directly.

Sincerely,



John D. Jackson, PLA, LEED AP

RATIO Architects, LLC

Principal

cc: David Kroll
Julie Zent
Keri VanVlymen

AUTHORIZATION TO PROCEED

Designated Representative	Date
City of Madison	