

May 22, 2018
(rev . May 29, 2018)

Jennifer Gates
Buyer | Finance
City of New Braunfels
550 Landa Street
New Braunfels, Texas 78130

Sent via email to: JGates@nbtexas.org

Re: Proposal of Landscape Architectural Services
Kerlick Avenue Park, New Braunfels, Texas
RFQ 18-020

Dear Ms. Gates -

Thank you for the opportunity to present this fee proposal to the City of New Braunfels (City). We understand that you wish to engage professional Landscape Architectural services for design and documentation of Kerlick Avenue Park for Summary of Needs Study, Conceptual Design, and Schematic Design. Our understanding of the preliminary program for the 1-acre park includes a pavilion, playground, landscape, irrigation, fence, and other site amenities. We are providing this Proposal in the form of a Letter of Agreement, summarizing our services and compensation.

SERVICES AND COMPENSATION

<u>Phase 1 - Summary of Needs Study:</u>	<u>\$10,920.00</u>
Rialto Studio	\$4,120.00
Cude Eng	\$3,800.00
Survey	\$3,000.00

We will provide design and documentation for Kerlick Avenue Park, to include the following items:

- Project kick-off meeting with the City and key stakeholders to establish goals, objectives, and establish a timeline.
- Develop a project program and submit for review by the City and key stakeholders.
- Review applicable codes, ordinances, standards, and guidelines as they pertain to City, State, and Federal resources.
- Geotechnical report – two (2) bore locations, as determined through discussions with the City.
- Topographic, boundary, and tree survey.
- Civil assessment of existing utilities, road network, and other infrastructure pertinent to the development of the park.
- Phase 1 environmental assessment.
- Summary of known, or potential, permitting requirements.

Rialto Studio, Inc.
Landscape Architecture

2425 Broadway, Suite 105
San Antonio, Texas 78215

p. 210.828.1155

f. 210.828.1399

- Conduct one (1) community meeting to solicit neighborhood needs, and finalize park program elements.
- Funding sources review and coordination.
- Bi-weekly meetings with the City and/or project team – four (4) total meetings.

Phase 2 – Conceptual Design: \$6,140.00

Rialto Studio \$4,340.00

Cude Eng \$1,800.00

Based on the written approval of the Summary of Needs Study by the City, we will proceed with the Conceptual Design in two phases:

Concept Sketches -

- Two (2) alternative concept sketches outlining the proposed site design.
- Provide an exhibit of precedent images related to the park program.

Concept Design -

- Refine one (1) preferred concept sketch, as determined by review of the City.
- Develop one concept rendering through perspective and/or modeling.
- Develop an opinion of probable cost for the preferred Concept Design.

Phase 3 – Schematic Design: \$8,980.00

Rialto Studio \$5,980.00

Cude Eng \$3,000.00

Based on the written approval of the Conceptual Design by the City, we will proceed with Schematic Design, to include:

- Further refine the Conceptual Design into a schematic site plan which illustrates all the components of the project. The site plan will be developed in AutoCAD for use in the future final design.
- Provide section, elevation, or detail information applicable to the project improvements.
- Refine one (1) rendering or model to reflect the Schematic Design.
- Written narrative to outline materials and components to be incorporated.
- Provide one (1) phasing plan for Kerlick Avenue Park. Phasing will be based on the approved Schematic Design elements and City/community input.
- Develop an opinion of probable cost for the Schematic Design.
- Conduct one (1) community meeting to present the proposed park plan.
- Revise the schematic design based on comments received from the City.
- Bi-weekly meetings with the City and/or project team – four (4) total meetings.

ADDITIONAL SERVICES

Items not included in this proposal will be considered additional services, as agreed upon by Rialto Studio, Inc. and the City of New Braunfels. No work will commence without written authorization by the City.

Should additional services or revisions be requested by the Owner or Design Team after completion of Construction Documents, Rialto Studio's hourly rates to incorporate the changes to the documents are:

Principal	\$ 175.00
Partner	\$ 130.00
Landscape Architect I	\$ 95.00
Landscape Architect II	\$ 80.00
Landscape Designer	\$ 70.00
Technical Staff	\$ 60.00
Administrator	\$ 45.00

Billings will be made on a monthly basis, in months when such work is actually performed, based upon the percentage of work completed. We have also estimated reimbursable costs, which include reproduction charges and mileage. The total amount for reimbursable expenses will not exceed **\$2,000**. Your payment is due in our office 30 days after receipt of our invoice.

BASE SERVICES - Cost Summary:

Design Services	\$ 23,040.00
Survey Services	\$ 3,000.00
<u>Reimbursables</u>	<u>\$ 2,000.00</u>
Total Fee	\$ 28,040.00

ADDITIONAL SERVICES - Cost Summary:

Boundary Survey Services	\$ 3,000.00
Geotechnical Services	\$ 11,095.00
<u>Environmental Services</u>	<u>\$ 3,220.00</u>
Total Fee	\$ 17,315.00

EXCLUSIONS

- Construction Documents
- Traffic Impact Analysis
- Building Permit Submittals
- Construction Phase Services
- Structural Design
- Mechanical, Electrical, and Plumbing Design
- LEED compliance or other green or energy efficient accreditation
- Rainwater harvesting, condensate collection, or other methods of collection or pumping of water for the irrigation system
- Variances

MISCELLANEOUS PROVISIONS

The fees associated with this proposal are valid for one-hundred and twenty (120) days from the date of approval by City Council. All subsequent services, or services not used from this proposal, will be determined at the time they are requested by the City of New Braunfels.

If this proposal meets your approval, please indicate by signing below and returning one copy to me for my files.

Please call me with any questions. Thank you for selecting Rialto Studio to assist you with your project.

Sincerely,



David Beyer, PLA
Project Manager

Accepted By:

Signature

Date

The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practice of registered individuals licensed under the Landscape Architects Registration Law, Article 259C, VCTS., Landscape Architects, P.O. Box 12337, Austin, Texas 78701-3942 Telephone 512.350.9000

City of New Braunfels

Itemized Cost Proposal

Project Name:	Kerlick Avenue Park
Name of Firm/Subconsultant:	Rialto Studio, Inc.
Date Proposal Submitted:	5/22/2018 (rev 5/29/18)

Position/Personnel Title	Principal	Landscape Architect I	Landscape Designer/CAD		
Fully-Loaded Hourly Wage Rates * (as defined below)	\$175.00	\$95.00	\$70.00		
Task to be performed/Phase Description	Hours	Hours	Hours	Total Hours	
Summary of Needs Study					
Kick-off Meeting	1	2	2	5	
Program Development		2	6	8	
Code/Ordinance Review			2	2	
Survey Coordination			2	2	
Civil Site Assessment Coord		2		2	
Permitting Summary			2	2	
Community Meeting	1	8	8	17	
Funding Source Review		4	2	6	
Project Meetings		4		4	
Summary of Needs Sub Total	2	22	24	48	\$ 4,120.00
Conceptual Design					
Alternative Sketches	1	8	12	21	
Precedent Images		2	4	6	
Concept Design Refinement	1	1	6	8	
Concept Rendering		1	12	13	
Cost Estimate		2	4	6	
Conceptual Design Sub Total	2	14	38	54	\$ 4,340.00
Schematic Design					
Schematic Plan Development		2	12	14	
Schematic Detail Development		1	12	13	
Schematic Rendering			8	8	
Program Narrative		2		2	
Phasing Plan		1	3	4	
Cost Estimate		2	6	8	
Community Meeting		4	8	12	
Schematic Design Revisions		2	12	14	
Project Meetings		4		4	
Schematic Design Sub-Total	0	18	61	79	\$ 5,980.00
Rialto Base Total Hours	4	54	123	181	
Rialto Base Sub-Total:	\$700.00	\$5,130.00	\$8,610.00	\$14,440.00	
Cude Base Sub-Total (including reimbursables):				\$12,100.00	
Rialto Reimbursables:				\$1,500.00	
TOTAL BASE SERVICES				\$28,040.00	
ADDITIONAL SERVICE TASKS					
Boundary Survey					\$3,000.00
Geotechnical Assessment					\$11,095.00
Environmental Assessment					\$3,220.00
TOTAL ADDITIONAL SERVICES					\$17,315.00

* A fully-loaded Hourly Wage Rate is defined as an employee's base hourly rate plus labor overhead (including fringe benefits), general and administrative (indirect) expenses, profit and escalation (if applicable).