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24 August 2022

Mr. Michael Kerski
Director of Planning & Development
City of Shakopee
485 Gorman St.
Shakopee, MN 55379

City of Shakopee – Shakopee River City Apartments Streetscape & Plaza Design Proposal
Shakopee, MN

Dear Michael:

Thank you and the City of Shakopee for considering RSP's Design Team for the development and documentation of the design of this project for downtown Shakopee. This proposal is for design services in support of the previous Masterplanning efforts to provide Design Development, Construction Documents, and Construction Administration services for the site and building improvements, and is based on the following:

I. PROJECT GOAL

The City of Shakopee is looking to develop the Shakopee Clocktower Retail and Residential Downtown Complex to invigorate the use, activity, and pedestrian experience.

II. PHASES OF WORK & SCHEDULE (see also attached schedule)

- A. Visioning & Masterplanning – Completed
- B. Combined Schematic/Design Development – 7 weeks
- C. Construction Documents – 8 weeks
- D. Bidding – 6 weeks
- E. Construction Administration – 20 weeks

1. Meetings (to be held in person and/or virtually):
 - a. Combined Schematic/Design Development Phase:
 - i. Bi-weekly, three to four (3-4) in total, including the budget review phase
 - b. Construction Documents:
 - i. Bi-weekly, four to five (4-5) total
 - c. Bidding:
 - i. One to two (1-2) total meetings anticipated
 - d. Construction Administration:
 - i. One (1) anticipated the first month and then bi-weekly after that (six to seven (6-7) total)
 - ii. One (1) punch list review

III. SCOPE OF WORK

A. General/Other

Scope based on our project and budget review meeting held on 2 August 2022 and following correspondence, including the following revisions:

1. Overall design approach and budget based on a combination of Masterplan Design Option A for Site/Roads and Option B for Architectural/Building Design.
2. Site:
 - a. Site lighting and street lighting are included.
 - b. Replace curbs, but take mill overlay out.
3. Center Plaza – not planning on reworking what was recently redone.
 - a. Removed work at 75% of the Central Plaza Area. Left some scope in for planter.
 - b. Reduced wall sconces by four (4) and site lighting by five (5) due to reduction in plaza scope.
 - c. Reduced canopy area by 50 SF for awnings due to note above.
4. While we discussed benches, etc., it is assumed design contingency will cover these.
 - a. City has a standard bench design; need to include this in the contingency.
5. All new storefront front and back. The decision was to not accept the curtainwall alternate.

6. Not touching the vinyl windows, just the bay sections.
7. Existing Civil, Architectural, Structural, and MEP drawings to be provided by Owner.
8. Construction Budget is approximately ±\$2.8M and a project cost of ±\$3.57M.
9. Anticipating the start of design work after City Council approval, expected the first week in September 2022.

B. Architectural (RSP)

1. Canopy design at entrances, removing awnings
2. Patio design
3. Pergolas attached to buildings
 - a. Corner – open
 - b. Over the doors – canopies would be solid
 - c. Structural connections
4. Select painting/refreshing
5. Signage, including lit signs. Design by RSP, documentation by others (likely a team located in Wisconsin).
6. Storefront upgrades and modifications
 - a. 100% of the storefronts to be replaced
 - b. All the way around the building
 - c. Dropping the sill to grade or finish floor everywhere
7. Existing base condition would change to a stained precast or replace with a new product.
8. Hardscape modification coordination
 - a. Need to look at the water intrusion at sills with hardscape slopes toward the building.
9. Coordination of included design consultants

C. Civil (SEH) – see also attached detailed Confluence proposal.

1. Grading, utility, and elevational coordination of site heights and drainage coordination
2. Paving plans
3. Grading plans
4. Site lighting design and documentation

D. Landscape (Confluence) – see also attached detailed Confluence proposal.

1. Trees
2. Patios
3. Paving/hardscape – all new hardscape on the street side.

E. Structural (ERA)

1. Pergola and canopy design modifications
 - a. Prefab or custom design? TBD.
 - b. Solid or sunscreen? TBD.

F. Electrical (Dunham)

1. New building and pergola lighting
2. Inclusions:
 - a. Replacement of exterior lighting
 - b. Building accent lights
 - c. Lighting of clock tower and associated area
 - d. Building mounted parking lot lighting on north side. We did not include adding and/or replacing pole lights in the north parking area.
 - e. Lighting at pergolas/canopies
3. Review and update of any lighting controls to meet current energy code
4. Field verification survey trip
5. Final observation trip
6. Street lighting is not included and is included by Civil.

G. Mechanical/Plumbing

1. No Mechanical is planned at this point.

IV. **PROCESS & ASSUMPTIONS**

Significant changes to the design during the design process may impact the schedule and will increase the scope of work beyond the deliverables described herein. Due to the ever-changing circumstances surrounding the COVID-19 virus, situations may arise during the performance of this Agreement that affect availability of resources, the Client, other consultants, and public agencies. There could be changes in anticipated delivery times or jurisdictional approvals.

V. **COMPENSATION** (Schematic Design through Construction Administration Design Services)

Your investment in RSP's design team services will be Lump Sum (unless noted otherwise), plus reimbursables:

Description	Design Team Member	Total
Architectural	RSP	\$ 115,000
Civil	SEH	\$ 24,600
Landscape (Hourly NTE)	Confluence	\$ 52,500
Structural	ERA	\$ 15,000
Electrical	Dunham	\$ 15,000
Total		\$ 222,100
Reimbursables (estimated at ± 4%)		\$ 9,000

Design phases to be billed according to the following estimated percentages (for lump sum work):

- A. Combined Schematic/Design Development – 32%
- B. Construction Documents – 40%
- C. Bidding – 3%
- D. Construction Administration – 25%

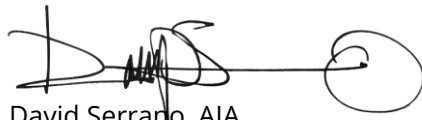
VI. ADDITIONAL AND/OR OPTIONAL SERVICES

- A. Animations
- B. Enhanced Renderings
- C. Extended Entitlements
- D. Rezoning and Variance Packages (not anticipated)
- E. Cost Estimating by Others (KA)
- F. Value Engineering
- G. Extended Project Schedule
- H. LEED/Sustainable Design Options and/or Certification

Please review this proposal and let us know if you have any questions. If you agree with the scope and fee outlined above, please authorize us to proceed by signing below. We will format a modified AIA contract based upon this proposal.

Thanks again to you and the City of Shakopee team for including us in such a great opportunity.

Sincerely,



David Serrano, AIA
Principal

AUTHORIZED

By _____

_____ Date

Copy: Scott Aspenson, RSP
Terry Helland, RSP