

February 9, 2022

Gretchen Hall  
President, CEO  
Little Rock Convention and Visitor's Bureau P.O. Box 3232  
Little Rock, AR 72203

Re: City of Little Rock Parking Deck Fee Proposal

Dear Gretchen,

Polk Stanley Wilcox (PSW) is extremely pleased to be selected as the architects for the new City of Little Rock Parking Deck and readily submit this proposal for professional services. We understand the scope of work for the project to be based on the RFQ for Architectural Design Services for Parking Deck @ 2<sup>nd</sup> and Louisiana (bid 1440)

As outlined in this RFQ, we understand the proposed deck shall provide 600 parking spaces with access from either 2nd Street, Louisiana Street, 3rd Street or a combination of two access points. The Project site of the deck is one-half of the city block bounded by 2nd Street on the north, Louisiana Street on the east, 3rd Street on the south and the alley on the west. The total project budget is currently estimated at \$15,000,000.00. The project shall include all mechanical, plumbing, electrical, lighting, security, fire protection, life-safety and auxiliary systems required for a complete and operational parking structure, including stairs and elevator(s). The project shall include the infrastructure for control and management equipment (for advanced wayfinding technology) to be provided and installed under a separate contract. The project shall also include all required streetscape and landscaping as required to interface the parking structure with adjacent city streets.

#### Scope of Services

Polk Stanley Wilcox Architects, together with our consultant team will provide the standard Basic Services phases: Schematic Design, Design Development, Construction Documents, Bid and Negotiation, Construction Administration, and Project Closeout.

#### Fees

Based on the above understandings, we propose to be compensated for Basic Services including architectural and consultant services as described, for a percentage base fee of Five and one-half percent (5.5%) times the final approved cost of the work, broken down in the following phases:

For the phase breakdown below, an assumed \$13,200,000 construction cost of the work (out of the total \$15,000,000 Project Cost) has been used for calculation purposes, but should project costs adjust, these amounts would adjust accordingly.

Schematic Design	20%	\$ 145,200.00*
Design Development	20%	\$ 151,200.00*
Construction Documents	30%	\$ 217,800.00*
Bidding and Negotiation	5%	\$ 35,300.00*
Construction Administration	20%	\$ 141,200.00*
Project Close-Out	5%	\$ 35,300.00*

Total Design Fees 100% \$ 726,000.00\*

\*(assumed construction cost of 13,200,000.00)

This fee Percentage proposal is based upon our understanding of the size and complexity of the project as described in the RFQ (bid 1440). In addition to the architectural Basic Services and Fees the following Consulting Basic Services and Fees are included in the above total proposed fee percentage.

Structural	Engineering Consultants Inc.
Parking Consultants	Walker Consultants
MEP/FP Engineering	Pettit & Pettit Consulting Engineers
Site/Civil Engineering/Landscape	McClelland Consulting Engineers
Cost Estimating	To be determined

Wayfinding and control management design is assumed to be provided by the Owner and provided to the Design team for the purpose of including the infrastructure only for said design into the base construction scope.

### Reimbursable Expenses

Reimbursable expenses incurred by PSW and our consultants are in addition to the professional fees listed above and will be billed separately at cost. Standard reimbursable expenses include the following: owner requested printing, reproduction, and plots; mail, messenger, and express delivery services; telecommunication; and authorized travel including airfare, lodging, car rentals, and meals.

### Terms and Conditions

We propose that the provisions of this proposal be governed by the terms and conditions outlined in our standard form of professional services (AIA Document B101 – Standard Form of Agreement between Owner and Architect modified by our usual and customary amendments.)

If the terms of this proposal are acceptable, please indicate your authorization to begin work by returning a signed copy of this proposal. We will begin work immediately and move forward with finalizing the specific terms of the owner/architect agreement.

Sincerely,  
Polk Stanley Wilcox Architects

Accepted By:  
LRCVB



Cindy Pruitt, AIA  
Principal

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

cc: D.Porter