

**CITY OF FRANKLIN, TENNESSEE
PROFESSIONAL SERVICES AGREEMENT
COF Contract No. 2019-0173**

THIS PROFESSIONAL SERVICES AGREEMENT (“Agreement”) is by and between the City of Franklin, Tennessee, hereinafter referenced as City, and **LOSE DESIGN** hereinafter referenced as Consultant, who mutually agree as follows:

DECLARATIONS. City desires to retain Consultant to provide engineering and related technical services in connection with City’s project, hereinafter referenced as Project. The Project is described as follows:

Franklin Special School District (FSSD) Baseball Field Reconstruction Project

1. SCOPE OF SERVICES. Consultant shall provide survey, engineering, and related technical services for the Project in accordance with the Scope of Services (“Services”) as found in Attachment A, which shall be considered as an integral part hereof.
2. Consultant shall submit as a part of Attachment A an individual Fee Schedule and a Completion Schedule for the Project based on the detailed Scope of Services.
3. In event of a conflict between this Agreement and the attached document(s), this Agreement shall supersede conflicting terms and conditions.
4. Consultant shall be paid on a monthly basis for work performed based on the Fee Schedule, as contained in Attachment A, for an Amount Not to Exceed **Two Hundred Seventy-Six Thousand Three Hundred and No/100 Dollars (\$276,300.00)**.

The Board of Mayor and Aldermen Approved this Agreement on the _____ Day of _____ 201____.

TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

ARTICLE 1. SERVICES. Consultant will:

- 1.1 Act for City in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with standards of competent consultants using the standards in the industry:
- 1.2 Consider all reports to be confidential and distribute copies of the same only to those persons specifically designated by the City.
- 1.3 Perform all services under the general direction of a senior professional employee, licensed and/or registered in the State of Tennessee, when appropriate.
- 1.4 Designate, in writing, the sole Project representative to coordinate with City the Services to be provided, including all contact information.
- 1.5 Unless provided for in the Project Scope of Services (Attachment A), Consultant shall perform all Services with his own forces (employees). Should sub-consultants be proposed to be used in the Project, a listing of said sub-consultants with Services to be performed shall be provided. After approval of this Agreement, no substitute for sub-consultants shall be allowed unless approved by City.
- 1.6 Retain pertinent records relating to the services performed for a period of seven (7) years following the completion of the work; during this period the records shall be available for review by City at all reasonable times.

ARTICLE 2. CITY'S RESPONSIBILITIES. City, or its authorized representative, will:

- 2.1 Provide Consultant with all information regarding the Project, which is available to, or reasonably obtainable by, the City.
- 2.2 Furnish right-of-entry onto the Project site for Consultant's necessary field studies and surveys. Consultant will endeavor to restore the site to its original condition and shall remain solely liable for all damages, costs and expenses, including reasonable attorneys' fees, for failure to make such restoration.
- 2.3 Designate, in writing, the sole Project representative to coordinate with and direct the Consultant, including all contact information.
- 2.4 Guarantee to Consultant that it has the legal capacity to enter into this contract and that sufficient monies are available to fund Consultant's compensation.

ARTICLE 3. GENERAL CONDITIONS.

- 3.1 Consultant, by the performance of services covered hereunder, does not in any way assume, abridge or abrogate any of those duties, responsibilities or authorities customarily vested in other professionals or agencies participating in the Project.
- 3.2 Consultant shall be responsible for the acts or omissions of any party involved in concurrent or subsequent phases of the Project acting upon written instruction issued by the Consultant.
- 3.3 Neither City nor Consultant may assign or transfer its duties or interest in this Agreement without written consent of the other party.
- 3.4 **ALLOCATION OF RISK AND LIABILITY; GENERAL.** Considering the potential liabilities that may exist during the performance of the services of this Agreement, the relative benefits and risks of the Project, and the Consultant's fee for the services rendered, and in consideration of the promises contained in this Agreement, the City and the Consultant agree to allocate and limit such liabilities in accordance with this Article.

- 3.5 INDEMNIFICATION. Consultant agrees to indemnify and hold City harmless from and against legal liability for all judgments, losses, damages, and expenses to the extent such judgments, losses, damages, or expenses are caused by Consultant's negligent act, error or omission in the performance of the services of this Agreement. In the event judgments, losses, damages, or expenses are caused by the joint or concurrent negligence of Consultant and City, they shall be borne by each party in proportion to its own negligence.
- 3.5.1 SURVIVAL. The terms and conditions of this paragraph shall survive completion of this services agreement.
- 3.6 LIMITATIONS OF RESPONSIBILITY. Consultant shall not be responsible for (a) construction means, methods, techniques, sequences, procedures, or safety precautions and programs in connection with the Project unless specifically undertaken in Attachment A, Scope of Services ; (b) the failure of any contractor, subcontractor, Consultant, or other Project participant, not under contract to Consultant, to fulfill contractual responsibilities to City or to comply with federal, state, or local laws, regulations, and codes; or (c) procuring permits, certificates, and licenses required for any construction unless such procurement responsibilities are specifically assigned to Consultant in Attachment A, Scope of Services.

ARTICLE 4. TERMINATION BY THE CITY. The City may terminate this Agreement in accordance with the following terms and conditions:

- 4.1 Termination for Convenience. The City may, when in the interests of the City, terminate performance under this Agreement with the Consultant, in whole or in part, for the convenience of the City. The City shall give written notice of such termination to the Consultant specifying when termination becomes effective. The Consultant shall incur no further obligations in connection with the work so terminated, other than warranties and guarantees for completed work and installed equipment, and the Consultant shall stop work when such termination becomes effective. The Consultant shall also terminate outstanding orders and subcontracts for the affected work. The Consultant shall settle the liabilities and claims arising out of the termination of subcontracts and orders. The City may direct the Consultant to assign the Consultant's right, title and interest under termination orders or subcontracts to the City or its designee. The Consultant shall transfer title and deliver to the City such completed or partially completed work and materials, equipment, parts, fixtures, information and Contract rights as the Consultant has in its possession or control. When terminated for convenience, the Consultant shall be compensated as follows:
- (1) The Consultant shall submit a termination claim to the City specifying the amounts due because of the termination for convenience together with costs, pricing or other data required by the City. If the Consultant fails to file a termination claim within one (1) year from the effective date of termination, the City shall pay the Consultant the amount the City deems the Consultant is due.
 - (2) The City and the Consultant may agree to the compensation, if any, due to the Consultant hereunder.
 - (3) Absent agreement to the amount due to the Consultant, the City shall pay the Consultant the following amounts:
 - (a) Contract costs for labor, materials, equipment and other services accepted under this Agreement;

- (b) Reasonable costs incurred in preparing to perform and in performing the terminated portion of the work, and in terminating the Consultant's performance, plus a fair and reasonable allowance for direct job site overhead and earned profit thereon (such profit shall not include anticipated profit or consequential damages); provided however, that if it reasonably appears that the Consultant would have not profited or would have sustained a loss if the entire Agreement would have been completed, no profit shall be allowed or included and the amount of compensation shall be reduced to reflect the anticipated rate of loss, if any;

The total sum to be paid the Consultant under this Section shall not exceed the total Agreement Price, as properly adjusted, reduced by the amount of payments otherwise made, and shall in no event include duplication of payment.

- 4.2 Termination for Cause. If the Consultant does not perform the work, or any part thereof, in a timely manner, supply adequate labor, supervisory personnel or proper equipment or materials, or if it fails to timely discharge its obligations for labor, equipment and materials, or proceeds to disobey applicable law, or otherwise commits a violation of a material provision of this Agreement, then the City, in addition to any other rights it may have against the Consultant or others, may terminate the performance of the Consultant, in whole or in part at the City's sole option, and assume possession of the Project Plans and materials and may complete the work.

In such case, the Consultant shall not be paid further until the work is complete. After Completion has been achieved, if any portion of the Contract Price, as it may be modified hereunder, remains after the cost to the City of completing the work, including all costs and expenses of every nature incurred, has been deducted by the City, such remainder shall belong to the Consultant. Otherwise, the Consultant shall pay and make whole the City for such cost. This obligation for payment shall survive the termination of the Agreement.

In the event the employment of the Consultant is terminated by the City for cause pursuant to this Section and it is subsequently determined by a Court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a Termination for Convenience under this Section and the provisions of Section 4.1 shall apply.

- 4.3 Termination for Non-Appropriation. The City may also terminate this Agreement, in whole or in part, for non-appropriation of sufficient funds to complete or partially complete the Project, regardless of the source of such funds, and such termination shall be on the terms of Section 4.1.
- 4.4 The City's rights under this Section shall be in addition to those contained elsewhere herein or provided by law.

ARTICLE 5. SCOPE OF SERVICES. Consultant shall provide the Services as described in Attachment A, Scope of Services.

5.1 By mutual agreement, this Agreement and scope can be amended by the parties. The scope and fee for any additional tasks or services under such amendment shall be mutually negotiated and agreed to in writing prior to beginning such additional tasks or services.

5.2 ENVIRONMENTAL RESPONSIBILITY.

Where drilling/sampling services are involved, the samples obtained from the Project site are the property of the City. Should any of these samples be recognized by the Consultant to be contaminated, the City shall remove them from the Consultant's custody and transport them to a disposal site, all in accordance with applicable government statutes, ordinances, and regulations. For all other samples, the Consultant shall retain them for a sixty (60)-day period following the submission of the drilling/sampling report unless the City directs otherwise; thereafter, the Consultant shall discard the samples in accordance with all federal, state and local laws.

ARTICLE 6. SCHEDULE.

6.1 TIME OF THE ESSENCE. The parties agree that time is of the essence with respect to the parties' performance of all provisions of the Agreement.

6.2 Before executing this Agreement, the Consultant shall have prepared and submitted for approval to the City a Completion Schedule for the Project with milestones for the various stages (tasks) of the Services as outlined in the Scope of Services. The Consultant shall submit and obtain the City's approval for any proposed changes to the logic, durations, sequences, or timing of tasks as approved in the Completion Schedule.

6.3 FORCE MAJEURE. Neither party will be liable to the other for any delay or failure to perform any of the services or obligations set forth in this Agreement due to causes beyond its reasonable control, and performance times will be considered extended for a period of time equivalent to the time lost because of such delay plus a reasonable period of time to allow the parties to recommence performance of their respective obligations hereunder. Should a circumstance of force majeure last more than ninety (90) days, either party may by written notice to the other terminate this Agreement. The term "force majeure" as used herein shall mean the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States or of the State or any of their departments, agencies or officials, or any civil or military authority; insurrections, riots, landslides, earthquakes, fires, storms, tornadoes, droughts, floods, explosions, breakage or accident to machinery, transmission pipes or canals; or any other cause or event not reasonably within the control of either party.

6.4 Should City request changes in the scope, extent, or character of the Project, the fee and the time of performance of Consultant's Services as indicated in Attachment A shall be adjusted equitably.

ARTICLE 7. USE OF DOCUMENTS, DATA.

7.1 All Documents, including, but not limited to, reports, drawings, specifications, and computer software prepared by Consultant pursuant to this Agreement are instruments of service in respect to the Project. Consultant shall retain an ownership and property interest therein (including the right of reuse at the discretion of the Consultant) whether or not the Project is completed.

7.1.1 USE OF DATA SYSTEMS: Ownership, property interests and proprietary rights in data systems used by Consultant do not extend to the data created by or supplied

to Consultant by the City; all rights to that data (including derivative or hidden data such as metadata) shall vest solely in City at the moment of creation.

- 7.1.2 DISCLOSURE OF DOCUMENTS/DATA. City may be required to disclose documents or data under state or federal law. City shall notify Consultant if a request for data or documents has been made and shall give Consultant a reasonable opportunity under the circumstances to respond to the request by redacting proprietary or other confidential information. Consultant waives any right to confidentiality of any document, e-mail or file it fails to clearly mark on each page as confidential or proprietary. In exchange, Consultant agrees to indemnify, defend, and hold harmless City for any claims by third parties relating thereto or arising out of (i) the City's failure to disclose such documents or information required to be disclosed by law, or (ii) the City's release of documents as a result of City's reliance upon Consultant representation that materials supplied by Consultant (in full or redacted form) do not contain trade secrets or proprietary information, provided that the City impleads Consultant and Consultant assumes control over that claim.
- 7.2 By execution of this Agreement, Consultant and his sub-consultant(s) grant the City a royalty-free, perpetual, irrevocable, and assignable license to use any and all intellectual property interest Consultant or his sub-consultant(s) possess to any drawings, details, specifications, documents, and other information created before each of their first involvement with the Project and subsequently incorporated into the Project's documents. City-furnished data that may be relied upon by Consultant is limited to the printed copies that are delivered to the Consultant pursuant to Article 2 of this Agreement. Any copyrighted electronic files furnished by City shall be used by Consultant only for the Project as described herein. City's posting or publication of such documents created by Consultant for City shall constitute fair use and shall not constitute an infringement of Consultant's copyright, if any.
- 7.3 Documents that may be relied upon by City are limited to the printed copies (also known as hard copies) that are signed or sealed by the Consultant. Files in electronic media format of text, data, graphics, or of other types that are furnished by Consultant to City are only for convenience of City, unless the delivery of the Project in electronic media format has been dictated in Attachment A, Scope of Services. Any conclusion or information obtained or derived from electronic files provided for convenience will be at the user's sole risk.
- 7.4 Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within sixty (60) days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files. Unless stated otherwise herein, Consultant shall not be responsible to maintain documents stored in electronic media format after acceptance by City.
- 7.5 When transferring documents in electronic media format, Consultant makes no representations as to long term compatibility, usability, or readability, of documents resulting from the use of software application packages, operating systems, or computer hardware differing from that as required of, and used by, Consultant at the beginning of this Project.

- 7.6 City may make and retain copies of Documents for information and reference in connection with use on the Project by the City, or his authorized representative. Such Documents are not intended or represented to be suitable for reuse by City or others on extensions of the Project or on any other project. Any such reuse or modifications without written verification or adaptation by Consultant, as appropriate for the specific purpose intended, will be at City's sole risk and without liability or legal exposure to the Consultant or to Consultant's sub-consultants.
- 7.7 If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.
- 7.8 Any verification or adaptation of the Documents for extensions of the Project or for any other project will entitle Consultant to further compensation at rates to be agreed upon by City and Consultant.

ARTICLE 8. INSURANCE.

- 8.1 During the performance of the Services under this Agreement, Consultant shall maintain the following minimum insurance:
 - a) General Liability Insurance with a combined single limit of \$1,000,000 per occurrence and \$2,000,000 annual aggregate.
 - b) Automobile Liability Insurance with a combined single limit of \$1,000,000 for each person and \$1,000,000 for each accident.
 - c) Workers' Compensation Insurance Coverage A in accordance with statutory requirements and Coverage B, Employer's Liability Insurance, with a limit of \$500,000 for each occurrence.
 - d) Professional Liability Insurance with a limit of \$1,000,000 annual aggregate.
- 8.2 Consultant shall add the City an additional insured on all policies unless otherwise prohibited.
- 8.3 Consultant shall, upon execution of this Agreement, furnish City certificates of insurance, which shall include a provision that such insurance shall not be canceled without at least thirty (30) days' written notice to City.
- 8.4 No insurance, of whatever kind or type is to be considered as in any way limiting other parties' responsibility for damages resulting from their activities in the execution of the Project. City agrees to include, or cause to be included, in the Project's construction contract, such requirements for insurance coverage and performance bonds by the Project's construction contractor as City deems adequate to indemnify City, Consultant, and other concerned parties against claims for damages and to insure compliance of work performance and materials with Project requirements.

ARTICLE 9. PAYMENT.

- 9.1 City will pay Consultant for services and expenses in accordance with the Fee Schedule proposal submitted for the Project as part of the Scope of Services. Consultant's invoices will be presented at the completion of the work or monthly and will be payable upon receipt. Payment is due upon presentation of invoice and is past due thirty (30) days from invoice date. City shall give prompt written notice of any disputed amount and shall pay the remaining amount.
- 9.2 Consultant shall be paid in full for all services under this Agreement, including City authorized overruns of the Project budget or unforeseen need for Consultant's services exceeding the original Scope of Services.
- 9.3 TRAVEL; EXPENSES

City shall reimburse reasonable expenses, including travel and meals, when specified in the Scope of Services, but only in accordance with the City's Travel and Expense Policy and Procedures Manual. The maximum amount will be applied as of the date of travel and as listed in the per diem reimbursement rates on the "CONUS" website developed by the United States General Services Administration, located at www.gsa.gov [click on 'per diem rates' under the 'etools' category].

ARTICLE 10. MISCELLANEOUS PROVISIONS

- 10.1 EQUAL EMPLOYMENT OPPORTUNITY. In connection with this Agreement and the Project, City and Consultant shall not discriminate against any employee or applicant for employment because of race, color, sex, national origin, disability or marital status. City and Consultant will take affirmative action to ensure that the contractor used for the Project does not discriminate against any employee and employees are treated during employment without regard to their race, age, religion, color, gender, national origin, disability or marital status. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship.
 - 10.1.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.
- 10.2 TITLE VI – CIVIL RIGHTS ACT OF 1964. City and Consultant shall comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), 49 C.F.R., Part 21, and related statutes and regulations.
 - 10.2.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.
- 10.3 NO THIRD-PARTY RIGHTS CREATED. City and Consultant each binds itself and its successors, executors, administrators, permitted assigns, legal representatives and, in the case of a partnership, its partners, to the other party to this Agreement and to their successors, executors, administrators, permitted assigns, legal representatives and partners of such other party in respect to all provisions of this Agreement. The Services provided for in this Agreement are for the sole use and benefit of City and Consultant. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than City and Consultant.
- 10.4 WARRANTIES/LIMITATION OF LIABILITY/WAIVER. City reserves all rights afforded to local governments under law for all general and implied warranties. City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Consultant to limit its liability shall be void and unenforceable.

ARTICLE 11. EXTENT OF AGREEMENT:

- 11.1 APPLICABLE LAW/CHOICE OF FORUM AND VENUE. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice of forum and venue shall be exclusively in the courts of Williamson County, Tennessee. Any provision of this Agreement held to violate a law or regulation shall be deemed void, and all remaining provisions shall continue in force.
- 11.2 ENTIRE AGREEMENT. This Agreement, including these terms and conditions, represent the entire Agreement between City and Consultant for this Project and supersedes all

prior negotiations, representations or agreements, written or oral. This Agreement may be amended only by written instrument signed by City and Consultant.

ARTICLE 12. DISPUTE RESOLUTION, BREACH.

- 12.1 If a dispute should arise relating to the performance of or payment for the Services under this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. During the pendency of any dispute, the parties shall continue diligently to fulfill their respective obligations hereunder. No arbitration or mediation shall be required as a condition precedent to filing any legal claim arising out of or relating to this Agreement. No arbitration or mediation shall be binding.
- 12.2 BREACH. Upon deliberate breach of the Agreement by either party, the non-breaching party shall be entitled to terminate the Agreement with notice, with all of the remedies it would have in the event of termination, and may also have such other remedies as it may be entitled to in law or in equity.

ARTICLE 13. SURVIVAL.

The provisions contained in this Professional Services Agreement shall survive the completion of or any termination of the Agreement, contract or other document to which it may accompany or incorporate by reference or which subsequently may be modified, unless expressly excepted from this Article upon consent of both parties.

CONSULTANT

CITY OF FRANKLIN, TENNESSEE

By: _____
Name: _____
Title: _____
Date: _____

By: _____
Dr. Ken Moore
Mayor
Date: _____

Approved as to form:

Tiffani M. Pope
Staff Attorney



April 14, 2019

Ms. Lisa Clayton, Director of Parks
City of Franklin Parks
P.O. Box 305
Franklin, TN 37065

RE: Ball Field Construction Documents - Franklin, TN

Dear Lisa,

Lose Design is pleased to offer its professional services for your project in Franklin, Tennessee. Services required include Architecture, Civil Engineering and Landscape Architecture. We will provide construction documents and make submittals of these documents to the appropriate agencies. We look forward to helping move this project forward and support the partnership between Parks and Recreation and Franklin Special School District.

If this proposal is acceptable, please provide your authorization on the space provided on the attached signature page and return one signed copy to our office. Once the agreement is received, a fully executed contract will be forwarded for your files.

Sincerely,

LOSE DESIGN

A handwritten signature in black ink, appearing to read "JAG", written over a horizontal line.

Joshua A. Gulick, PLA
Senior Landscape Architect

Attachments:
Professional Services Agreement
-Scope of Services/Fees
-Hourly Rate Schedule
-Exhibit 'A'
-Exhibit 'B'



PROFESSIONAL SERVICES AGREEMENT

SCOPE OF SERVICES/FEEES

Ball Field Construction Documents

Franklin, Tennessee

Project Description

Lose Design (Lose) understands that the City of Franklin, Parks and Recreation Department (Client, FPR) desires to replace two existing ball fields and existing infrastructure to construct new facilities per the approved Masterplan for the site attached as Exhibit 'A'. The site is located at 2959 Del Rio Pike, Franklin, TN 37064 (parcel ID 063 05400 00109063, 063 05400 00009063) and is +/-72 acres. Lose understands that the land disturbance for this project to be more than 10,000 sf and will require grading permit, stormwater coordination, design and application. Lose also understands that coordination and updating existing stormwater infrastructure on site will be needed. Lose also understands that this project will be in conjunction with the Franklin Special School District and will account for status updates and meetings with them as part of this scope of services. Lose understands that this project will require Site Plan approval through Planning Commission and has all necessary entitlements in-place.

Task 1 - Project Management and Data Collection

This task will consist of the following:

- Coordination with electric, water and sewer utility companies.
- Incorporation of approved Masterplan into Autocad with detailed comments for materials and dimensions received during meetings held for Masterplan input.
- Lose will engage a registered surveyor in the State of Tennessee to obtain additional survey necessary to meet City requirements for connecting irrigation system to public gray water system and extension of electrical service.
See Exhibit 'B'
- Project management services expected for task 1 - 12.

Task 2 - Meetings

This task consists of anticipated meetings through bid assistance.

- One (1) meeting with two staff with FPR and Schools to coordinate final materials and product selections.
- One (1) 30% design meeting with two staff. Meeting will be with COF to review plans.
- One (1) meeting with two staff for Utility coordination. Meeting will be organized by the City.
- One (1) pre-application meeting with three staff
- One (1) 60% design meeting with three staff. Meeting will be with FSSD and COF to review plans.
- One (1) meeting with two staff to meet with Fire Marshal and review building codes.
- One (1) 90% meeting with three staff with COF to review plans.
- Two (2) meetings with two staff as requested by COF Project Manager.



Task 3– Preliminary Engineering

This task will consist of the following:

- Utilizing previously prepared Masterplan, Lose will prepare a digital base file for design of the proposed facility site improvements.
- Lose will incorporate the layout to meet facility and City of Franklin requirements.
- Lose will create a preliminary grading and drainage plan based on Masterplan site layout.
- Lose will prepare preliminary utility routing based on the Masterplan and information gathered during the Masterplan phase and present this during the pre-application meeting with the City.
- Lose will evaluate existing hydrology and prepare preliminary evaluation of stormwater detention requirements.
- Lose will prepare a preliminary water quality design to meet City of Franklin requirements.
- Lose Design will submit 30% plans the day of the pre-application meeting.
- Up to two (2) revisions of the plan will be completed for this task to address all City comments.

Task 4–Construction Documents - Site

Upon approval of the preliminary plan, and feedback from City of Franklin engineering Lose will provide the following:

- Lose will create a cover sheet with vicinity map, project information and site data table.
- Lose will develop a demolition plan indicating elements for clearing and removal from site.
- Lose will create a layout plan with critical dimensions for locating ball fields, stormwater improvements, concessions and restroom facility, parking improvements, batting cage and pitching mound, pedestrian circulation and seating.
- Lose will create a grading plan with 1' contours and spot elevations indicating grades for proposed construction.
- Lose will create a three phase Erosion Protection and Sediment Control plan indicating measures to reduce sediment transportation along with details of proposed measures.
- Lose will create a Utility layout plan, indicating connections from existing sewer and water lines to the proposed concession, restroom building and irrigation system. Public Utilities shall be profile.
- Lose will create construction details at various scales for contractor's convenience and indicating desired construction conditions.
- Lose will create a landscape plan that accommodates City of Franklin minimum requirements and FPR requested plantings.
- Lose will create an irrigation plan that accommodates the fields and new plantings and consists of locations for controller, irrigation layout, back flow preventer location and construction details.
- Lose will submit 60% plans to the COF for review and comment.
- Lose will address comments from 60% set review.
- Lose will submit 90% plans to the COF for review and comment.
- Lose will address comments from 90% set review.
- Lose will submit final bid set to the COF for review and comment.
- Lose will address comments from bid set prior to bid.

- Lose will provide three (3) Opinion of Probable Cost one at 30% (pre-application meeting, one at 90% CD's (Site Plan Submittal) and one prior to bid.

Task 5–Construction Documents - Architecture

The Construction Documents will be provided for issuance of permits, including all necessary documentation for Building Codes' Review and Permitting including Consultant Coordination and material (Structural, Mechanical, and Electrical), and as a guide for on-site construction. It is understood that the project will require one (1) new restroom building, one (1) concession building, two (2) Scorer stand structures, one (1) batting cage structure, four (4) dug-out structures and one (1) bull pen structure to service the new ballfields. The building scoping is understood as follows:

Task 5.1: Concession and Restroom Buildings

- Male and female facilities with 2 or 3 stalls per restroom, associated accessories and fixtures, and utility corridor access between restrooms.
- Concession space for pre-packaged menu or counter-prepared items, including bottled drinks.
- It is understood that the concession building will not have indoor cooking, grilling/ frying capabilities, or an exhaust hood with local fire suppression.
- Design considerations and accommodations will be provided for owner provided equipment (counter-top equipment, refrigerator, freezer, ice machine).
- Additional rooms include facility and site storage, access to the utility chase, and electrical room for building and site electrical paneling.
- The concession and restroom building will be designed for minimum heating and air-movement/ circulation only.
- Lose will meet with City of Franklin staff to review building programming, security, finishes (interior & exterior), etc. Lose will incorporate Parks standards for equipment and finishes.
- Lose will coordinate with City Department of Environmental Health and Building Codes Department for compliance with local and applicable codes.
- Lose will apply and make submittal to Building and Codes department.
- Lose will coordinate with Deign Team engineering consultants, local utilities and City staff to incorporate security, and utility demands.

Task 5.2: Scorer stand structures (2)

- (2) +/- 10' X 10' scorers stand structures.
- These structures will be conditioned with design provisions for game scoring and announcing.

Task 5.3: Batting Cage and Bull Pen structures (2)

- (2) Pavilion style structure with architectural column wraps and perimeter seat walls.
- The structures will provide lighting accommodations.



Task 5.4: Dug-out structures (4)

- Baseball dug-out structures for (2) fields.
- Structures will have electrical provisions.

Task 6–Electrical Engineering

This task will consist of the following:

- Lose will engage a registered electrical engineer to provide electrical connections from existing infrastructure to the proposed site.
- Lose will coordinate with a ball field lighting vendor and electrical engineer for size, location and maintenance of proposed fixtures.
- Lose will coordinate with electrical engineer for service to building, building fixtures and light levels required by the City of Franklin building and codes.

Task 7–Mechanical and Plumbing Engineering

This task will consist of the following:

- Lose will engage a registered mechanical and plumbing engineer to provide recommendations on air and water movement design necessary for proposed concession and restroom building.
- Lose will coordinate with mechanical and plumbing engineer for drawing submittals and review procedures.

Task 8–Structural Engineering

This task will consist of the following:

- Lose will engage a registered structural engineer to provide recommendations on footer and wall design necessary for proposed concession building.
- Lose will coordinate with structural engineer for drawing submittals and review procedures.

Task 9 – Stormwater Design and Hydrologic Report

This task will consist of the following:

- Lose will prepare an approximate drainage model based on available information and engineering judgement for the pre-development conditions.
- Lose will evaluate the current Stormwater infrastructure on site using available survey and City of Franklin GIS data.
- Lose will calculate the current performance of the existing stormwater pond and provide existing as-built condition calculations.
- Lose will indicate necessary upgrades to the system to bring it into compliance with City regulations.
- Lose will evaluate the needs of the proposed pond after construction upgrades and incorporate design measures into the final design.
- Lose will design the proposed stormwater system to accommodate the City of Franklin Stormwater Management Manual.
- Lose will provide recommended BMP's, notes, and calculation spreadsheets as necessary to complete the stormwater design.
- Lose will create a maintenance manual as required by the manual and provide to stormwater and FRP.



- Lose will consolidate comments and requirements into the City's standard submittal check list.
- This task includes up to two (2) revisions of the plans to obtain approval from the City Department Review Team and CIP Team. This includes all required information to obtain the necessary City Utility Permits, Grading Permits, Stormwater Permits, Building Permits and FMPC Site Plan Approval.

Task 10 – TDEC Permitting

This task will consist of the following:

- Lose will make application for Notice of Coverage (NOC) for the proposed disturbed area required for site.
- Lose will prepare hydrologic calculations and required documentation for application.
- Lose will coordinate application fee and signatures required for application.
- Lose will create three phase Erosion Protection and Sediment Control plans and notes to meet the requirements of the permit.

Task 11 – Limited Bid Services

This task will consist of the following:

- One (1) pre-bid meeting
- Preparation of technical specifications and table of contents for inclusion in project manual

Exclusions

- Professional Services other than those listed in the above Scope of Services
- Record Drawings and Calculations.
- As-built drawings including stormwater as-builts.
- Specialized environmental services other than those listed in the above Scope of Services
- Traffic Engineering Services
- Detailed Construction Inspections other than those listed in the above Scope of Services
- Attending FMPC and BOMA Meetings.

Client Responsibilities

- General Conditions of this Agreement
- Providing Access to the Subject Parcel
- Traffic Engineering
- Bidding and contractor selection

Proposed Schedule

- Signed Contract (Day 0)
- Receive Additional Survey (Day 30)
- Pre-Application Meeting (Day 90) (30% Plan Submittal)
- Submittal to PC and Building and Codes (Day 180) (60% and 90% Plan Submittals)
- Approved Drawings (Day 240) (Bid Set submittal and revisions)
- Out to Bid (Day 300)



Fees

The services described herein will be provided on a Lump Sum (LS) basis as follows:

| <u>Description of Services</u> | <u>Fee Amount</u> |
|---|--------------------------|
| 1 – Project Mgmt. and Coord., Additional Survey | \$21,000.00 |
| 2 – Meetings(\$2,400 LS/meeting max.) | \$24,000.00 |
| 3 – Preliminary Engineering | \$25,000.00 |
| 4 – Construction Documents - Site..... | \$56,000.00 |
| 5 – Construction Documents - Architecture..... | \$70,000.00 |
| 6 – Electrical Engineering..... | \$16,000.00 |
| 7 – Mechanical and Plumbing Engineering..... | \$12,000.00 |
| 8 – Structural Engineering..... | \$11,800.00 |
| 9 – Stormwater Design and Hydrologic Report..... | \$31,000.00 |
| 10 – TDEC Permitting | \$4,500.00 |
| 11 – Bid Services | <u>\$5,000.00</u> |
| Total..... | \$276,300.00 |

Note: All submittal and application fees will be paid by Lose and reimbursed by the City.

Remit Payment To:
Lose Design
Attn: Accounts Receivable
2809 Foster Avenue
Nashville, TN 37210

Questions May Be Directed to:
Tammy Boyte
Controller
tboyte@lose.design
615-767-5811

Exhibit 'A'



Exhibit 'B'

