

Proposal for Services

Project: Deadwood Hwy 85/385 Parking Lot

City of Deadwood, South Dakota

Date: May 23, 2025

Justin Lux, Parking & Transportation Director
City of Deadwood
108 Sherman Street
Deadwood, SD

Justin,

Thank you for asking Tallgrass Landscape Architecture to submit this proposal for a concept design for a satellite parking lot on the City's newly acquired property north of the Hwy 85/385 intersection.

We understand that you would like to have the standard Deadwood fence around the south, east, and west sides of the parking lot with access to the southwest and a logical access for adjacent properties. There should be consideration for a sidewalk that connects the parking lot to the Pluma rest area and trailhead. The parking lot will be gravel initially with potential paving at a later date. To reduce costs, meetings will be held when Tallgrass staff will be in Deadwood for other projects or will be held virtually.

The following scope outlines our commitment to this project:

Project Scope:

The following items have been identified as elements of the desired scope of the project:

- 1-2 Concept designs for an overflow parking lot that includes a fence and landscaping using existing satellite imagery.
- A final concept design integrating comments from City staff
- Opinion of Probable Cost

Owner's Responsibility:

In order to support the project in an efficient way, the owner shall:

- Provide existing site data to Tallgrass, such as any existing surveys or other mapping to assist with the accuracy of the Plan.
- Provide timely feedback on design concepts and the plan

Project Schedule:

We can start on this project immediately and propose to provide concept design services during the months of June-August 2025, depending on the availability of City staff. We propose three meetings as follows:

- A. On-site kickoff meeting with City staff
- B. Preliminary concept plan meeting & review (virtual)
- C. Final Plan & Opinion of Probable Cost meeting (virtual)
- D. Additional virtual meetings as needed to guide the design of the satellite parking lot.

Our detailed project approach follows:

1.1 Site Analysis

In order to identify the physical attributes and limitations of the site relative to the Project Program, the Landscape Architect shall:

- A. Identify existing site conditions and features.
- B. Analyze existing site conditions to identify physical attributes and limitations of the Project site as they pertain to layout, grading, drainage, erosion, etc.
- C. Advise the City of any additional tests and surveys that may be required as they pertain to the Project.

1.2 Schematic Design Phase

Based on the Site Analysis Phase findings, the Landscape Architect shall explore design options and develop a schematic design through the following:

- A. Prepare studies and relational diagrams for the organization and placement of proposed program elements taking in consideration the existing site features and the requirements of other program elements
- B. Evaluate alternative design concepts and, in conjunction with the Owner, identify a preferred design concept
- C. Based on the preferred design concept, prepare a scaled schematic design plan illustrating the form and configuration of the proposed improvements on the site
- D. Preliminarily select key materials or material systems and prepare preliminary designs for key construction details
- E. Prepare an opinion of probable costs to construct the proposed improvements, including a recommended contingency
- F. Submit the plan, details, cost opinion, and other deliverables as appropriate comprising the Schematic Design submittal to the Prime Consultant for review and approval.

1.3 Additional Services

Services not included but could be added if desired:

- A. Civil Engineering and other engineering design, including stormwater management
- B. Construction Documentation, Specifications, Bidding, and Administration

Compensation:

Based upon our understanding of the project our proposed total Lump Sum fee is noted below. Significant modifications to the scope or modifications to the schedule will require a review and modifications to the fee when warranted. Not to exceed services shall be billed at cost to owner.

Task	Fee
Meetings, Site Analysis, Schematic Design	\$3,720.00
Total Design Cost	\$3,720.00

Billing:

Tallgrass Landscape Architecture, LLC bills at the end of each month. Minor printing, local travel, and other expenses typically associated with a project like this are included. Our proposed fees are based upon our hourly rates which are as follows:

Senior Landscape Architect	\$142.00
Landscape Architect	\$115.00
Landscape Architect in training	\$85.00

As always, thank you for considering us for this work. We really appreciate it!



Tanya Olson
COO & Principal Landscape Architect
Tallgrass Landscape Architecture, LLC
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Authorization to Proceed with the Work Proscribed Herein

Signature: _____ Date: _____

Title: _____