



Boulder, CO Hernando, MS Huntsville, AL Missoula, MT St. Simons Island, GA Sheridan, WY

JAN 22, 2021

SUBMITTED BY:



💢 Ron Slade Partner



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PROJECT 2 - ALOHA COMMERCIAL DISTRICT URBAN DESIGN

SCOPE OF SERVICES AND ESTIMATED FEE

14 - 25

TASK	DESCRIPTION	FEE ESTIMATE
ı	 Conceptual Design Create basemapping (site survey by others) Review and provide comments of civil engineers design currently underway for compliance with Orion's conceptual design Client-consultant brainstorming sessions Exploration of fundamental relationships of space and layout Programmatic and creative visualization of an overall Aloha Commercial District urban design plan depicting conceptual design to include site furnishings, sidewalk pavers and hard-scape, landscape planting and lighting Public presentation of concept (I day trip) 	\$8,250
	PROJECT TOTAL	\$8,250

Client Signature - Project 2 Date

PROJECT 3 - ALOHA COMMERCIAL DISTRICT REGULATING PLAN, FORM BASED CODE REWRITE, AND DESIGN STANDARDS

SCOPE OF SERVICES AND ESTIMATED FEE

TASK	DESCRIPTION	FEE ESTIMATE
1	Regulating Plan Create a conceptual site plan depicting a 'Main Street' concept that will serve as a regulating plan to guide the redevelopment and suburban retrofit of the East Aloha Commercial District to include proposed lot layout and recommended subdivision of commercial and mixed use lots throughout the district with detailed site plans on each parcel, proposed buildings and their relationship to the street, plazas and common areas, parking as well as pedestrian, multi-modal and vehicular circulation Revise the conceptual site plan to respond to City and owner comments to then create and adopt the final site plan intended to guide and govern how future development is to occur within the district Prepare color rendering suitable for presentation Public presentation (1 day trip) Optional Services: Develop a 3-dimensional model of the final site plan (Fee - \$3,960) Develop 2 photo realistic simulations of key project areas to visualize the approved design as to be built (Fee - \$2,640)	\$9,060
2	Form Based Code Rewrite Audit existing zoning code currently governing the East Aloha Commercial area Establish the East Aloha Commercial area as a zoning district and develop a form-based zoning code with 3-dimensional graphics for this district based upon the design criteria established within the regulating plan including allowable building types, site design criteria and parking requirements, street types, and detailed landscape and signage design standards Public presentation of final document (I day trip)	
3	Design Standards Create architectural design alternatives for the existing strip commercial building facades depicting a redevelopment and redesign of the three large commercial buildings so that they will present an improved aesthetic and more appropriately contribute to the overall East Aloha District concept Public presentation of design alternatives (I day trip)	\$8,920
	PROJECT TOTAL	\$27,880

Client Signature - Project 3	Date

PROJECT 5 - MOD DESIGN-PROTECTED MULTI-MODAL LANES

SCOPE OF SERVICES AND ESTIMATED FEE

TASK	DESCRIPTION	FEE ESTIMATE
1	Schematic Design > Schematic layout for protected multi-modal lanes > Alternatives for intersection design options	
2	Design Development Cad design for protected multi-modal lanes	
3	Construction Documentation Create construction document drawings, details, and specifications for project bidding	
4	Bidding > Review of bids	\$560
	PROJECT TOTAL	\$5,114

Client Signature - Project 5	Date

Schematic Design

Orion Planning+Design (OPD) shall prepare schematic design drawings to satisfy overall program and design intent. Schematic design will align with the public requirements and approvals process.

OPD shall prepare schematic design drawings defining the general concept of landscape architectural design and development and a budgetary estimate of probable construction cost for that scope of work based upon the schematic design.

Design Development

Upon Client's authorization to commence design development, OPD shall prepare design development drawings and a preliminary estimate of probable construction cost for OPD's portion of the work. The design development plans will define the character and essentials of the project, including selection of materials.

OPD shall assist Client in filing the appropriate plans and documents which are required to secure the necessary design approvals from the various governmental agencies having jurisdiction over the project, but Client shall be solely responsible for securing all such approvals.

Construction Documentation

Upon Client's approval of the design development plans and preliminary cost estimate, OPD will develop working drawings and technical sections of specifications to construct the work and shall prepare a final estimate of probable construction cost. Technical sections of specifications shall be prepared in Construction Specifications Institute (CSI) MasterFormat. Client shall be responsible for Bidding Contract Requirements and General Requirements divisions of the specifications.

OPD shall prepare working drawings and technical sections of specifications to reasonably conform to applicable codes and regulations of governmental bodies having jurisdiction over the work at the time of preparation.

In developing working drawings and technical sections of specifications, OPD shall use its best efforts to coordinate its services with other consultants and to maintain a construction budget in accordance with the preliminary design estimate of probable construction cost accepted by Client at the end of the schematic design phase. When the final estimate of probable construction cost is one hundred ten percent (110%) of the preliminary design budget estimate, or less, the final estimate will be acceptable to Client.

Bidding or Negotiation Phase

If required by the Client, OPD shall assist Client in obtaining and evaluating bids or negotiating proposals, and assist in awarding and preparing contracts for construction. This service will be performed hourly as needed per the fees stated above.

Construction Observation

OPD shall be present for construction observation at intervals of substantial completion. Punch lists shall be provided to the client and contractor to ensure that the design intent is met to satisfaction. This service will be performed hourly as needed per the fees stated above.

Additional Services:

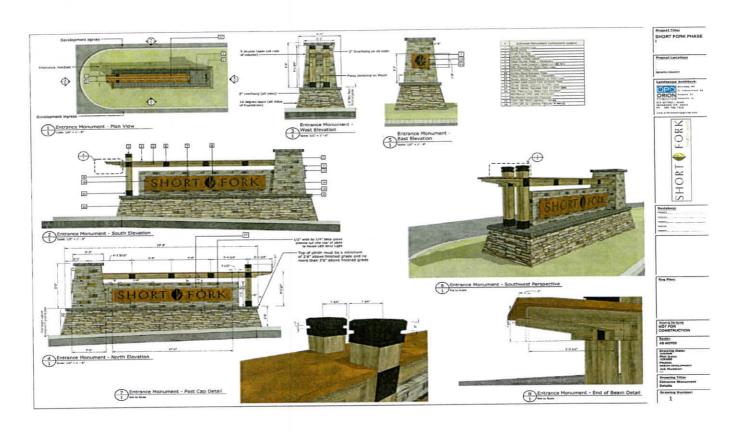
For any Additional Services as may be authorized by you, we are to be compensated either on an hourly basis or for a lump sum amount, as mutually agreed.

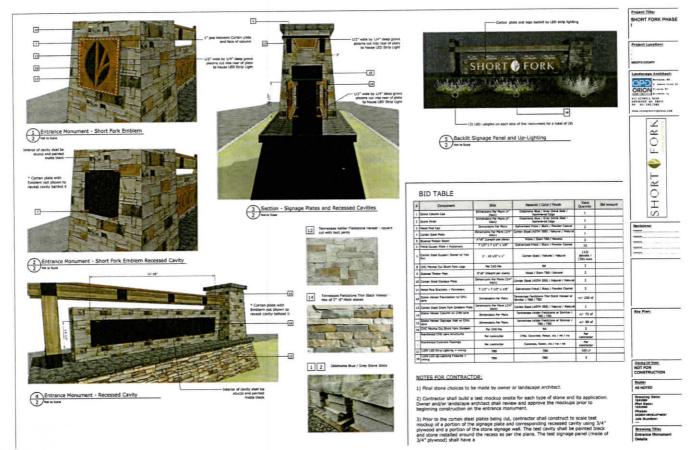
Reimbursable Expenses:

We are to be compensated for expenses incurred on behalf of the project in accordance with the Terms and Conditions identified below.

Payments to Orion Planning and Design shall be made no later than thirty (30) days after receipt of invoice. All expenses such as air fare, hotel, ground transportation, printing, outside consultant, postage, Federal Express and courier services will be billed at direct cost. All other services not itemized above, including but limited to any design revisions beyond what has been approved, or any services you may request, will be billed at our standard hourly rates.

Client Signature	Date			
By signing this page, client hereby agrees to the terms and conditions contained here within.				
Best regards, Partner Best regards, Ron Slade, ASLA Partner				
Thank you for allowing Orion Planning and	Design provide these design and consulting services for you			











ORION PLANNING + DESIGN