

5 February 2025

City of Madison  
Madison City Hall  
100 Hughs Road  
Madison, Alabama 35758

**Re: Toyota Field, 500 Trash Panda Way, Madison, Alabama 35758**  
**Letter of Agreement between Owner and Architect**  
**Madison Multi-purpose Stadium – Outfield Building**

**Amendment No. 4 for Schematic Design Phase through the Construction Document Phase**  
**Maintenance Renovation into Visitor Locker Room / New Maintenance Building**

**GilMC Project # 202304.01 TFH**

Thank you for the opportunity the City of Madison, Alabama continues to offer our firm. Per your request, we have prepared this Amendment No. 4 between Gilbert McLaughlin Casella Architects, PLC (Architect) and the City of Madison, Alabama (Client=City=Owner) to contract for professional services for the Schematic Design Phase through Construction Document Phase for the above project.

Gilbert McLaughlin Casella Architects, PLC will provide professional design services for architectural, civil, mechanical, electrical, fire protection, audio visual, structural engineering, and food service, as outlined in the design work provided during the previous phases and to date in the construction document phase. In addition, we will provide professional services as outlined in the scoping and/or budgeting documents for furniture selection and procurement, it, access control/security camera system, and signage design developed during previous phases of the project.

We have provided the specific description and anticipated schedule of services we propose to provide in Exhibit A-Scope of the Project, Exhibit A1-Limits of the Work (dated 5 February 2025) and B-Scope of Services, all made part of this amendment.

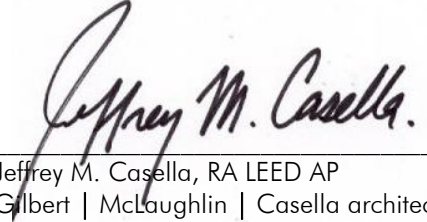
General Description, Scope, Schedule, Services and Fees to support Alternate No. 1 – Move the Outfield Wall is included as Exhibit D – Alternate No. 1 | Move the Outfield Wall

The terms of compensation and reimbursement to Gilbert McLaughlin Casella Architects, PLC for rendering these services is defined in Attachment C Compensation for Services and is made part of this amendment.

If you agree with this amendment, please sign below. The terms of the executed agreement between Gilbert McLaughlin Casella Architects, PLC, and the City of Madison Alabama will remain in place for this amendment. This amendment is valid for (45) days from the date above after which the Architect reserves the right to review and /or renegotiate the fees for the required

services with the Owner. We are pleased to continue collaborating with you and the City of Madison on this exciting project. Please call me with any questions you may have.

Accepted by Architect:



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Jeffrey M. Casella, RA LEED AP  
Gilbert | McLaughlin | Casella architects, plc  
Date: **5 February 2025**

Accepted by Owner:

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Signature/Title:

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Printed Name:

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Date:

Toyota Field, 500 Trash Panda Way, Madison, Alabama 35758  
Madison Multi-purpose Stadium – Outfield Building / Amendment No.4  
Maintenance Renovation into Visitor Locker Room / New Maintenance Building

### General Description

The City has directed us to pause the current scope of work, which was to provide design services to allow a 4-level building located along the outfield wall. This pause will allow for exploration of an alternate scope of work as described in ‘Current Project’ below.

The Current Project is as follows:

#### Part I: Additions and Renovations to the current Maintenance Facility to accommodate the Visitor Locker Room

The project will entail additions and renovations to a one-story 4,420 square foot section of the existing stadium currently being utilized as the facility’s maintenance area. The interior of this area will be fully demolished, and a design provided to allow the new visitor locker room to be constructed. Approximately 720 gross square feet of corridor will be designed to allow for travel by the team to the field tunnel. An addition of 600 to 800 gross square feet will be needed to accommodate the program and may require more or less area, based on the proportion of the current building envelope and how the program within it may be positioned. HVAC, exhaust, electrical, and plumbing systems will be designed to accommodate the program. Modifications to the current fire protection systems will be designed to accommodate the program.

#### Part II: New Maintenance Building

The Maintenance needs of the stadium will be accommodated in a Pre-Engineered Building to be located at the north-east corner of the stadium on land recently acquired by the City of Madison. The building will be approximately 5000 gross square feet in size. Utilities to accommodate storm water, domestic water, fire protection, and power will be needed for the new building. Fiber will need to be run to provide connectivity to the existing stadium facility. Heat and mechanical ventilation will be designed to serve most of the building, except for a few conditioned spaces which will need HVAC systems designed. Plumbing and electrical systems will be designed to accommodate the spaces of the building. Drives will be designed to allow access to the building from the existing vehicular and pedestrian networks of the stadium.

### Program

#### Part I: Additions and Renovations to the current Maintenance Facility to accommodate the Visitor’s Locker Room

The program will include spaces typically expected to support the needs of a visitor’s locker room outlined in size and furnishings defined by the current PDL Operating Guidelines (Version 12- August 2024) provided to the Architect by the Team, and as approved during the Schematic Design review required by MLB. Support spaces such as any data, and mechanical/electrical closets will be provided to support the project. Design of a parking area and drives to support the visiting team buses during the drop off and pickup process within the Limits of the Work will not be included. The Owner has directed the Architect that the parking to support the new visitor’s

locker room and the new pre-engineered maintenance building will be accommodated by the existing maintenance parking lot.

#### Part II: New Maintenance Building

The program for the maintenance building will include (2) offices, a toilet, a shower toilet, a storage room. These spaces will require HVAC. Other heated but mechanically conditioned spaces required will be the sprinkler riser room, a janitor's sink area, a fenced interior maintenance shop area, grounds crew area, and a fenced interior storage area.

#### **Schedule**

The Architect will develop a Schedule upon the notice to proceed. Services will begin and finish at times upon which both Parties mutually agree. Currently, we estimate the duration of each phase to be as follows:

Schematic Design Phase	49 days
Design Development Phase	56 days
Construction Document Phase	64 days

The above durations of time do not allow for preliminary budgeting periods and the time needed for the City to Approve the design team to move from one phase to the next.

#### **Limits of Work**

The Design Team Limits of Work is defined as shown in Exhibit A1: Limits of the work.

THE DESIGN TEAM **will provide** design services from the back of the curb inward within the Limits of the Work. At the perimeter this includes small amounts of the following: drainage design, sidewalk, site Irrigation (minor modifications), streetlights and new curbs /walks (internal to the ballpark).

The DESIGN TEAM **will not provide** design of any field lighting, field irrigation systems (major), scoreboard design, any new roadways, curbs, major modifications or any additions to the existing storm water systems (concerning major piping, retention and or water quality) servicing the stadium or surrounding development, traffic signals and controls (if required), parking signage (post mounted signage with instructions on time limits, available hours of parking, etc.), sewers and storm inlets outside the construction limits, nor will the design team design major changes to the existing stadium to support the needs of the proposed outfield building.

**END OF EXHIBIT A**

## Exhibit B– SCOPE OF WORK

Schematic Design phase through Construction Document Phase

5 February 2025

Toyota Field, 500 Trash Panda Way, Madison, Alabama 35758

Madison Multi-purpose Stadium – Outfield Building / Amendment No.4

Maintenance Renovation into Visitor Locker Room / New Maintenance Building

### SCHEMATIC DESIGN PHASE

#### Design Team Deliverables/Tasks/Services

##### Architectural Design

- Architectural Narrative – project description
- Schematic Building plans, building sections, exterior elevations, door schedule
- Schematic Interior Design (type of material and allowances) included in the Schematic Design Phase Architectural Narrative

##### Structural Engineering

- Schematic Frame Design including floors, columns, beams and bracing for the additions to the stadium maintenance area
- Schematic Design for the footing system of the Pre-Engineered Building
- Schematic Structural concrete design including floors and retaining walls

##### Mechanical, Electrical, Plumbing, Fire Protection (SD Narrative for System descriptions)

- HVAC design and code required energy design
- Electrical design including site electrical within the limits of the LIMITS OF THE WORK
- Plumbing Design
- Fire Protection design to include areas to be sprinklered and alarmed (actual working drawings showing head locations, etc. will be completed by the Fire Protection Contractor per the performance specification)
- Design for in wall conduit (with pull strings) and j box for data/phone
- Dry utilities (fiber and cable tv, etc.) will be indicated to be brought to demark locations or to the existing rooms in the existing facility
- If needed, gas will be indicated to be brought to a new meter (location to be determined)
- Electrical service will be coordinated with the local utility provider to determine the location of the transformer and other necessary electrical support equipment (main switch and meter).

##### FF and E Design

- Furniture Fixtures and Equipment (FF&E) design, review and create SD Phase furniture and equipment selections/scoping documents with the City and Team
- Create FF&E detailed listing of furniture and equipment
- Provide conceptual estimate and FF&E for budgetary purposes

##### Civil Engineering

- Develop grading design
- Design utility extension from point of service to 5' from building for sanitary (sewer), water for domestic and fire protection
- The Civil package will include site plan, grading and drainage plan, utility plan and fire access plan

- Irrigation (expected to be minor in nature) – both via identification of allowance for each in the narrative.

Schematic Design Code Review

- Architect – provide schematic egress plans and schematic design level code review of the renovations, additions, and pre-engineered building.
- Architect – Review the preliminary Life Safety plans with the city plans reviewer and fire marshal
- Civil Engineer – Provide Fire Access plans for review with Madison Fire and Rescue

Schematic Design Budgeting

- The Architect will provide a Schematic Design Level budget for the project outlined in this proposal.

**Schematic Design Scope of Work**

The Architect shall prepare schematic design documents sufficiently annotated and detailed to adequately convey the size and character of the project and further define the finish materials, structural, mechanical, electrical, plumbing, fire-protection and other special necessary systems as outlined in the Design Team Schematic Design Phase Services.

The Architect shall coordinate the architectural design with the Owner’s, the Team’s, and the Architect’s consultants.

The Architect shall prepare and submit materials, attend meetings, and make presentations required to obtain City and Team approval.

The Architect shall visit the site with his Consultant team. The Architect shall attend meetings in Madison with the Team and the City during the Schematic Design Phase. We have allotted the total trips within our reimbursable expenses as defined by Team Member and number following:

Architect:	3 visits – (1 informational gathering meeting, 2 design/presentation meetings with the Team and City)
Interior Designer:	1 visit – (information gathering meeting)
MPE FP Engineer:	1 visit – (information gathering meeting)
Structural Engineer:	1 visit – (information gathering meeting)
Food Service:	1 visit – (information gathering meeting)

The Architect shall work with the Construction Manager to review the CM’s estimate and review with the City and the Team.

The Architect shall review the design with the City and Team and adjust, as necessary.

After completion of the Schematic Design Phase, the Architect will submit the schematic design set to the City and the Team. The design team will participate in reviews of the schematic design documents with the City and the Team.

If the cost estimate exceeds the allowable budget, the Architect shall participate in offering Value Engineering Opportunities for evaluation by the Owners Consultant and the Owner. The Owner shall provide direction concerning acceptance or rejection of the Value Engineering Opportunities to the Architect, and the Architect shall incorporate the accepted Value Engineering Opportunities into the design as part of the work of the next phase.

## DESIGN DEVELOPMENT PHASE

### Design Team Deliverables/Tasks/Services

#### Architectural Design

- Building floor plans, reflected ceiling plans, exterior elevations, building sections, major wall sections, major interior elevations and schedules
- Interior Design including selection of finish materials and an interior design floor plan and schedules
- Signage concept designs for ADA signage
- Site Planning, including grading and hardscape to the limits of the work

#### Structural Engineering

- Frame Design including floors, columns, beams and bracing
- Structural concrete design including floors and retaining walls

#### Mechanical, Electrical, Plumbing, Fire Protection

- HVAC design and code required energy design
- Electrical design including site electrical within the limits of the LIMITS OF THE WORK
- Plumbing Design
- Fire Protection design to include areas to be sprinklered and alarmed (actual working drawings showing head locations, etc. will be completed by the Fire Protection Contractor per the performance specification)
- Design for in-wall conduit (with pull strings) and j box for data/phone/security camera and access control devices
- Dry utilities (fiber and cable tv, etc.) will be indicated to be brought to demarc locations or to the existing rooms in the existing facility
- Gas will be indicated to be brought to a new meter (if needed | location to be determined)
- Electrical service will be coordinated with the local utility provider to determine the location of transformer and other necessary electrical support equipment (main switch and meter).

#### Civil Engineering

- Develop grading design/review with Architect
- Design utility extension from point of service to 5' from building for sanitary (sewer), water for domestic and fire protection
- The Civil package will include site plan, grading and drainage plan, utility plan and fire access plan

- Irrigation (expected to be minor in nature) –via identification of allowance in the narrative.
- The Civil/Landscape package will include DD Phase level site plan layout, grading and drainage plan, phase erosion control plan, utility plan, signage plan, fire access plan, storm water profiled, hydro-CAD storm reports, required general notes, landscape plan, photometric plan, and details.
- These DD Phase documents will be utilized to allow the Civil Engineer to engage in preliminary meetings or submittals with the needed AHJs to discuss the necessities of the project. These meetings will include, but may not be limited to, meetings with the Fire Marshal, Utility providers, and City Agencies, which may have authority and requirements for the scope of work of this project. The level of the documents for this phase are not intended to be for final submittal to the City of Madison but will be at approximately a level of 50% of completion of final CD Phase documents.

#### Outline Project Manual / Specifications

- The Design Team will provide DD Level Project Manual to outline specifications on major systems, and procedures in book form or on the drawings as appropriate based on items being communicated. The Architect will collaborate with the Owner to discuss and include appropriate front-end Owner provided information.

#### Code Review

- Architect – provide egress plans and design level code review of the new building.
- Architect – Review the design development level Life Safety plans with the city plans reviewer and fire marshal to discuss Life Safety/ Fire Truck Access/hydrant locations and request a preliminary letter of approval be provided by the Fire Marshal.
- Civil Engineer – Provide Fire Access plans for review with Madison Fire and Rescue

#### FF and E Design

- Furniture Fixtures and Equipment (FF&E) design, review and update SD Phase furniture and equipment selections/scoping documents with the City and Team
- Update FF&E detailed listing of furniture and equipment
- Update conceptual estimate and FF&E for budgetary purposes

#### Audio-Visual Designer

- Audio Visual Design- review Audio Visual system and component selections/scoping documents with the City and Team
- Create an initial list and components and needs for the Audio-Visual systems and equipment
- Create conceptual estimate and FF&E for the Audio-Visual systems and equipment
- Create Design Development Level Drawings indicating locations of needed system elements and components

#### **Design Development Scope of Work**

##### Architect and Design Team (The Architect)

- The Architect shall prepare documents for the current phase, based on the program and scope approved by the City at the end of the previous phase, sufficiently annotated and



detailed to adequately convey the size and character of the project and further define the finish materials, structural, mechanical, electrical, plumbing, fire-protection and other special necessary systems as outlined in the Design Team Services.

- The Architect shall coordinate during the architectural design process with the Owner's, the Team's, and the Architect's consultants.
- The Architect will prepare interior finish boards with the proposed materials for review and comment. Final selections will be made during the Construction Document Phase.
- The Architect will present signage (ADA only) designs for review, comment, and coordination.
- The Architect shall prepare and submit materials, attend meetings, and make presentations required to obtain City and Team approval.
- The Architect shall review the design with the City and Team and adjust, as necessary.
- The Architect shall meet with the AHJs (authorities having jurisdiction) to discuss the design and make adjustments needed per the building code.
- After completion of the Design Development Phase, the Architect will submit the document set to the City, and the Team.
- If desired, the design team will participate in reviews of the documents with the City and the Team.
- The Architect shall work with the City's Facility Manager to review the budgeting/estimate provided by consultants of the City and review with the City and the Team.
- If the cost estimate exceeds the allowable budget, the Architect shall participate in offering Value Engineering Opportunities for evaluation by the Owner's Consultant and the Owner. The Owner shall provide direction concerning acceptance or rejection of the Value Engineering Opportunities to the Architect, and the Architect shall incorporate the accepted Value Engineering Opportunities into the design as part of the work of the next phase.

### Meetings and Visits

The Architect shall visit the project site with their Consultant team if needed. The Architect shall attend meetings in Madison with the Team and the City as needed. We have allotted the following within our reimbursable expenses as defined by Team Member and number following:

Architect:	1 visit for informational gathering meeting 2 visits for design/presentation meetings with the Team and City
Interior Designer:	1 visit for finish presentation meetings if needed
MPE FP Engineer:	1 visit if needed
Structural Engineer:	1 visit if needed
Food Service:	1 visit for equipment presentation meeting

The Architect and their Consultants will attend Video Conferencing meetings with each other, the City and TEAM as required to produce the agreed upon Scope of Work, Deliverables, Tasks and Services.

## CONSTRUCTION DOCUMENT PHASE Design Team Deliverables/Tasks/Services

### Architect and Design Team (The Architect)

- The Architect and his team members will further develop the documents based on the scope of the previous phase to reflect any comments provided by and any Value Engineering options as accepted and directed by the City to a level which will be appropriate for permitting, bidding and construction of the facility.
- The Architect will collaborate with the Owner to provide review/comment of the City's selected Contract for Construction as it pertains to the required scope of work of the project and industry standard processes for communication and project management responsibilities.
- The Architect will coordinate with consultants of the Owner and Team as necessary throughout the phase.
- The Architect will attend the necessary meetings with the Owner to present and discuss the development of the documents, discuss materials, signage design, products, FF&E items, gather information and report on progress and schedule.
- Progress sets of the documents at approximately a level of 50% complete and 90% complete will be issued to the City and the Team to allow for review, comment, and discussion of the progress.
- The Architect and the Design Team will attend meetings to receive comments/discuss the design subsequent the City and Team reviewing the CD Documents. Based on the extent of the changes being requested, revisions will be made to the documents to respond to the comments or to integrate information being provided.

### Civil Engineer

- The Civil Engineer will provide the necessary documents to allow for the bidding and construction of the project. This information will include a site plan layout, grading and drainage plans, phase erosion control plan, utility plan, required general notes, photometric plan (if needed) and details, The site plans will also be submitted to the appropriate utility providers for approval. The Civil Engineer (Mullins) will attend and support meetings for technical review, post technical review, and the planning commission.

### **Meetings and Visits**

The Architect shall visit the project site with their Consultant team if needed. The Architect shall attend meetings in Madison with the Team and the City as needed. We have allotted the following within our reimbursable expenses as defined by Team Member and number following:

Architect:	1 visit for informational gathering meeting 3 visits for design/presentation meetings with the Team and City
Interior Designer:	2 visits for finish presentation meetings
MPE FP Engineer:	1 visit if needed
Structural Engineer:	1 visit if needed
Food Service:	1 visit for equipment presentation meeting

Video Conferencing meetings will be held and attended by the Architect and their Consultants with each other, the City and TEAM as required to produce the agreed upon Scope of Work, Deliverables, Tasks and Services

#### **EXCLUDED SERVICES**

Below are items not included in Basic Design Services, but Gilbert McLaughlin Casella Architects, PLC will, if requested by the City, provide amendment(s) to this agreement to allow the following additional services to be provided as part of our scope.

- Commissioning Services
- Coordination of permitting for the project
- Fly-throughs and Renderings
- Preparation of Marketing Materials for the use of the Owner
- Sound Design
- Wayfinding and Signage Design beyond ADA requirements for the buildings
- Submittal of documents for Site Plan Approval

**END OF EXHIBIT B**

**Exhibit C – COMPENSATION FOR SERVICES**

**5 February 2025**

**Toyota Field, 500 Trash Panda Way, Madison, Alabama 35758  
Madison Multi-purpose Stadium – Outfield Building / Amendment No.4  
Maintenance Renovation into Visitor Locker Room / New Maintenance Building**

The Owner agrees to pay Gilbert McLaughlin Casella Architects, PLC compensation for the Scope of the Project and Scope of Services described in Exhibits A, A1 and B as follows:

**FEES – BASE SCOPE OF SERVICES**

Services will be compensated with lump sum limits per phase as follows:

Schematic Design Phase	\$77,500.00
Design Development Phase	\$77,500.00
Construction Document Phase	\$145,500.00
<b>Total Fee</b>	<b>\$300,500.00</b>
(three hundred thousand five hundred dollars and zero cents)	

**REIMBURSIBLE EXPENSES**

These expenses are in addition to the Fees for the Base Scope of Services and estimated to be as outlined below:

<b>Schematic Design through Construction Document Phases:</b>	
Estimated Travel Expenses:	\$24,000.00
Survey (Non-Alta)	\$2,500.00
Schematic Design Budgeting Allowance	\$12,000.00
Printing:	\$15,000.00
<b>Total Estimated Reimbursable Expenses</b>	<b>\$53,500.00</b>
(fifty-three thousand five hundred dollars and zero cents)	

**ADDITIONAL SERVICES**

We will negotiate Additional Services requested by the City per occurrence based on the time and hourly rate.

Time Spent (hours) x Hourly Rate (\$/Hour) = Additional Cost

**END OF EXHIBIT C**

Toyota Field, 500 Trash Panda Way, Madison, Alabama 35758  
Madison Multi-purpose Stadium – Outfield Building / Amendment No.4  
Maintenance Renovation into Visitor Locker Room / New Maintenance Building

**GENERAL DESCRIPTION, SCOPE, SCHEDULE, SERVICES and SITE VISITS**  
**ADDITIONAL SCOPE OF SERVICES – ALTERNATE NO. 01 MOVE OUTFIELD WALL**

**General Description | Scope**

Currently the location the outfield wall supports baseball games does not meet the requirements to accommodate Division III NCAA football games. The Owner has directed the design team to accommodate the following project. The project shall include providing the architectural, civil, electrical, and structural design services needed to allow the removal and reconstruction of the outfield wall. The concrete retaining wall currently located along the outfield wall will be demolished and a new wall constructed in a location, as defined by the owner, to create space for a safety zone needed to support a football field. The existing outfield wall constructed of a chain link fencing system with padding applied, which separates the visitor bullpen from the field, will be required to be extended to infill the location of the demolished concrete wall. The new section of the wall will be required to be removable to achieve the safety zone. The existing chain-link wall forming the outfield wall along the visitor’s bullpen will need to be modified to be removable for the same reason.

**Schedule**

Design work for this project will parallel the phases of the Renovation of the Maintenance into the Visitor Locker Room and new Pre-Engineered Building which will house the displaced Maintenance Facility. The demolition and construction will not coincide with the construction of the main project, as construction and modification of the outfield wall will need to occur during a break in the schedule of use because of the work on the extent of the field.

**Services**

The team will provide services to parallel the phases of the Renovation of the Maintenance area into the Visitor Locker Room and the Pre-Engineered Building which will house the displaced Maintenance Facility, as needed to support the design and construction administration phases of this work.

**Site Visits**

Site visits to support this work for the SD, DD, CD, and BN phases of this project will not be required as the team will be on site to support the work of the main project. During the Construction Administration Phase of the Project the following site visits will be provided.

Architect:	6 visits – (4 during construction, 1 punch meeting and 1 follow up punch meeting)
MPE FP Engineer:	1 visit – (during the punch period)
Structural Engineer:	1 visit – (during the punch period)
Civil Engineer:	3 visits – 1 during construction, 1 punch meeting and 1 follow up punch meeting)

FEEs – ADD ADDITIONAL SCOPE OF SERVICES – ALTERNATE NO. 01 MOVE OUTFIELD WALL  
Services will be compensated with lump sum limits per phase as follows:

Construction Document Phase	\$15,500.00
Bid negotiation Phase (in main project)	Zero
Construction Administration Phase	\$4,000.00
Project Closeout Phase (in main project)	Zero
Total Fee	\$19,500.00
(nineteen thousand five hundred dollars and 00 cents)	

REIMBURSIBLE EXPENSES ADDITIONAL SCOPE OF SERVICES  
ALTERNATE NO. 01 MOVE OUTFIELD WALL

These expenses are in addition to the Fees for the Base Scope of Services and estimated to be as outlined below:

Schematic Design through Project Closeout Phases:	
Estimated Travel Expenses:	\$12,000.00
Printing: (in main project)	Zero
Total Estimated Reimbursable Expenses	\$12,000.00
(twelve thousand dollars and 00 cents)	

END OF EXHIBIT D