

8 May 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**

**Madison Multi-purpose Stadium – (1 LEVEL) Outfield Building**

**Amendment No.4A for the Construction Administration and Project Closeout Phases.**

**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. 4A between Gilbert McLaughlin Casella Architects, PLC (Architect) and the City of Madison, Alabama (Client=City=Owner) to contract for professional services for the Construction Administration and Project Closeout Phases for the above project.

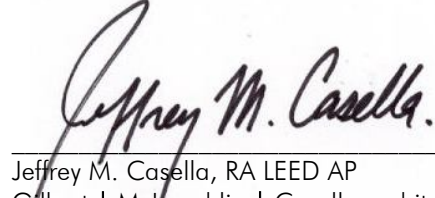
Gilbert McLaughlin Casella Architects, PLC will provide professional design services for architectural, civil, mechanical, electrical, fire protection, audio visual, structural engineering, and food service, as outlined in the design work provided during the previous phases. In addition, we will provide 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, and Exhibit B-Scope of Services, all made part of this amendment. The Limits of the Work will be as per our earlier Amendment.

The terms of compensation and reimbursement to Gilbert McLaughlin Casella Architects, PLC for rendering these services is defined in Exhibit 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:



Jeffrey M. Casella, RA LEED AP  
Gilbert | McLaughlin | Casella architects, plc  
Date: 8 May 2025

Accepted by Owner:

\_\_\_\_\_  
Signature/Title:

\_\_\_\_\_  
Printed Name:

\_\_\_\_\_  
Date:

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

**Madison Multi-purpose Stadium – (1 LEVEL) Outfield Building**

### General Description

The project shall be a one-story building at field level located along the outfield line adjacent to the third base foul pole and visitor's bullpen which will utilize approximately 920 gross square feet (gsf) of existing space and provide 7,050 gsf of new space to accommodate spaces to support the Visiting Team Locker Room and stadium support needs. The current concourse level will extend over the program elements to create concourse area aligned with the current 3<sup>rd</sup> base line concourse level.

### Program

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 1s- August 2024) provided to the Architect by the Team, as shown in the current documents (drawings/narratives), and as reviewed and approved multiple times by MLB.

The design of a parking area to support the visiting team buses is not within our scope, but we will coordinate with the City of Madison and their selected developer concerning on street parallel space bus drop-off and pick up will be included.

The Owner has directed the Architect that the design services for parking to support fans and staff of the new building will not be necessary.

### Schedule

The next phase is the construction administration phase. The Owner has defined the construction schedule and we will provide our services based on the current schedule.

### Limits of Work

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

**END OF EXHIBIT A**

## **Exhibit B– SCOPE OF WORK**

### **Construction Administration and Closeout Phases**

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

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## **CONSTRUCTION ADMINISTRATION PHASE**

### **Design Team Deliverables/Tasks/Services**

- The Architect shall, along with participation from the City, review, comment and approve payment applications, shop drawings and submittals.
- The Architect will create and provide site reports during visits to the site for distribution to the City, the Team, the Design Team, and the General Contractor.
- The Architect will provide an agenda and meeting minutes for the Owner Architect General Contractor meetings held during the Construction Administration Phase of the project.
- The Architect will create and issue supplemental information as needed to respond to Requests for Information issued by the City or the General Contractor.
- The Architect and his appropriate Team Members will participate in offering an opinion concerning the recommendations of the Owner's Geotechnical Engineer as it pertains to dewatering plans which may be needed based on the weather conditions which may be present during the commencement of the project.

### **Meetings and Visits**

The Architect will visit the site to view the progress and meet with the City, the Team and the General Contractor every 2 weeks during the construction period, as needed. The Architect will attend Video Conference Meetings at a minimum of every 2 weeks with more provided as needed to keep the project moving forward.

The Design Team will attend Video Meetings as needed. We have allotted the following within our estimate for reimbursable expenses as defined by Team Member and number following:

Site visits by the architect will be limited to 20 visits during the construction period and 4 during the punch period.

Site visits by Interior Designer, MPE FE Engineers, Civil Engineer, Food Service Consultant, Structural Engineer will be limited to 2 visits during the construction period and 2 during the punch period.

## **PROJECT CLOSEOUT PHASE**

### **Design Team Deliverables/Tasks**

The Architect and his team will modify and compile revisions to the drawings based on field sketches provided by the General Contractor which reflect work as implemented in the field if

different than the Construction Documents. This information will be provided to the City, and the Team for their records and to assist in their continued maintenance of the facility.

#### **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
- Cost Estimating
- Coordination of permitting for the project
- Fly-throughs and Renderings
- Preparation of Marketing Materials for the use of the Owner

**END OF EXHIBIT B**

**Exhibit C – COMPENSATION FOR SERVICES**

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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 and B as follows:

**FEES – BASE SCOPE OF SERVICES**

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

Construction Administration Phase	\$117,000.00
Project Closeout Phase	\$6,500.00
Total Fee	\$123,500.00
(one hundred twenty-three thousand, five hundred dollars and 00 cents)	

**REIMBURSIBLE EXPENSES**

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

<u>Construction Administration thru Project Closeout Phases:</u>	
Estimated Travel Expenses:	\$41,000.00
Printing:	\$9,000.00
Total Estimated Reimbursable Expenses	\$50,000.00
(fifty thousand dollars and 00 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