

EXHIBIT A

AIA B101-2017 – EXHIBIT A

INITIAL INFORMATION AND SCOPE OF SERVICES

Project: Approx. 120-Space Parking Lot Development that will include approximately 1.5 +/- acres of land disturbance.

Location: Heatley Street & Gulledge Street, Moncks Corner

Owner: Town of Moncks Corner

Architect/Engineer (“Architect”): Wood and Partners, Inc.

Date: February 17, 2026

The Project is subject to review and approval by the Town of Moncks Corner and applicable state and local agencies.

ARTICLE A.1 INITIAL INFORMATION

A.1.1 Project Description

Development of an approximately 120-vehicle surface parking facility on approximately 1.5 +/- acres of land including:

- Asphalt parking and striping
- ADA-compliant sidewalks and accessible routes
- Grading and drainage infrastructure
- Onsite and offsite stormwater studies for underground detention system beneath the parking lot
- Stormwater management facilities meeting Town of Moncks Corner stormwater requirements
- Landscape planting and irrigation systems
- Site lighting with photometric analysis
- Signage and pavement markings
- Utility coordination including irrigation water service supply

Note: No sanitary sewer services are included in this scope.

Estimated Construction Cost: **\$1,200,000 – \$1,500,000**

A.1.2 Owner’s Criteria and Information

The Owner shall provide:

- Property ownership documentation
 - Existing utility information (if available)
 - Project funding parameters
 - Geotechnical authorization access
 - Timely review and decisions
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ARTICLE A.2 ARCHITECT'S SERVICES

Architect shall provide the Basic Services set forth below and shall coordinate subconsultants including civil engineering, electrical engineering, surveying, and geotechnical engineering.

A.2.1 Schematic Design Phase Services

Architect shall:

- Review survey and geotechnical data
- Prepare preliminary site layout (± 120 spaces)
- Conceptual grading and stormwater approach including onsite/offsite detention studies
- Establish preliminary landscape and irrigation concepts
- Prepare preliminary lighting layout
- Prepare preliminary Opinion of Probable Construction Cost

Deliverable: Schematic Design package (PDF)

A.2.2 Design Development Phase Services

Architect shall:

- Refine parking geometry and circulation
- Develop grading and drainage design including underground detention system
- Conduct stormwater calculations for onsite and offsite contributing areas
- Prepare planting and irrigation layout
- Coordinate irrigation water service supply (meter and backflow location)
- Develop lighting layout with preliminary photometric modeling
- Update Opinion of Probable Construction Cost

Deliverable: Design Development documents (PDF)

A.2.3 Construction Documents Phase Services

Architect shall prepare signed and sealed construction documents including:

Civil Engineering

- Parking Lot site layout and dimension plan
- Grading and drainage plan
- Stormwater management details, calculations, and design for underground detention
- Erosion and sediment control plan
- Utility coordination plans

Landscape Architecture

- Sidewalk and Lighting site layout and dimension plan
- Planting plan and schedules
- Irrigation plan and specifications
- Site and Landscape details

Electrical Engineering

- Photometric calculations
- Electrical site plan and fixture schedule

Signage and Markings

- ADA signage plan
- Pavement marking and striping plan

Deliverable: Permit-ready Construction Document set (PDF and CAD)

A.2.4 Permitting and Approvals

Architect shall:

- Prepare and submit zoning and land development applications
- Prepare stormwater and erosion control submittals including Town stormwater compliance for underground detention
- Respond to review comments (up to two cycles)
- Attend one public or staff review meeting

Permit fees excluded.

A.2.5 Bidding or Negotiation Phase Services (If Authorized)

If the Owner authorizes this phase, Architect shall:

- Assist in responding to bidder inquiries
 - Issue addenda (up to two)
 - Assist with bid evaluation and recommendation
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A.2.6 Construction Phase Services (If Authorized)

If authorized, Architect shall:

- Conduct preconstruction meeting
 - Review submittals and shop drawings
 - Conduct two site observation visits
 - Prepare punch list
 - Issue Substantial Completion Recommendation
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ARTICLE A.3 SUPPLEMENTAL AND ADDITIONAL SERVICES

A.3.1 Supplemental Services Included in Basic Services

- Surveying (boundary and topographic)
- Geotechnical investigation (3–4 borings)
- Photometric lighting analysis
- Irrigation water service supply design
- Offsite and onsite stormwater studies for underground detention system

A.3.2 Additional Services (If Required)

The following are Additional Services:

- Additional agency review cycles beyond two
- Traffic impact studies
- Environmental permitting
- Off-site roadway improvements
- Additional geotechnical borings

- Construction staking
- Hazardous materials investigation

Additional Services shall be compensated as set forth in Article A.4.

ARTICLE A.4 COMPENSATION

A.4.1 Compensation for Basic Services

Owner shall compensate Architect a **Lump Sum Fee of \$140,600** for Basic Services.

Fee Allocation:

- Surveying: \$9,800
 - Geotechnical Engineering: \$6,700
 - Civil Engineering: \$64,100
 - Landscape Architecture: \$32,000
 - Electrical Engineering / Photometrics: \$8,000
 - Permitting Coordination: \$20,000
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A.4.2 Compensation for Additional Services

- Bidding Assistance: \$16,500
 - Construction Phase Services: \$33,000
 - Additional Review Cycle: \$2,000 per cycle
 - Additional Meetings: \$850 per meeting
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A.4.3 Reimbursable Expenses

Reimbursable Expenses shall be billed at cost plus 15% and include:

- Printing and reproduction
 - Permit fees
 - Utility tap fees
 - Courier services
 - Travel beyond 50 miles
 - Additional soil borings beyond assumed scope
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ARTICLE A.5 PROJECT SCHEDULE

- Survey & Geotechnical: 3–4 weeks
 - Schematic through Construction Documents: 10–12 weeks
 - Permitting: Subject to agency review timelines
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ARTICLE A.6 STANDARD OF CARE

Architect shall perform services consistent with the professional skill and care ordinarily provided by licensed design professionals practicing under similar circumstances in the same locality.