



◆ SCOPE OF SERVICES

S&ME proposes to offer the following basic services as part of this proposal:

Task 1 – Construction Document Phase

Based on the approved conceptual design, S&ME will proceed with producing construction documents for the project.

- S&ME will provide landscape, hardscape, site furnishing and irrigation design documents, construction drawings and construction specifications for the Project. The documents will be submitted on a 60%, 90% and 100% level of completion and will consist of the following components:
 - Hardscape plan, finishes, details, schedule and specifications
 - Gateway feature – S&ME will provide concepts and work with the City to solidify design direction before moving forward with detailing of the gateway feature and incorporation into the construction document package.
 - Site furnishing plan, schedule and specification addressing but not limited to:
 - Information Kiosk
 - Newspaper Racks
 - Trellis Swings
 - Event Power
 - Benches
 - Litter Receptacles
 - Lighting (fixture and pole selection; engineering and specification by others)
 - Hanging baskets
 - Bike Racks
 - Tree Grates
 - Accent Planters/Pots
 - Landscape plan, schedule, details and specifications
 - Irrigation plan, schedule, details and specifications
- Any owner comments or VE / budget changes will be incorporated into the 60% and 90% plan set. Following completion of the 90% plan set, minor changes can be incorporated into the Construction Documents, but any substantial changes will constitute additional services.
- S&ME staff will attend up to three (3) coordination meetings to discuss the project and opportunities and to receive input.

Task 2 – Permitting Phase

- S&ME will provide the Client with signed and sealed drawings for City permitting.
- S&ME anticipates one (1) response to City comments. Additional submittals and significant design revisions may be considered an additional service.

Task 3 – Bidding Assistance

- S&ME will attend one (1) pre-bid meeting
- S&ME will address contractor RFI's over the bidding period.
- S&ME will issue addenda if necessary



Task 4 – Construction Services Phase

- S&ME understands that the Market Plaza will be constructed simultaneously with the Park Avenue Streetscape and that the construction phase services, including the following, will be performed in conjunction with the Park Avenue scope of services and fee. Additional services may be sought if the construction of the two projects are not simultaneously.
 - Preconstruction Meeting
 - Nursery Visit
 - Meetings and Site Visits (up to three additional site visits)
 - Substantial and Final Completion
- Due to the character, complexity and programming of the Market Plaza, the following will be provided:
 - Review and approve contractor RFI's, submittals and shop drawings
 - Provide sketches and plan revisions as part of the RFI's

◆ EXCLUDED SERVICES

Without intending to provide an exhaustive list or description of all services or potential services that may be required and that S&ME can provide, the following services are specifically excluded from this proposal.

- Water feature design and engineering (MEP)
- Structural engineering
- Electrical Engineering and Photometrics
- Permitting submittals beyond those identified
- Bidding assistance beyond those identified
- Construction phase services beyond those identified
- Significant site design modifications may be considered an additional service.
- Attendance at regular coordination meetings or conference calls beyond those identified will be addressed as an additional service and invoiced on an hourly basis.
- Retaining wall designs.
- Preparation of additional schematic site design(s) or alternative analysis for review and approval by Owner or agencies.
- Rendered site plans or exhibits for public, community, or neighborhood meetings beyond those identified.
- Zoning changes, appeals, neighborhood meetings to review elements of design or approvals, easement documents, rendered plans, or other related services not included in the above-described scope of services.
- Preparation of a traffic study on adjoining or nearby public streets.
- Additional Construction document packages such as "fast-tracked" or phased drawing releases, other than described above.
- Off-site improvements (including utilities, drainage, roads, etc.), public improvements on- or off-site or easements for any required public improvements.
- Retaining wall designs greater than four (4) feet in height.
- Making revisions to the drawings for changes required by the owner, developer, or coordination of other disciplines after drawings have been submitted for review and permitting.
- Closing item assistance, including utility availability and engineering letters for lenders approval.
- Providing services made necessary by the default of the contractor, or by defects or deficiencies in the work of the contractor.



Exhibit A

