

EXHIBIT B

City of Reno | MAYOR'S/McALINDEN PARK (RFQ#030090) | Phase I
 fee for professional services-REVISED



		MIG, Inc.								Subconsultants			Direct Costs	Professional Fees Totals			
		Steve Lang Principal-in-Charge		Jose Leal Project Manager		Joan Chaplick Engagement Specialist		MIG Public Outreach Associate		MIG Project Associate		Bennett Consulting Engineers			Traffic Works, LLC	AeroTech Mapping	
		Hours @	\$185	Hours @	\$150	Hours @	\$185	Hours @	\$95	Hours @	\$85						
PHASE I: PARK MASTER PLAN AND CONSTRUCTION COST ESTIMATE																	
Stage 0: Project Management																	
0.1	Ongoing Project Management	2	\$370	10	\$1,500		\$0		\$0	4	\$340	16	\$2,210		\$2,210		
0.2	Coordination Calls (4)		\$0	8	\$1,200		\$0		\$0		\$0	8	\$1,200	\$2,740	\$3,940		
	Subtotal	2	\$370	18	\$2,700	0	\$0	0	\$0	4	\$340	24	\$3,410	\$2,740	\$6,150		
Stage 1: Base Mapping: Site Analysis/Gathering Data																	
1.1	Project Initiation Meeting (1)	8	\$1,480	8	\$1,200		\$0		\$0	1	\$85	17	\$2,765	\$2,100	\$800	\$5,665	
1.2	Project Base Mapping		\$0	4	\$600		\$0		\$0	8	\$680	12	\$1,280	\$5,175	\$500	\$12,455	
1.3	Project Base Map, Slope Map, Constraints Mapping		\$0	8	\$1,200		\$0		\$0	16	\$1,360	24	\$2,560			\$2,560	
1.4	Community Needs Assessment		\$0	2	\$300	4	\$740	12	\$1,140		\$0	18	\$2,180		\$50	\$2,230	
1.5	Site Analysis		\$0	8	\$1,200		\$0		\$0	24	\$2,040	32	\$3,240			\$3,240	
	Subtotal	8	\$1,480	30	\$4,500	4	\$740	12	\$1,140	49	\$4,165	103	\$12,025	\$7,275	\$500	\$26,150	
Stage 2: Design Alternatives and Conceptual Plan Development																	
2.1	Design Alternatives	4	\$740	24	\$3,600		\$0		\$0	24	\$2,040	52	\$6,380	\$1,615		\$7,995	
2.2	Workshop (1)		\$0	12	\$1,800	12	\$2,220	12	\$1,140	12	\$1,020	48	\$6,180		\$1,100	\$7,280	
2.3	Concept: Plan Development	2	\$370	12	\$1,800		\$0		\$0	30	\$2,550	44	\$4,720			\$4,720	
2.4	Preliminary Cost Estimate	2	\$370	6	\$900		\$0		\$0	10	\$850	18	\$2,120	\$3,140		\$5,260	
	Subtotal	8	\$1,480	54	\$8,100	12	\$2,220	12	\$1,140	76	\$6,460	162	\$19,400	\$4,755	\$0	\$25,255	
Stage 3: Master Plan Documentation and Park Plan Exhibits																	
3.1	Draft Master Plan	2	\$370	20	\$3,000		\$0		\$0	24	\$2,040	46	\$5,410		\$90	\$5,500	
3.2	Final Master Plan	2	\$370	12	\$1,800		\$0		\$0	16	\$1,360	30	\$3,530		\$90	\$3,620	
3.3	Final Public Presentation to Joint NAB/RPC and City Council (2)		\$0	12	\$1,800		\$0		\$0	8	\$680	20	\$2,480		\$250	\$2,730	
3.4	Project Closure (1)		\$0	8	\$1,200		\$0		\$0	8	\$680	26	\$3,180		\$125	\$3,305	
	Subtotal	4	\$740	52	\$7,800	0	\$0	0	\$0	56	\$4,760	122	\$14,600	\$0	\$0	\$15,155	
Professional Time and Costs Subtotal		22	\$4,070	154	\$23,100	16	\$2,960	24	\$2,280	185	\$15,725	411	\$49,435	\$14,770	\$5,500	\$3,005	\$72,710
10% Administrative Coordination Mark Up													\$1,477	\$0	\$550	\$301	
Total Project Fee																	\$75,038

Optional Tasks		
A.1	Traffic Analysis	\$12,500
A.2	Conceptual Grading Plan, Utility Plan and Hydrology Study	\$15,060
A.3	Geotechnical Study Recommendations	\$1,620
	Optional Tasks Subtotal	-\$29,180

EXHIBIT C

Optional Tasks:

Task A.1 - Traffic Analysis

The MIG Team will provide a Traffic Impact Study Analysis. The analysis will document AM and PM peak hour traffic counts obtained for up to four (4) study intersections. Intersections included are Stead Boulevard/Lear Boulevard; Stead Boulevard/Norton Street; Military Road/Norton Street; Military Road/Lear Boulevard.

The MIG team will conduct a field review of existing intersection configurations and controls and perform existing conditions level of service analysis. The Analysis will include two (2) study periods, weekday AM peak hour and weekday PM peak hour and two (2) study scenarios for intersection analysis - existing conditions and existing conditions plus build out of master plan conditions.

The MIG Team will perform trip generation, distribution, and assignment, calculate the "Master Plan Conditions" levels of service and evaluate intersection configurations and the potential need for turn lanes and/or intersection control improvements, if unacceptable levels of service conditions are found. Road segment Analysis of existing volume using the RTC Model with and without the master plan conditions will be performed. Two (2) road segments will be analyzed - Stead Boulevard (south of Lear Boulevard) and Military Road (south of Lear Boulevard).

Task 1.5 includes documentation in a draft letter report, time to incorporate City comments and a final complete Traffic Analysis Report.

Task 1.5 exclusions include the analysis of additional intersections or roadway segments, additional study scenarios, and rework resulting from changes of the approved site plan or building sizes/phasing or a change in land uses. Attendance of meetings or hearings by MIG Team's Traffic Engineer is not included.

Deliverables:

- *Draft and Final Traffic Impact Study Analysis*

Task A.2 - Conceptual Grading, Utility Plan and Hydrology Study

Based on the Final Preferred Concept Plan, the MIG Team will prepare a conceptual grading and drainage plan. This plan will show proposed alignments, slopes and grades, widths, drainage directions and amenities in plan view. The grading plan will integrate the Concept Plan with the existing topography and known soils conditions, along with low impact design concepts and cost savings implementation to achieve a balanced site.

Based on the Preferred Concept Plan, the MIG Team will prepare a conceptual utility plan. This plan will show proposed domestic water, reclaimed water, sewer, and drainage alignments. Water and sewer connection points will be shown. Sizes of utilities will be determined from the code pertaining to each utility. TMWA for water, City of Reno for Sewer and Truckee Meadows Regional Drainage Manual (TMRDM) for drainage.

Based on the Preferred Concept Plan, the MIG Team will prepare a conceptual hydrology plan in conformance to TMRDM. Predevelopment and Post-development flows will be determined using AutoDesk Sanitary and Storm and Sanitary Analysis (SSA) using the Rational Method. Major basing will be defined, hydrographs developed, Peak flows calculated and preliminary detention basins sized if needed. The report will address Low Impact Design (LID) measure proposed in the preferred concept design to mitigate increased development runoff.

Deliverables:

- *Conceptual Grading Plan*
- *Conceptual Utility Plan*
- *Hydrology Study*

Task A.3 - Geotechnical Study Recommendations

Based on the Preferred Concept Plan, the MIG Team will compare areas of concern from previous geotechnical studies, soils and fault maps with the proposed plan to provide geotechnical recommendations and identify likely locations for future geotechnical investigations and analysis.

Deliverables:

- *Geotechnical Study Recommendations*