



johnson • early • architects

131 prosperous place, ste 19b • lexington, kentucky 40509

p: 859-259-1515 • f: 859-231-5060 • e: earlyjb@jearchitects.net

Fee Proposal

Johnson Early Architects:

Daniel Thornberry
Johnson Early Architects
Lexington, KY 40508
546 E Main St, Ste 101

Client:

LFUCG Parks & Recreation

Date: March 13, 2025

Project Name: Valley Park Building Renovation

Location: 2077 Cambridge Drive
Lexington, KY

Project Description:

Construction Documents for the following:

Expanded Scope of Work for:
Parking Expansion & Site Improvements

The expanded scope of work consists of miscellaneous site improvements, new concrete walks, new/relocated site lighting elements, new storm drainage elements, new/reworked parking areas, new/repaved drive areas, and parking striping/signage, as outlined in the "Preliminary Site Layout" drawing and phasing plan provide by LFUCG Parks & Recreation.

Any additions and/or alterations to the scope outlined in this proposal could result in additional design fees to be billed to LFUCG.

Scope of Services:

1. Providing coordination between site design and the owner, or owner's representative.
2. Coordination and preparation of all construction documents with the assist of the site design and electrical engineering consultant. Deliverables as outlined below:
 - Demolition Plan
 - Erosion Control Plan
 - Site Improvement Plan
 - Site Grading Plan
 - Storm Drainage Plan
 - Storm Drainage Profiles
 - Landscape Plan
 - Site Details
 - Written Specifications
 - Site Lighting
3. Construction administration for the expanded scope of work.



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Miscellaneous provisions:

1. Owner has provided the following: preliminary site layout drawings showing a proposed parking lot layouts and site improvements.
2. Proposal is based on the owner's provided drawings; see attachments 'A' & 'B'.

Exclusions:

- P&Z Submittal/Review
- Permit costs; Reproduction and shipping costs;
- Special Inspections; by owner (RFP preparation/coordination by JEA if required)

Fee Arrangement:

The total fee for this expanded scope of work shall be \$25,000.00. The project billing increments are as listed below.

Construction Documents	\$20,000
Construction Administration	\$05,000

Special Conditions: Any requested deviations from the owner provided master plan drawing or phasing plan, requiring design services, shall be billed at an hourly rate of \$275 per hour.

Offered by

(signature)

Daniel Thornberry, Architect AIA
(printed name/title)

Accepted by (Client):

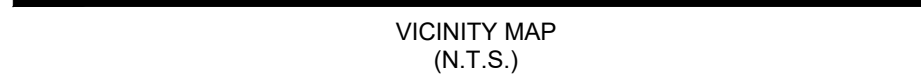
(signature)

(date)

(printed name/title)

(for)

**The terms and conditions following this form
are part of this agreement. We look forward to working
with you on this project. Thank you.**



SYMBOLS	DESCRIPTION
	PROPERTY LINE
	EXISTING TREE LINE
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED DROP BOX INLET
	PROPOSED MANHOLE (STORM & SANITARY)
	PROPOSED HEADWALL
	PROPOSED CATCH BASIN
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER LATERAL
	EXISTING SANITARY SEWER LATERAL
	OVERHEAD UTILITIES (EX. WILL BE SHADED)
	GAS LINE (EX. WILL BE SHADED)
	UNDERGROUND UTILITIES (EX. WILL BE SHADED)
	WATER LINE (EX. WILL BE SHADED)
	GUY WIRE (EX. WILL BE SHADED)
	UTILITY POLE (EX. WILL BE SHADED)
	WATER METER (EX. WILL BE SHADED)
	EXISTING LIGHT POLE
	FIRE HYDRANT (EX. WILL BE SHADED)
	BENCHMARK
	DRAINAGE FLOW ARROW
	GRADE/SLOPE (PERCENT)
	HANDICAP PARKING
	EXISTING GAS VALVE
	SILT FENCE
	FIBER OPTIC

ELECTRICAL
KENTUCKY UTILITIES
500 STONE ROAD
LEXINGTON, KENTUCKY 40503
(859) 367-4308
CONTACT: JOE OAKLEY

GAS
COLUMBIA GAS
2001 MILLER ROAD
LEXINGTON, KENTUCKY 40511
(859) 288-0429
CONTACT: DAVID LEMONS

WATER
KENTUCKY-AMERICAN WATER
2300 RICHMOND ROAD
LEXINGTON, KENTUCKY 40502
(859) 335-3415
CONTACT: COLE MITCHAM

TELEPHONE
WINDSTREAM
130 W. NEW CIRCLE ROAD
LEXINGTON, KENTUCKY 40505
(859) 357-6224
CONTACT: DARREN BUSKIRK

SANITARY SEWER
LFUG DIVISION OF WATER QUALITY
101 EAST VINE STREET
LEXINGTON, KENTUCKY 40504
(859) 425-2408
CONTACT: ROD CHERVUS

DRAINAGE/STORMWATER
LFUG DIVISION OF ENGINEERING
101 EAST VINE STREET
LEXINGTON, KENTUCKY 40504
(859) 258-3446
CONTACT: GREG LUBECK

TRAFFIC ENGINEERING
LFUG DIVISION OF TRAFFIC
101 EAST VINE STREET
LEXINGTON, KENTUCKY 40507
(859) 258-3830
CONTACT: JEFF NEAL

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY DIG SAFELY (K.D.S.)" (TOLL FREE PHONE NO. 1-800-752-6007) FOURTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATER MAINS). THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES FOR A PROPOSED LFUG SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

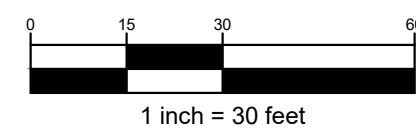


Kentucky 811

NOTE: ALL ELEVATIONS ARE BASED ON KENTUCKY SINGLE ZONE STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY.



EXHIBIT 'B'



Drawing: 17027-SD.dwg

<p>In no event shall the Client copy or use any of the concepts, plans, drawings, specifications, designs, models, reports, photographs, computer software surveys, calculations, construction and other data, documents, and processes produced by Banks Engineering, Inc. in connection with the Project (the "Instruments of Service") for any purpose other than those noted above or in relation to any project other than the Project without the prior written permission of the Banks Engineering, Inc. Banks Engineering, Inc. shall not unreasonably withhold or deny such consent nor shall be entitled to receive additional fee or remuneration in connection with its grant of consent</p>	DATE	REVISION	Drawn By: LW3
			Checked By: JBS
			Project: 17087
			Date: 07/25/17
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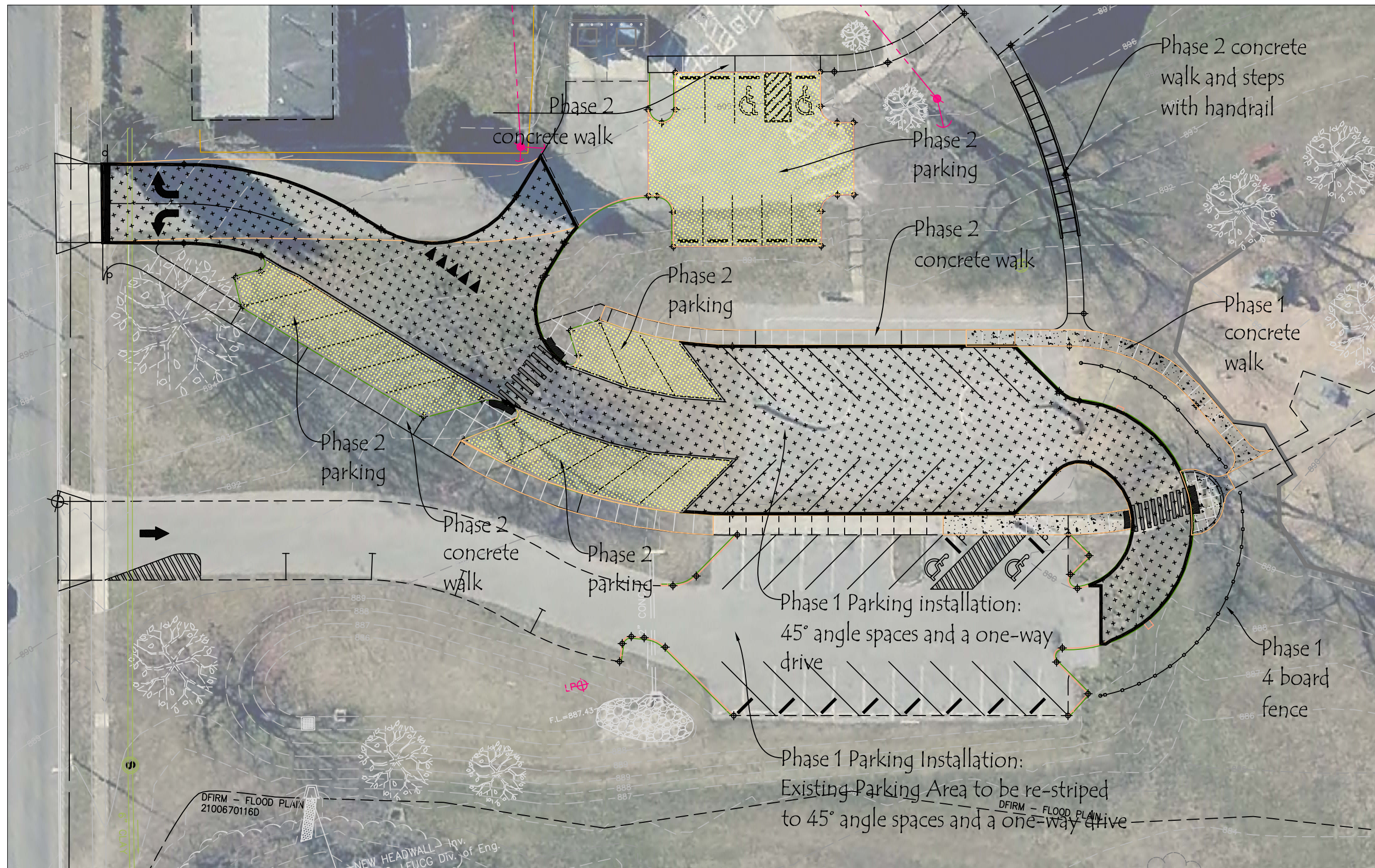
BANKSENGINEERING.NET
Phone (859) 881-0020
1211 Jessamine Station, Nicholasville, Kentucky 40356

VALLEY PARK
2077 CAMBRIDGE DRIVE
LFUGC DIVISION OF PARKS & REC.
469 PARKWAY DRIVE, LEXINGTON, KY 40504

PRELIMINARY SITE LAYOUT

PAGE

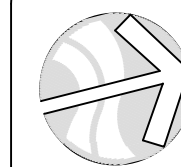
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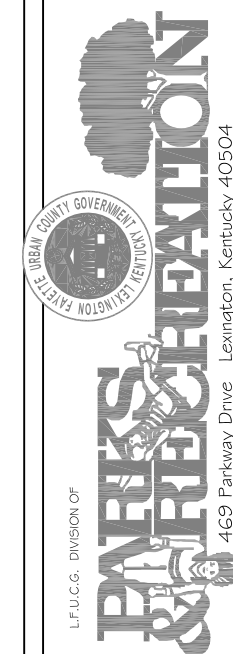
Phases Plan **EXHIBIT 'A'**

SCALE: 1" = 30'-0"

Existing Parking Area = 22 spaces.
 Phase 1 New pkg. Area = 16 spaces.
 Phase 2 parking Area = 23 spaces.
 Total Parking = 61 spaces.



Valley Park
 PARKING LOT AND
 SIDEWALK ADDITION
 2077 Cambridge Dr.
 Lexington, Kentucky



Drawn by:
 Date: 8/14
 Design by:
 Revisions:
 Sheet: