



**johnson • early • architects**

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

p: 859-259-1515 • f: 859-231-5060 • e: [earlyjb@jearchitects.net](mailto: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 provided 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.



johnson • early • architects

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

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

**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)

**Accepted by (Client):**

(signature)

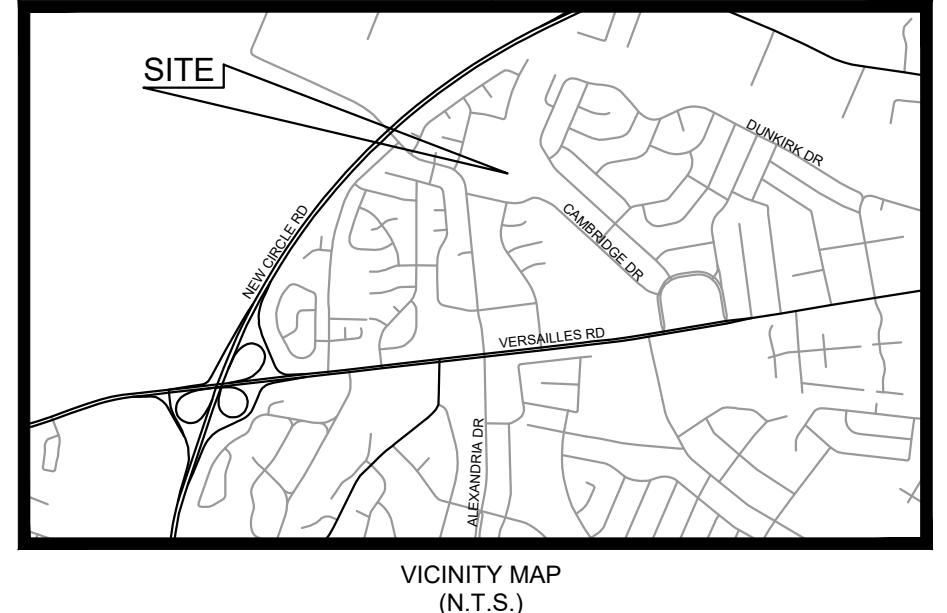
(date)

Daniel Thornberry, Architect AIA  
(printed name/title)

(printed name/title)

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

(for)



#### UTILITY NOTE:

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) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING UTILITIES (I.E. CABLES, ELECTRIC, GAS, AND WATERLINE). WHEN NOTIFYING K.D.S. CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED LFUCG 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.



#### BENCHMARK

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

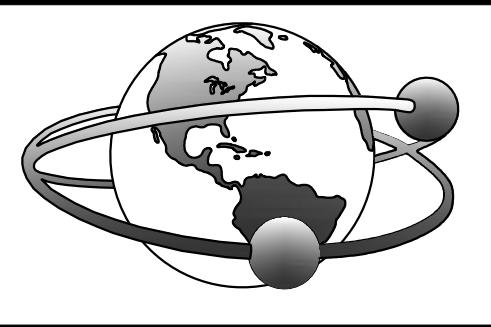
SITE LEGEND	
	PROPERTY LINE
	EXISTING TREE LINE
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED DROP BOX INLET
	PROPOSED MANHOLE (STORM & SANITARY)
	PROPOSED HEADWALL
	PROPOSED CATCH BASIN
	PROPOSED 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
	GRADE/SLOPE (PERCENT)
	HANDICAP PARKING
	EXISTING GAS VALVE
	SILT FENCE
	FIBER OPTIC

UTILITY OWNERS	
<b>ELECTRICAL</b> KENTUCKY UTILITIES 500 STONE ROAD LEXINGTON, KENTUCKY 40503 (859) 367-4306 CONTACT: JOE OAKLEY	<b>SANITARY SEWER</b> LFUCG DIVISION OF WATER QUALITY 101 EAST VINE STREET LEXINGTON, KENTUCKY 40504 (859) 425-2408 CONTACT: ROD CHERVUS
<b>GAS</b> COLUMBIA GAS 2001 MERCER ROAD LEXINGTON, KENTUCKY 40511 (859) 288-0429 CONTACT: DAVID LEMONS	<b>DRAINAGE/STORMWATER</b> LFUCG DIVISION OF ENGINEERING 101 EAST VINE STREET LEXINGTON, KENTUCKY 40504 (859) 256-3446 CONTACT: GREG LUBECK
<b>WATER</b> KENTUCKY-AMERICAN WATER 2300 RICHMOND ROAD LEXINGTON, KENTUCKY 40502 (859) 335-3415 CONTACT: COLE MITCHAM	<b>TRAFFIC ENGINEERING</b> LFUCG DIVISION OF TRAFFIC 101 EAST VINE STREET LEXINGTON, KENTUCKY 40507 (859) 256-3630 CONTACT: JEFF NEAL
<b>TELEPHONE</b> WINDSTREAM 130 W. NEW CIRCLE ROAD LEXINGTON, KENTUCKY 40505 (859) 357-6224 CONTACT: DARREN BUSKIRK	

Drawing: 17027-SD.dwg

In no event shall the Client copy or use any of the concepts, plans, drawings, specifications, designs, models, data, or other information contained in the surveys, calculations, construction and other data, documents, and processes produced by Banks Engineering, Inc. ("Banks Engineering") in 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 Banks Engineering. Banks Engineering, Inc. shall not unreasonably withhold or deny such consent but shall be entitled to receive additional equitable remuneration in connection with its grant of consent.

DATE	REVISION
	Drawn By: LW3
	Checked By: JBS
Project: 17027	
Date: 07/25/17	
COPYRIGHT © 2017	
BANKS ENGINEERING, INC.	
1211 JESSAMINE STATION	
NICHOLASVILLE, KY 40356	



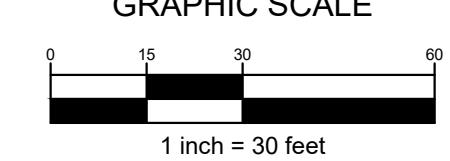
**BANKS**  
Engineering, Inc.  
BANKSENGINEERING.NET  
Phone (859) 881-0020  
1211 Jessamine Station, Nicholasville, Kentucky 40356

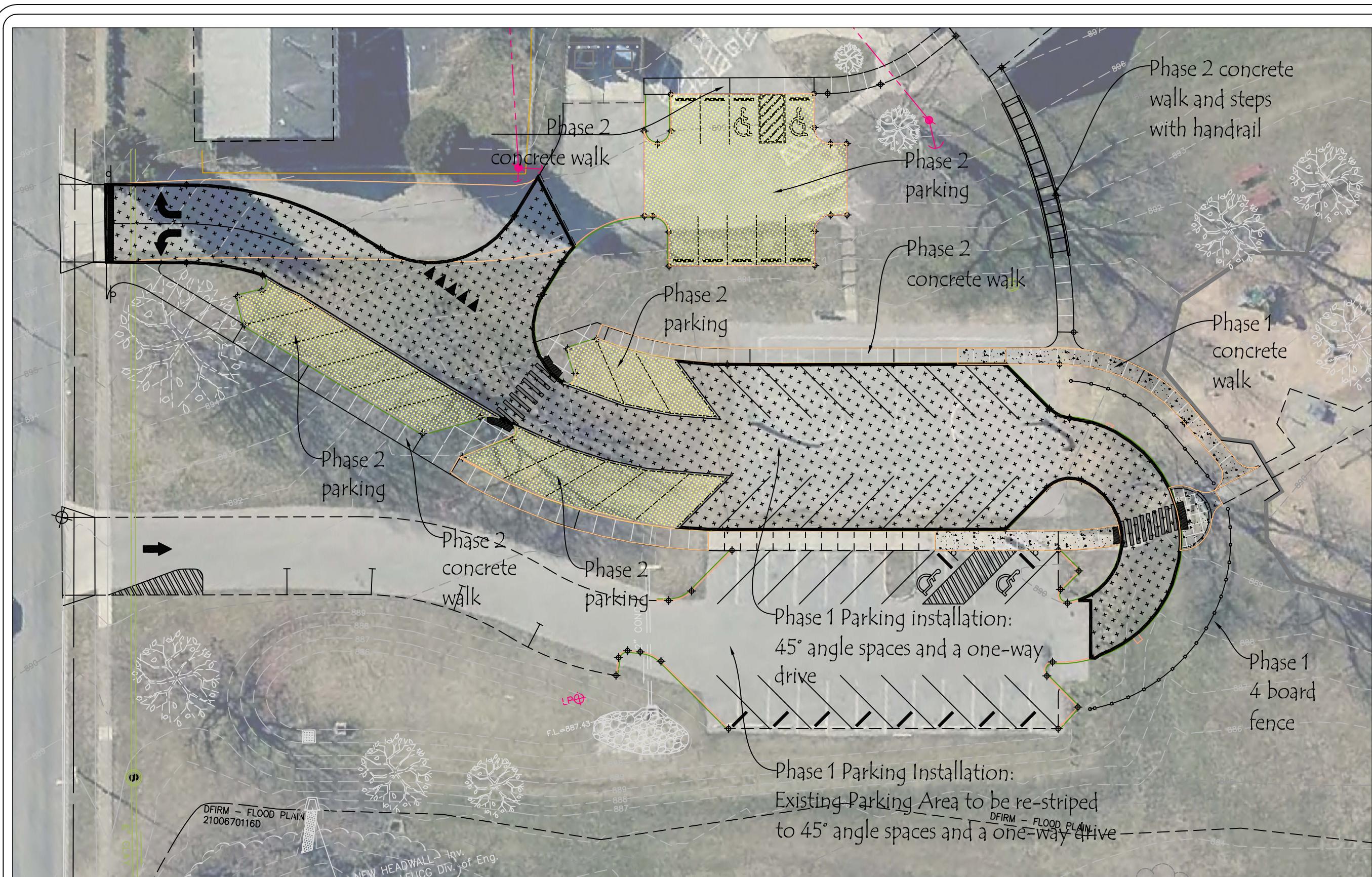
**VALLEY PARK**  
2077 CAMBRIDGE DRIVE  
LFUCG DIVISION OF PARKS & REC.  
469 PARKWAY DRIVE, LEXINGTON, KY 40504

**PRELIMINARY SITE LAYOUT**



**EXHIBIT 'B'**





## 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.

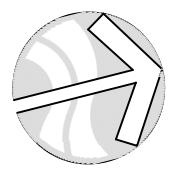
Total Parking = **61 spaces.**

Drawn by:  
Date:  $\frac{9}{12}/14$   
Design by:  
Revisions:  
Sheet:



ington, Kentucky 40504  
H. 859.288.2982 FAX 859.288.2999

H. 859.288.2982 FAX 859.288.2999



# Valley Park

PARKING LOT AND  
SIDEWALK ADDITION

2077 Cambridge Dr.  
Lexington, Kentucky

11 of 11

11 of 11