



March 14, 2025

EOP File No. 8917

Lisa Grober, Project Manager  
LFUCG

200 East Main Street  
Lexington, KY 40507

Re: **ARCHITECT / ENGINEER ADDITIONAL SERVICES PROPOSAL**  
Lexington STC, Lexington, KY

Lisa,

Champlin/EOP, and the rest of our design team, are proud to be a part of the Lexington STC project team, and we appreciate the opportunity to propose additional services as listed below.

## 1.0 PROJECT INFORMATION

Project Name: Lexington STC  
 Project Location: Lexington, Kentucky  
 Owner: LFUCG  
 Owner Representative: Lisa Grober, Project Manager  
 LFUCG  
 Architect: CHAMPLIN | EOP Architects, Lexington, KY

## 2.0 PROJECT UNDERSTANDING

2.1 CHAMPLIN | EOP's understanding of the proposed scope is as follows:

Provide design services to create a new entrance to the Shillito Park ARPA parking area, directly from Reynolds Road. The design, as previously discussed, will include signage options for review, a right-turn-only turn lane entering from Reynolds Road, a right-turn-only lane exiting onto Reynolds Road, and all necessary modifications to existing utilities to accommodate these changes.

2.2 Exclusions:

No special inspections are included in this proposal.

## 3.0 CONSULTANT TEAM

3.1 The Design Team makeup includes the following consultants, all of which have such experience:

- **CHAMPLIN | EOP Architects** – Planning, Architecture, Interior Design, Team Leadership
- **CMTA** – Mechanical, Electrical, Plumbing, AV
- **Element Design** – Landscape Architect, Civil Engineering

## 4.0 FEE CALCULATION

4.1 The following architect-engineer fees proposed are based upon known scope of work, unique project requirements and specialized expertise required for the services to be provided.

### Type C Partial Services:

Element Design proposal (see attached) =	\$27,000.00
CMTA proposal (see attached) =	\$10,000.00
Champlin/EOP Architects =	\$5,000.00

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**Total Architect/Engineer Stipulated Fee** **\$42,000.00**

CHAMPLIN I EOP has done its best to ensure that the proposed A-E consulting services fees represent fair and appropriate compensation for the work and services to be provided. We trust that LFUCG will find this Additional Services Fee Proposal to be acceptable.

I am available to talk or meet with you at your convenience should you wish to discuss any aspect of this consulting services fee proposal.

Sincerely,



Geoff Meehan, Senior Project Manager  
CHAMPLIN I EOP Architects

Cc: Chris Estes / EOP Architects

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February 18, 2025

**Ms. Lisa Grober, AIA**  
**LFUCG**

Re: Professional Design Services – a new Right In / Right Out connection to Reynolds Road ARPA Parking Lot by LAX fields and new Park Sign at Reynolds Road and Shillito Park Road

**Ms. Kosieniak and Ms. Grober,**

Below I have included a proposed scope of services and fee schedule for the full site engineering & construction documentation for a new Right In / Right Out connection to Reynolds Road ARPA Parking Lot by LAX fields and new Park Sign at Reynolds Road and Shillito Park Road. This will include Coordination with Owner; stamped construction documents, UPC pricing if requested, and general construction administration services as required to complete the above said project.

**PROPOSAL –**

**Scope of Design Services:**

The scope of professional services (hereinafter referred to as "services"), for this project will include:

**Park Signage at Shillito Park Road and Reynolds Road**

- Preliminary sign options for review
- Owner Review Meeting(1)
- Prepare Full CD plans
- CD Owner Review Meetings (2)
- Construction Administration – as needed up to 4 site visits

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Total Not To Exceed Fee \$ 12,000.00

**Right-In / Right-Out Connection to Reynolds Road ARPA Parking Lot**

- Preliminary sign options for review
- Owner Review Meeting(1)
- CD Owner Review Meetings (3)
- Prepare Full Construction Documentation for Review with LFUCG Traffic Engineering
- Utility coordination as required with LFUCG representatives
- Construction Administration – as needed up to 4 site visits

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Total Not To Exceed Fee \$ 15,000.00

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**\*Total Not to Exceed Fee \$ 27,000.00**

**Additional Services Not Included:** (See Per Diem Rates Below)

Any not specifically outlined above.

Coordination with LFUCG Engineering for Stormwater Mitigation.

**Current Professional Services Rates:**

Principal Landscape Architect - \$200 / hour

Professional Civil Engineer/Licensed Landscape Architect - \$180/ hour

Landscape Architect in Training - \$125 / hour

Please let me know if you have any additional questions or comments or require additional information. We thank you for the opportunity to provide design services for this project and look forward to getting started.

Thank you for consideration,

A handwritten signature in black ink that reads "Billie J. Motsch". The signature is fluid and cursive, with the first and last names being more prominent.

Billie J Motsch, RLA

Partner with Element Design



March 13, 2025

EOP Architects

Attn: Geoff Meehan

Re: LFUCG Senior and Therapeutic Center – ARPA Parking Lot Design Fee Proposal

Dear Geoff,

We are pleased to provide a proposal for Professional Mechanical and Electrical Engineering Services for the above referenced project. We understand the scope of work is to provide a new parking lot entrance to the ARPA Parking lot across the street from the Senior and Therapeutic Center. Included in our proposal is the following:

1. CMTA will provide all utility coordination as required for electrical and communications utilities along Reynolds road.
2. CTMA will provide all coordination required with the Civil engineer and owner.
3. CMTA will provide stamped construction documents.
4. Construction administration includes answering RFI's, shop drawing review, and OAC meetings.
5. We have excluded commissioning from this proposal.
6. The project is not pursuing any sustainability certification and we have excluded any of these from our proposal.

For the above referenced scope of work, we would request a lump sum fee of \$10,000 for base MEP services. The breakdown from our proposal is as follows:

Please do not hesitate to call if you have any questions.

SINCERELY,

A handwritten signature in black ink, appearing to read "Greg Brumagen", with a stylized, flowing script.

Greg Brumagen, PE