October 31, 2025

Cathy Soutar
Capital Planning Supervisor, Lane County Administration
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Re: Lane County Stabilization Center Conceptual Design through Construction Administration Fee and Scope Breakdown

Sent Via: Email

Cathy,

This memo breaks down the fee for services in Conceptual Design through Construction Administration, showing consultant fees and descriptions of the assumed scope. In the attached fee worksheet, we've broken the design process down into phases of work:

- Phase 1 – Conceptual Design and Pricing.
- Phase 2 – Schematic Design and Land Use/Planning.
- Phase 3 – Design Development through Construction Administration.

The work in Conceptual Design through Construction Administration is as follows:

Conceptual Design & Pricing	100d	10/06/25	02/20/26
Schematic Design Phase	60d	02/23/26	05/15/26
Design Development Phase	61d	05/18/26	08/10/26
Construction Documents	156d	08/11/26	03/16/27
Permitting	427d	07/15/25	03/03/27
Bidding & Negotiation	34d	11/03/26	12/18/26
Construction	533d	03/18/27	04/02/29

These dates are assumed and will be influenced by the City of Springfield permit review duration and the actual construction schedule developed by the Contractor selected in the future.

Below are the descriptions of the scope of work to be provided by TVA and our consulting team, with a table indicating the fees included to complete the scope of work.

TVA ARCHITECTS – ARCHITECTURE

Design Phase tasks and deliverables are described below. Proposed architectural fees include a Conceptual Design and Pricing phase, Focus Group and Community Engagement, Land Use and Planning, followed by the typical basic architectural design and construction documents phase for a 35,000 - 40,000 SF stabilization center. The concept design phase will help determine a construction type, currently assumed to be either IIIB or IVHT, and help define a project budget.

The new structure will be sited on an existing hazelnut farm of approximately 12 acres. This lot is not currently served by public right-of-way or infrastructure. The limits of this public infrastructure are not currently known, and the scope and fee associated with that work will be provided in a separate proposal. The project limits included in this fee proposal are shown in the attached site diagram.

TVA is carrying the following consultants to complete the scope of work: Civil (KPFF), Structural (Catena Consulting Engineers), MEP systems (Interface Engineers), Landscape (Cameron McCarthy/LandCurrent), Land Use and Planning (TBG), Specifications (MTA) and Cost Consulting (Architectural Cost Consulting). No additional consultants are being provided under this proposal such as an LEED (sustainability) consulting, code consulting, or an acoustician – unless otherwise advised. Additional optional services will be listed separately for Lane County's consideration in the fee summary. Traffic engineering, Survey, and Geotechnical Design are by Lane County as needed by the design team or AHJ.

TVA will define and direct design meetings with Lane County leadership and user groups, provide agendas for meeting content, and provide written meeting minutes for distribution to the team after each meeting. Once primary design phases have been completed, meeting responsibilities will be transitioned to the contractor, once they are selected.

TVA's compensation for Architectural Services by phase will be assessed per below.
Fees are lump sum and will be billed monthly in proportion to the services performed.

Conceptual Design and Pricing:

The purpose of this work is to establish a realistic budget for the development of the site and building for tax lot 5400 (on the International Way properties). To provide Lane County with accurate information, our consultant team for this particular phase will be:

Civil – KPFF
Structural – Catena Consulting Engineers
Cost Estimating – Architectural Cost Consultants

The scope of work will be based on 'Option D' from the Site Evaluation Phase.

Site Scope:

Public Works/Right-of-Way/Utilities:

- Water, electrical, and sanitary sewer service and estimated capacity
- Fiber
- Roadway design and cross-section – east/west leg only
- Right-of-way storm management

Conceptual Site Plan:

Parking and site circulation

- Site Accessibility
- Stormwater detention and treatment plan
    - Slough outfall
- FEMA Design considerations
- Rough Grading
- Cut/fill analysis

Building Scope: 1-story, approximately 35-40,000 GSF on a 3.5' tall podium (flood plain), electrified (no gas).

Architectural:

- Architectural Site Plan
    - Based on 'Option D' from the Site Evaluation Phase
    - Right-of-Way Circulation
    - Site Circulation and Parking
    - Infrastructure Coordination
        - Stormwater management facilities
    - Site Accessibility
- Floor Plan
    - Based on adjacency diagrams from Programming Phase
    - Room layout and building circulation
    - Basic Code Research
        - Occupancy
        - Construction Type
        - Egress
        - Accessibility
        - Plumbing fixture count
- OPTIONAL SERVICES: Exterior Concept
    - (2) artistic rendering of the project and its relationship to the site

Structural:

- Podium foundation
- Structural/Framing diagrams
    - Structure A - Mass-Timber, concrete slab on structural fill
    - Structure B - Type IIIB, steel frame, concrete slab on structural fill

Civil:

- Stormwater Management
    - Right-of-way
- Hardscape and Accessibility at building entrances (podium challenges)
- Electrical, fiber, water, sanitary from PL to building pad
    - Fiber and electrical (shown in the civil drawings, but designed by others)

Overall:

- DIM Meeting Preparation (Civil)
- BPA Easement (Civil)
    - Engage utility to understand construction requirements in the easement and surrounding high-transmission lines (height, building clearances, maintenance and access, etc.)
- No LEED Certification or other sustainable certifications. LEED Gold equivalent goals.

Deliverable:

1. Narrative organized around Masterspec formatting, broken out by individual sections.
2. Architectural floor plan and site plan
3. Consultant floor plan and site plan mark-ups. Assuming a mix of hardline drawing and Bluebeam mark-ups, sufficient for pricing clarity and accurate take-offs.
4. Cost Estimate:
    a. Public Works/Right-of-Way/Utility Package
    b. Building Site
    c. Structure
        1. Mass Timber
        2. Steel Frame
    d. HVAC & PV

Schematic Design:

Tasks: Based on the conceptual design effort, TVA Architects will prepare a schematic design to review with Lane County and key stakeholders. The design will be evaluated against program, budget, and schedule. During Schematic Design, project scope, design, scale, and program relationships are advanced with a particular focus on the following:

- Overall design aesthetic
- Structural options
- MEPT system options
- Material options
- Trauma Informed Design

Schematic Design Deliverables

1. Architectural: Site plan, floor plans, and preliminary elevations
2. Renderings: Exterior concept views demonstrating concept massing, use of materials, and fit within the site.
3. Specifications: No specification manual will be provided for this phase. Materiality and make-up of project elements will be narrated and indicated with call-outs on the drawings.

4. Consultant Team: Bluebeam mark-ups, sketches, and/or narratives to describe the scope and scale of design intent, including utilities, preliminary grading, preliminary planting plans, preliminary framing plans, mechanical zoning approach, preliminary lighting selections and building power, preliminary plumbing and sanitary sewer approach.

Focus Group and Community Engagement

Tasks: Five focus groups have been identified for engagement by the design team. We will meet with each group a total of 3 times (15 meetings total) throughout the Schematic Design Phase. The first meeting will be held to solicit feedback regarding functional design requirements. The second meeting will provide proposed solutions to the functional design requirements. The third meeting will be a presentation of the intended design direction developed through the user group meetings. All focus group meetings are anticipated to be held remote via Zoom/Teams.

We have also included time and resources for two community engagement meetings to be organized and held by Lane County representatives. These are anticipated to be held during the Schematic Design phase. These meetings are expected to be held in-person, with TVA representation. No consultants will be present for this phase or these meetings.

Design Development

Tasks: With Schematic Design approval and Owner direction, TVA will proceed into Design Development. In this phase, cross-disciplinary coordination, building systems, envelope design, and interior finish definition are refined and elaborated - providing greater detail for cost modeling. Initial Schematic Design decisions are validated or adjusted, anticipating the Construction Document phase and detailing efficiency to minimize the possibility of significant modifications. This phase will focus on the following:

- Exterior envelope development/refinement
- Interior design development and specific trauma-informed responses
- Composite building elevations/wall sections
- Development of building systems, material research, and selections
- Typical exterior details
- Interior elevations at key areas
- Initial Finish schedule
- Initial Door/hardware schedule
- Preliminary Code review and compliance
- MEP system selections
- Structural System selections
- Cost Estimate Review and VE

Design Development Deliverables

1. Design Documents: Hard-line document set based on an integrated Revit model from all design team disciplines.
2. Specifications: Draft 3-part specification including consultant divisions

3. Renderings: Updated to reflect current design development. Exterior views are limited to views established in the SD phase, but updated to current standards. Interior views added to demonstrate trauma-informed response to the look and feel of key interior spaces.

Construction Documents (75% CD / Permit Set, 100% CD)

Task A: Upon authorization to proceed, TVA will prepare 75% Construction Documents, including drawings and specifications, written and graphic documentation serving as the basis for permitting and bidding.

During this phase, the design team will consult with all applicable approval agencies to ensure that the proper approvals have been given. TVA will consult with Lane County and associated stakeholders to further refine and complete the design of the project within the agreed-upon schedule and budget constraints. 75% Construction Documents will be substantially complete in order to secure a building permit and validate contractor-based budgeting. The initial CD phase will focus on:

- Drawings documenting interior and exterior building design, and engineering sufficient to permit and bid the Project.
- Coordinate architecture with all engineering disciplines and landscape design
- Continued refinement of design to meet cost estimates
- Incorporation of all applicable codes, regulations, and standards

75% Construction Document Deliverables

1. Design Documents: Hard-line document set based on an integrated Revit model from all design team disciplines sufficient to secure a building permit
2. Structural Calculations
3. ComCheck Energy compliance forms
4. Specifications: Fully coordinated 3-part specification including consultant divisions

Task B: Upon submission to the AHJ, TVA will prepare 100% Construction Documents, including drawings and specifications, written and graphic documentation serving as the basis for construction.

During this phase, the design team will develop final finish detailing while the project is in for permit review. When city comments are received, any required corrections will be incorporated for final correction to the drawing set. In addition, any constructability comments or VE measures will be incorporated for final issuance to the selected contractor. The final CD phase will focus on:

- Drawings documenting final interior and exterior building detailing.
- Coordinate AHJ permit review comments with architecture and sub-consultant's work.
- Continued refinement of design to meet cost estimate.
- Continued refinement of design to meet constructability review.

100% Construction Document Deliverables

1. Design Documents: Revised and clouded document set based on final finish detailing, AHJ comments, cost control, and constructability review.
2. Specifications: Fully coordinated 3-part specification incorporating AHJ comments, cost control, and constructability review.

Permitting & Bidding (Overlap with Task 2 of Construction Documents)

TVA will produce any necessary addenda and clarification of the contract documents requested by the contractor and their sub-contractors. We will review and make recommendations on all substitution requests and will secure all required permits for construction.

Construction Administration

Tasks: During the Construction Administration phase, TVA will review and process all shop drawings and submittals, answer all contractor's Requests for Information (RFI) related to the scope of work, attend project construction meetings, and conduct field observations to verify progress and quality of work.

Construction Administration General

- Attend regular OAC meetings as provided by the General Contractor.
- Visit the construction site once every-other week, with a maximum of 30 trips.

Observation Coordination

- Produce and distribute field reports based on site visitation observations.
- Review inspection and testing reports on behalf of the Owner specific to TVA scope work.
- Coordinate communications, approvals, and notifications regarding changes in the Work.
- Review Pay Application

Office Construction Administration

- Process Substitution Requests (SR). Construction Change Directives (CCD), Proposal Requests (PR), Requests for Information (RFI) and Architect's Supplemental Instructions (ASI).
- Supplemental Documents.
- Prepare, reproduce, and distribute drawings, specifications, and interpretations in response to a request for clarification by the Contractor or Owner.

Quotation Requests / Change Orders

- Prepare, reproduce, and distribute drawings and specifications to describe work to be added, deleted, or modified.
- Review proposals from the Contractor for reasonableness of quantities.
- Negotiate with the Contractor on the Owner's behalf regarding the costs of work proposed to be added, deleted, or modified.
- Assist in the preparation of appropriate modifications to the Construction Contract.

Construction Closeout Objectives

- Perform a detailed inspection with Owner's Representative of the work for conformity to the Contract Documents to verify the list submitted by the Contractor of items to be completed or corrected, and determine the amounts to be withheld until final completion.
- Notify Owner and Contractor of deficiencies found in the follow-up inspections
- Perform a final inspection with the Owner's Representative to verify final completion of the work.

Assumptions, Exclusions, and Clarifications

- Coordination with CMGC and the owner's consultants is included (geotech, survey, envelope, Cx, etc.)
- Coordination with adjacent development (Peace Health) is not included.
- TVA to coordinate with Lane County and provide the preliminary FF&E layout necessary for consultant coordination. Final FF&E furniture selection, finish, and color coordination to be provided by others.
- All permit fees and agency charges will be paid by others.
- Project-related services associated with LEED and/or other third-party Green Building Certification are excluded.
- A geotechnical engineering report will be provided by the Owner identifying pavement section design, special site grading requirements and underslab/foundation drainage requirements. Design infiltration rates will be required for the design of the stormwater management facilities. This proposal assumes that the infiltration testing will be included in the geotechnical report.
- A signed and sealed boundary and topographic survey will be provided by the Owner.
- All roadway, access roads, and any associated ROW design is excluded.
- Offsite utility or street design beyond the identified Project Limits is not included in this proposal. Work associated with public street lighting or power design is not included.
- Remediation for contaminated soil, if required, will be done by others.
- Necessary testing and inspections during construction will be provided by others.
- It is assumed that existing city utility distribution systems will not be impacted by the proposed development.
- A post-construction survey of as-built conditions is not included in this proposal.
- A DIM meeting with the City of Springfield will be requested by TVA and the City will indicate the extent of any off-site improvements that will be required. Until that time, off-site improvements are excluded from these services.
- It is assumed that the final bidding of the project will not be done until receipt of the permit and issuance of 100 Percent CD. Bidding before the completion of the documents is done at the Owner's risk.
- Substantial cost reduction requiring redesign after 100% Design Development is not included. It is expected that the design team will design to budget, and respond with changes to get in budget alignment.
- Redesign work associated with substantial floor plan changes after 100% Design Development is not included.

- Changes to the overall design related to change orders initiated by others, supply chain issues, ASIs, and/or value engineering are not included.
- Construction cost estimates will be provided by cost estimator. We will review the cost estimator's pricing and provide comments.
- Acoustical analysis, design of noise attenuation requirements, and special vibration isolation requirements for mechanical systems are not included.
- Commissioning of systems is not included unless proposed and accepted.
- As-built drawings are excluded, and assumed to be provided by the Contractor.

We greatly value our relationship with Lane County and recognize the importance of this essential project. We look forward to working with you. If you have any questions whatsoever, please do not hesitate to contact me.

Sincerely,

Nick Williams
Associate Principal
TVA Architects, Inc.

		PHASE 1		PHASE 2		PHASE 3					
Discipline	**Team**	**Conceptual Design and Pricing**	**Focus Group Meetings + Community**	**Schematic Design**	**Design Review/Land Use Planning**	**Design Development**	**Construction Documents**	**Bid & Permit**	**Construction Administration**	**Closeout**	**Grand Total**
Architectural	**TVA**	257,059	42,016	231,470	0	332,249	372,448	85,318	702,594	38,254	2,061,408
Total Architectural Services		257,059	42,016	231,470	0	332,249	372,448	85,318	702,594	38,254	**2,061,408**
Civil	**KPFF**	0	0	11,000	15,400	19,800	40,700	9,350	17,600	0	113,850
Structural	**Catena**	0	0	31,240	0	79,530	133,100	16,500	77,000	0	337,370
Cost Estimation	**ACC**	0	0	36,742	0	43,162	38,269	0	0	0	118,173
Land Use / Planning	**TBG Planners**	0	0	0	23,100	0	0	0	0	0	23,100
MEPT	**Interface Engineering**	0	0	106,920	0	205,260	344,740	16,720	147,840	0	821,480
Landscape	**Cameron McCarthy/Land**	0	0	46,156	20,988	75,834	86,042	13,090	64,878	2,063	309,051
Specifications	**MTA**	0	0	0	0	11,968	21,692	0	0	0	33,660
		0	0	0	0	0	0	0	0	0	0
Total Basic Services		0	0	232,058	59,488	435,554	664,543	55,660	307,318	2,063	**1,756,684**
Conceptual Pricing - Civil	**KPFF**	11,000	0	0	0	0	0	0	0	0	**11,000**
Conceptual Pricing - Structural	**Catena**	12,100	0	0	0	0	0	0	0	0	**12,100**
Conceptual Pricing - Cost Estimation	**ACC**	19,987	0	0	0	0	0	0	0	0	**19,987**
Arborist Services	**Cameron McCarthy**	0	0	7,238	0	0	0	0	0	0	**7,238**
Total Supplemental Services		43,087	0	7,238	0	0	0	0	0	0	**50,325**
Public Street Lighting	**Interface Engineering**	0	0	0	0	0	16,500	0	0	0	**16,500**
Radon Design	**Interface Engineering**	0	0	0	0	0	12,100	0	0	0	**12,100**
Technology Systems	**Interface Engineering**	0	0	0	0	0	31,900	0	0	0	**31,900**
Commissioning Services	**Interface Engineering**	0	0	0	0	0	0	0	52,800	0	**52,800**
Total Optional Services		0	0	0	0	0	60,500	0	52,800	0	**113,300**
Grand Total Services		**300,146**	**42,016**	**470,766**	**59,488**	**767,803**	**1,097,491**	**140,978**	**1,062,712**	**40,317**	**3,981,716**
Grand Total with Reimbursable Expenses											**3,981,716**
Grand Total with Reimbursable Expenses and Optional Services											**4,095,016**
		$300,146		$572,270				$3,222,600			

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KPFF CONSULTING ENGINEERS – CIVIL

The civil engineering scope includes the design, permitting and construction administration for paving and horizontal control, grading and drainage, utilities (water, fire protection, storm drainage and sanitary sewer) and erosion control.

Permitting for this project will include Site Review (assumed to be concurrent with the DD submittal), a Land Drainage Alteration Permit (LDAP), a Building Permit and a FEMA Conditional Letter of Map Revision based on Fill (CLOMR-F). Because the site disturbance is over 5 acres, a 1200-C Erosion Control Permit through DEQ will be required as well.

KPFF will play a key role in the preparation of required FEMA documentation since the project is within the AE flood hazard area. FEMA is in the process of implementing significant changes to their permitting process. Given the uncertainty and evolving requirements, it is unclear what the process will be when we submit for permitting. For that reason, **Flood Development Permitting is not included** and a proposal for flood permitting will be provided once we have confirmation from the City and FEMA.

In addition to the permits above, a public utility and roadway extension will be required through a Public Improvement Permit (PIP) process as well as potentially a new storm outfall to the slough through a Joint Permit Application (JPA) process. The exact scope of this work will be determined through the City of Springfield Annexation, DIM and Site Review. **KPFF will provide a scope and fee for offsite and public improvements as an additional service once the scope has been negotiated and finalized with the City of Springfield.**

Concept Design

- Assist in the development of the geotechnical and surveying scope of work.
- Review geotechnical report provided by others.
- Review **Owner provided signed and sealed boundary and topographic survey** of the site for completeness and provide input regarding additional survey requirements.
- Meet with local agencies and jurisdictions to discuss standards, existing utility systems and submittal requirements.
- Prepare for and attend a DIM (Development Issues Meeting) with the City of Springfield.
- Provide coordination with BPA to understand the requirements of their easement with the project site.
- Assist in determining the need for special studies such as fire flow test, sewer system modeling, etc. **(This proposal does not include the preparation of these studies, which can be provided/arranged as an additional service if agreed upon.)**
- Conceptual Design will include the following:
    - Offsite Public Improvements Plan:
        - Water and sanitary sewer service and estimated capacity
        - Fiber and electrical **(shown in the civil drawings, but designed by others)**
        - Roadway design and cross-section – **east/west leg only**
        - ROW Storm Management

    - Civil Site Plan:
        - Parking and site circulation
        - Site Accessibility
        - Stormwater detention and treatment plan
        - Stormwater Management
        - Hardscape and Accessibility at building entrances (podium challenges)
        - Water and sanitary from PL to building pad **(electrical and fiber designed by others)**
        - Maple Island Slough outfall
        - FEMA design considerations
        - Rough Grading
        - Cut/fill analysis
- Deliverables:
    - Conceptual Design level Offsite Public Improvements Plan and Civil Site Plan.
    - Conceptual Design narrative for the civil work.

Schematic Design

- Meet with local agencies and jurisdictions to discuss standards, existing utility systems and submittal requirements.
- Assist in determining the need for special studies such as fire flow test, sewer system modeling, etc. **(This proposal does not include the preparation of these studies, which can be provided/arranged as an additional service if agreed upon.)**
- .
- Deliverables:
    - Schematic level grading plans for disturbed areas within the project limits. Grading plan will identify preliminary grades using spot elevations and grading arrows.
    - Schematic level utility connection plans to include storm drainage, preliminary stormwater treatment and detention facility sizes, sanitary sewer, water and fire protection services.
    - Civil narrative describing the basis of design for the civil work including assumptions, design intent and preliminary utility information.

Design Development

- Coordinate with the local franchise utility providers regarding relocation and/or removal of their lines within the project site.
- Coordinate with the natural gas provider to determine the location of the meter, service and main lines and design criteria. **The design of the gas system will be done by others based on demands provided by MEP engineers. The layout will be shown on the civil plans for reference only.**
- Deliverables:
    - Design Development drawings at the 50% and 100% level of completion:
        - Existing Conditions (These plans are a copy of the boundary and topographic survey identifying property lines, easements, right-of-way

lines, information added to the base file from as-builts and improvements made to previous phases of work.)
        - Demolition Plan
        - Site Layout and Paving Plan
        - Grading and Drainage Plan
        - Utility Plans
        - Detail Sheets
    - Draft specifications for the civil related work items.

Site Review Plans & Permitting

- Provide Site Review plans for Completeness Review based on the 50% DD set.
- Update Site Review plans in response to Completeness Review comments, Tentative Site Review comments and conditions of approval for Final Site Review. The Site Review Plan set will be a stand-alone set from the DD, CD and Building Permit Plans.
- Deliverables:
    - Site Review Plans:
        - Civil Notes and Abbreviations
        - Existing Conditions (These plans are a copy of the boundary and topographic survey identifying property lines, easements, right-of-way lines, information added to the base file from as-builts and improvements made to previous phases of work.)
        - Site Demolition Plan
        - Site Layout and Paving Plan
        - Site Grading and Drainage Plan
        - Site Utility Plans
        - Site Assessment Plan
- Stormwater Analysis

Construction Documents

- Prepare Site Improvement Construction Documents to include the following:
    - Civil Notes and Abbreviations
    - Existing Conditions
    - Site and Utility Demolition Plan (Includes demolition of site features outside the building such as utilities and surface improvements. **Excludes right-of-way demolition, existing building demolition and demolition beyond the Project Limits**.)
    - Site Layout and Paving Plan (Includes the design and layout of civil/site-related features within the Project Limits.)
    - Grading and Drainage Plan (Includes the design of onsite stormwater quality and stormwater detention structure(s) as detailed in the Design Development drawings.)
    - Utility Plans (Includes the design of water, fire protection, sanitary sewer and storm drainage line connections for the proposed building(s) to within 5 feet of the proposed building. Also includes the location coordination of other site

utilities, such as gas, electric and communication lines designed by other design team members or private utility companies.)
    - Erosion Control Plan (Includes the design of plans, details and construction notes, as required by the City of Springfield.)
    - Detail Sheets
- Deliverables:
    - Construction document drawings at the 50%, 75% and 100% levels of completion for the civil portion of the work. The 75% set will be used as the Building Permit set.
    - Specification sections required for the civil portion of the work.
    - Design Calculations for civil related items for review and approval by the City of Springfield.
    - This includes the storm drainage report and 1200-C application.

Bidding & Permitting

- Assist in evaluating bidder qualifications.
- Respond to City of Springfield questions and comments for the civil related items pursuant to obtaining a permit. (This proposal assumes that multiple permit packages are not included (unless defined in this proposal) and that construction documents will be used for the permit submittal. KPFF assumes that 2 sets of review comments will be received from the City.)
- Project permits include:
    - Building Permit
    - Land Drainage Alteration Permit (LDAP) & 1200-C Permit

Construction Administration

- Provide interpretations and/or clarifications of the civil portions of the work. (We estimate this task will require approximately 60 hours for a project of this size.)
- Assist in determining if non-conforming civil work shall be rejected.
- Review specified shop drawings or product submittals for the civil portions of the work.
- Assist in preparing change orders relating to the civil work.

Assumptions & Clarifications

- All permit fees and agency charges will be paid by others.
- A geotechnical engineering report will be provided by the Owner identifying pavement section design, special site grading requirements and underslab/foundation drainage requirements. Design infiltration rates will be required for the design of the stormwater management facilities. **This proposal assumes that the infiltration testing will be included in the geotechnical report.**
- A signed and sealed boundary and topographic survey will be provided by the Owner.
    - At minimum, the boundary survey shall reflect established and/or retraced property lines, right-of-way lines and easements in accordance with boundary law principles. The boundary survey shall reference information utilized in the

retracement including found monuments, survey control points (with x,y,z values) and the source for easements shown.
    - At minimum, the topographic survey should be based on an actual field survey performed on the ground and include all existing surface features, a DTM surface with 1-foot contour intervals, utility line locations/sizes/materials/invert elevations (field observed and measured), trees (6 inches and larger diameter at breast height). Survey shall be in AutoCAD format and include all collected data points.
- The site is adequately served by utilities adjacent to the site.
- Offsite utility or street design beyond the identified Project Limits is not included in this proposal.
- Floodplain, wetland or environmental work is not included in this proposal. Remediation for contaminated soil, if required, will be done by others.
- Necessary testing and inspections during construction will be provided by others.
- It is assumed that existing utility distribution systems will not be impacted by the proposed development.
- A post construction survey of as-built conditions is not included in this proposal.

Optional Services

Should any of these services be required for this project, a mutually agreed upon scope and fee will be negotiated at such time.

- Preparation of special studies (i.e., water system modeling, storm drain system modeling outside our scope of work, additional traffic impact analysis, etc.).
- Intensive research and testing to determine conditions of existing site utilities (i.e., potholing, smoke testing, dye testing, pressure testing, fire flow testing, videotaping, etc.).
- Design of incidental site structures (i.e., stairs, fences and gates, structural retaining walls greater than 4 feet, railings, bridges, etc.).
- Additional Construction Administration services such as attendance at regular construction meetings and/or attendance at pre-bid or pre-construction meetings.
- Design of public improvements beyond connecting to the existing system for the purposes of this project.
- Flood development permitting, flood plain analysis and a Joint Permit Application.
- Design of water capture/re-use systems, pump stations, sump pumps, or force mains for sanitary sewer or storm drainage systems, if required.
- Assist in determining System Development Charges (SDCs) and utility connection fees.
- Participate in the public information or planning process (including attending City Council meetings, public hearings, hearing examiner meetings, public open houses and local association meetings).
- Preparation of phased or multiple-packaged construction documents.
- Services of sub-consultants including, but not limited to, Geotechnical, Electrical, Traffic, or Environmental Engineering and Landscape Architecture.
- Services of sub-consultants including but not limited to, Street or Site Lighting design.

- Redesign of civil items following completion of construction document phase (or early site package phase) as a result of site and building plan changes or unforeseen existing conditions.
- Utility Relocation Plans (Includes the design of water, sanitary sewer and storm drainage line relocations, resulting from the Lane Stabilization Center project. Also includes the coordination of all other site utilities, such as chilled water, electric, communication and steam lines designed by other team members or private utility companies. This proposal assumes that the utilities to be relocated are not public utilities and, therefore, will require City of Springfield approval only.)

CAMERON MCCARTHY | LANDCURRENT – LANDSCAPE

Project Understanding and Team Roles:

Lane County is seeking to construct a new short-term child, adolescent, and adult behavioral health crisis stabilization center. This approximately 40,000 SF facility will serve 42 individuals at any given time and is anticipated to serve 6,700 unique adults and 1,500 unique youth annually. The Stabilization Center site is approximately 12+acre in size and is located north of International Way and east of Sports Way in Springfield, Oregon. The project site is currently in the process of being annexed from the City of Springfield to Lane County. Loosely triangular in shape, the site abuts the eastern edge of the former Royal Caribbean Call Center and is north of the FedEx facility, with the riparian northeastern edge abutting the Maple Island Slough. The project site is currently landlocked with no fully improved roadway access provided. Lane County is partnered with PeaceHealth, which has a separate design team, project, and budget; they are designing to the south of the project site.

Environmentally, the site holds an existing hazelnut/filbert orchard that contains an estimated 900 trees and falls within FEMA Flood zone 'AE.' This flood zone designation prescribes a 100-yr Floor Elevation/Base Flood Elevation (BFE) that must be considered in building the Finish Floor Elevation (FFE). Due to the floodplain constraints, approximately 3.5 ft of fill and/or structure will be needed to place the building above the BFE. An additional constraint, there is a Bonneville Power Administration (BPA) easement that runs through the northeastern portion of the site, which will limit placement, configuration, and orientation of the building.

The project's goals are focused on Patient Experience (safe, secure, calming, and welcoming environments that maintain privacy and dignity and preserve patient autonomy), Staff and First Responder Needs (streamlined, supportive environments with enhanced security and safety), and Community Impacts (providing a more therapeutic approach to behavioral health services, reducing stigma, and enhancing community relations). The project is also setting a sustainability goal of meeting LEED Gold or equivalent, though the certification process will not be pursued.

The building program includes walk-in arrival, Sallyport arrival, an intake area, 23-hr respite area for adults and short-term stabilization areas for children, adolescents, and adults, support areas, staff offices, and amenities. Exterior program includes secured exterior courtyards, entry arrival, and parking for approximately. 150 vehicles, stormwater facilities, building loading/support services areas, and site circulation. Given the land-locked isolation of the site, public roadway improvements will be necessary both on the Stabilization Center property as well as along the PeaceHealth property to connect with International Way to the south. In addition, it is anticipated that a secondary emergency access road extending to the west to connect at
Sports Way will be required.

We understand the project will commence immediately with a Conceptual Design & Pricing phase lasting until the end of 2025. Involvement is restricted to only Architectural, Civil, Structural, and Cost Consulting. Focus for this phase will be to develop a basic level of design to

provide a basis for a more refined cost estimate related to the impact the amount of cut and fill has on the overall budget. Concepts developed in this phase will not lock in potential for refinements or alternate site layout configurations that will come with the following Schematic Design (SD) phase that begins at the start of 2026. Following the 12-week SD phase, a 12-week Design Development (DD) phase and a 16-week Construction Document (CD) phase will round out overall design efforts to be included in the Basic Services Fee. Permitting will consist of Land-Use Permitting and Construction Permitting. Permitting services are expected to run concurrently with the DD and CD phases. Bidding and negotiation are anticipated to occur in the Fall of 2026. Construction is anticipated to follow a 14-month window commencing at the start of 2027, with Final Completion by early 2029.

Design Approach:

Our team will collaborate with LandCurrent—led by Anita Van Asperdt, RLA—on developing the site design for the Stabilization Center, integrating nature as a therapeutic element in both active and passive ways. LandCurrent will serve as a subconsultant to Cameron McCarthy, with scope and fees aligned per our Proposed Services.

We will coordinate closely with the full design team to develop site surface improvements and manage the site base in AutoCAD, incorporating architectural design into comprehensive landscape plans. Our scope includes layout and grading for building, parking, pedestrian paths, courtyards, outdoor break areas, service zones, bike parking, furnishings, tree and shrub planting, stormwater landscapes, irrigation, low site walls, and fencing—all designed to meet Lane County and City of Springfield's current development code and design standards. Where efforts require environmental permitting, any resulting required restoration or enhancement design requirement will be designed to meet the standards needed to achieve permit approval.

In the Conceptual Pricing Phase, Civil will lead initial mass grading in conjunction with Architectural and Structural. Given the amount of fill needed to raise the building above Base Flood Elevation (BFE), site work will need to carefully, accessibly, and aesthetically respond in design and layout of the site as it moves beyond the initial conceptual pricing phase. In SD, our team will coordinate with Civil to take the lead on schematic grading, ensuring accessibility and aesthetics. Post-SD, Civil will detail grading for all vehicular areas and stormwater facilities, while we retain responsibility for pedestrian area grading. Low retaining walls and stairs may be integrated to address site constraints and elevation needs.

Our ISA-certified arborist will conduct a tree inventory, including the hazelnut orchard, to inform site layout, re-use opportunities, and address land-use tree felling permit requirements.

The goals for the project revolve around a more therapeutic approach to behavioral health crisis stabilization. We will work with the design team to optimize site configuration and circulation, blending natural elements with built environments to create safe, calming, and secure outdoor spaces that support behavioral health stabilization. We will explore ways to integrate the existing natural surroundings with the design of new landscapes and look to find ways to connect these with secure interior spaces. Curated sight lines between interior and exterior spaces will be studied and coordinated in our work with the Architect. It will be key

that we collaborate with client staff and stakeholders to understand operational needs and ensure courtyards and outdoor areas support therapeutic goals. Site geometry challenges—such as its triangular shape—will be addressed creatively, activating underutilized areas through passive or active design strategies. We will strategically integrate site circulation with the natural landscape to ensure safe, efficient, and visually cohesive movement throughout the site for guests, visitors, and staff.

Stormwater management will be a key component, with facilities designed to offset fill requirements and accommodate potential discharge into Maple Island Slough. This will involve wetland/riparian delineation, permitting, and potential restoration efforts.

Finally, we'll provide peer review and input on cost estimates at SD, DD, and CD milestones to support budget alignment and design feasibility.

Schematic Design

Review conceptual design pricing and all existing site-related data, including but not limited to local land-use code regulations, geotechnical, and environmental reporting. Attend site tour. Attend consultant team meetings with the design team to confirm exterior functions/needs for the project site. Attend client design meetings to learn, discuss, and vet site-wide design opportunities. We propose to have our subconsultant, LandCurrent, lead a site-specific design workshop with the client and Architect to generate site design opportunities at courtyards, main entry, and special use areas, and exterior landscape open space areas. Attend LEED charette to explore and coordinate site sustainability goals to be tracked through design. We will assume primary responsibility for all design refinements of the site within our scope, working collaboratively with the Architect, Civil, Electrical, and other consultants. We will prepare and provide base drawings in AutoCAD format, incorporating the Architect's building footprints, Civil mass grading surface, survey, and title block. We will provide AutoCAD Civil3D grading design for all pedestrian site improvements, with a focus on specialty courtyards and site circulation. We will coordinate the schematic grading design with the Civil Engineer and their prior conceptual design mass grading to address storm water opportunities and subgrade utility design.

Assume client meetings will be used to vet different site concepts (up to 3 concepts). We will develop landscape concepts that identify mass shrub areas, seeded areas, and new tree locations, as needed. Evaluate potential re-use for necessary hazelnut orchard tree removals, focusing on possible habitat re-use at riparian or wetland restoration landscapes. We will coordinate schematic site lighting requirements and power opportunities with the Electrical Engineer.
With our subconsultant LandCurrent, we will share design services and fees in this phase 60:40, with LandCurrent 60% and Cameron McCarthy 40% respectively.

<u>Deliverables:</u>

- 100% SD Site Plan (supplemental enlargements for entry court, and other courtyards)
- 100% SD Grading Plan
- 100% SD Landscape Plan

- 100% Site/Landscape Narrative

Meetings/Site visits:

- Project Kickoff Meeting
- Site tour
- Site-Specific workshop (led by LandCurrent)
- (4) Client meetings (assume 1.5hr length)
- Biweekly design team meetings (6 max; assume 1hr length/meeting)
- LEED Charette (assume 3-hr length)

Arborist Services *(During SD Phase)*

- Inventory and assess all existing trees, including the on-site hazelnut orchard.
- Prepare tree inventory plan, schedule, and arborist report with supporting exhibits and photographs.

Design Development

Participate in 100% SD set Design Team review. Collaboratively refine design elements in our scope specific to site, grading, and landscape. Refine the SD design in CAD. Assume primary responsibility for all surface site development as stated above. Integrate the Architects' building refinements accordingly. Prepare a refined DD site plan with enlargements, grading plan, and landscape at 50% and 100% completion. Irrigation supply and mainline design will be prepared and delivered at 100% DD. Prepare recommendations for materials (cut sheets and descriptive lists) for all softscapes and hardscapes. Softscapes include but may not be limited to plant palettes for trees, shrubs, and groundcovers, stormwater landscapes, natural turf areas, and related irrigation approaches for each landscape type. Hardscape includes, but may not be limited to, exterior surface treatments, including vehicle parking, vehicle drop-offs, pathways/walks/ramps, colors and finishes for standard and special paved areas, wall and step materials, storm water features, bollards, handrails, site furniture, bicycle racks, site lighting opportunities, and site fencing.

We will assist the Civil Engineer in developing subgrade utility locations, storm drainage structures, and provisions for landscape irrigation. We will work collaboratively with Civil to determine pavement sections and materials they specify. We will coordinate with the Electrical Engineer/Lighting Designer all work related to site lighting, power supply, and power & data outlets on site, and determine refined locations for these improvements. We will collaborate with the Architect on selecting and locating site furnishings such as benches, litter receptacles, tables/chairs, bike racks, and recycling stations. We will provide a review of the cost estimate being prepared by others.

Provide outline specifications for all landscape and site hardscape components. Attend meetings with the Architect, Owner, and related team members as stated below.

With our subconsultant LandCurrent, we will share design fees in this phase 40:60, with LandCurrent 40% and Cameron McCarthy 60% respectively.

Deliverables:

- 50% and 100% DD Existing Conditions/Tree Protection and Removal Plan
- 50% and 100% DD
- 50% and 100% DD Grading Plans
- 100% DD Irrigation Supply and Mainline Plan
- 50% and 100% DD Tree and Soil Preparation Plans
- 50% and 100% DD Courtyard Enlargements
- 100% DD Product cut-sheets/Materials Palettes
- 100% DD Outline Specifications

Meetings/Site visits:

- SD Design Review Mtg
- Biweekly Design Team meetings (6 max)
- Assume up to (2) Client meetings (assume 1.5hr ea)

Construction Documents

Preparation of Construction Drawings for all site components described above, landscape, and hardscape details, and technical specifications for all site improvements identified below. We will provide a review of the cost estimate being prepared by others. Attend meetings with Owner, Architect, and other team members as described below. Assume preparation of 50% CD check set, Permit Plans at 75% and GMP Plans at 100% review document drawings.

Our subconsultant, LandCurrent will be provided an allowance of 80 hours ($12,200) for use on a Time & Materials basis throughout the CD, Bid/Permit, and CA phases for related input and consultation to the Owner or Design Team.

Deliverables:

- 50% CD Drawings and Specifications
- 75% CD Drawings and Specifications (Permit Drawings)
- 100% CD Drawings and Specifications

Meetings/Site visits:

- Biweekly Design Team meetings (8 max)
- Assume up to (2) meetings with Client

Construction Permitting

Review and respond to City permit review comments and make changes to drawings and specifications accordingly. Assume (2) review cycles for one single permit package.

Bidding & Negotiation

Limited AIA consulting services related to site improvements. Assist the Architect with the preparation of Addendum or document changes. Respond to the contractor's inquiries during Bidding.

Construction Administration

Standard AIA consulting services related to site improvements. Attend pre-construction meeting(s) related to site development. Attend a limited number of weekly construction meetings specific to site development. Attend required site inspection as stated in project specifications. Prepare drawing revisions related to CR's, CCD's etc. Respond to RFI's (assume 25 max), review submittals (assume each submittal is reviewed only two times), and shop drawings (assume each submittal and shop drawings only require two reviews). Attend Substantial and Final Completion inspections; prepare inspection reports; develop punch lists.

Meetings/Site Visits:

- Attend one (1) pre-construction meeting.
- Attend up to twenty-five (25) construction inspection/review meetings during the length of
- construction (assume 14 months of site construction).
- Attend one (1) Substantial Completion inspection
- Attend one (1) Final Completion inspection

Project Closeout

Standard AIA consulting services related to site improvements. Prepare record documents from contractor-provided drawings and mark-ups. Review operations and maintenance manuals provided by the contractor.

Land-Use Permit Assistance and Arborist Services

ARBORIST SERVICES

Our staff arborist will inventory the size, species, and health of all trees, including the hazelnut orchard within the site scope boundaries. Data gathered will be summarized into an arborist's report that we prepare. Plan sheet(s) will label trees with the corresponding inventory schedule.

Arborist services are typically provided in the SD Phase as the tree(s) condition and character affect early design. Given contractual requirements for including LandCurrent for this project, we are proposing this service separately to avoid disrupting our agreements with LandCurrent for the distribution of services in SD.

Deliverables:

- Existing Tree Inventory Plan (with summary schedule of existing tree species/size/conditions)
- Supporting Exhibits and Photos Arborist Report.

Meetings/Site Visit:

- Assume up to two (2) site visits to inventory the full site.

LAND-USE PERMITTING (LU) ASSISTANCE April 2026 – September 2026 (24 weeks)
Includes preparation of drawings for County Site Review land use submission, attending coordination meeting(s), attending the pre-application meeting with design team at Lane County, and assisting the Design Team Land Use Planner with preparation of Completeness

Review submittal, Initial Submittal, and Final Submittal. Plans will utilize DD design work, though they will need to be formatted and labeled to specifically address land-use submittal criteria. Plans will include Existing Condition/Tree Removal Plan, Site Plan, and Landscape Plans. Assist in response to County comments and prepare revisions to drawings if requested. Includes Tree Felling permit plan submittal.

Deliverables:

- Site Review Completeness Review Plans
- Site Review Initial Submittal Plans
- Site Review Final Submittal Plans
- Tree Felling Permit Plans

Assumptions & Exclusions

In addition to the narrative above describing our work, please note the following assumptions and exclusions made in determining our fees for service:

- Provision of base map / topographic information prepared by a professional land surveyor.
- Geotechnical report with footing, soil percolation, groundwater, and pavement recommendations will be provided by others.
- Erosion control permit and related documentation will be prepared by the Civil Engineer.
- Arborist services for this project assume the majority of the hazelnut orchard will be inventoried in batches of average DBH per row of trees. Individual inventorying of each tree may require an additional service.
- Land-use permits and plans documentation beyond what has been listed above may require an additional service.
- Environmental Permitting is assumed to be provided by others using plans and designs we develop during design phases. Should the environmental permit process(es) result in the need for specific landscape restoration requirements, efforts required will be evaluated and proposed as an additional service.
- Public improvement permitting and plans are assumed will be developed as an amendment to this contract. Scope and fee for additional services will be developed when public improvement requirements are determined.
- Construction Permitting and Bidding efforts assume one (1) complete bid/permit package phase.
- Separating into multiple bid packages or permits will require an additional service.
- Cost Estimation prepared by a separate consultant. CM will provide review and support documentation.
- Structural engineering for walls and footings exceeding 4' height, footings of fences or poles exceeding 6' height, and site lighting will be provided by the design team's structural engineer. Provision to include footing dimensions and reinforcement design.
- Play structure design is excluded.
- Water feature design is excluded from this scope, though it can be added as an additional service.

- Monument signage design is excluded from this scope.
- Allowance provided to our subconsultant LandCurrent during the Construction Documentation,
- Construction Permitting, Bidding, or Construction Administration phases will be used for related input and consultation to the Owner or Design Team. If Owner and/or Design Team requests exceed LandCurrent's 80-hr ($12,200) allowance, or if project cost-reduction measures require re-evaluation of original design intent from SD and DD, an additional service will be required.
- Construction Documentation services assume CM will stamp all necessary drawings. Should design efforts be directed or decided upon to have our subconsultant, LandCurrent, complete and stamp specific plans, or if cost-reduction measures require re-evaluation of original design intent from SD or DD, an additional service will be required.
- Construction Administration services assume one (1) Substantial and one (1) Final Completion review.
- An increasing quantity of these reviews due to decisions beyond our control made by others may require an additional service.
- Illustrative perspective drawings of the site and building context are assumed to be prepared by others.
- LEED calculations and scoring are excluded.
- Services related to Nursery Visits are excluded.
- Our proposal assumes that minor revisions may be necessary with each successive stage of the work as it progresses (to account for cost control measures, value engineering, design improvements, etc.).
- If, however, major revisions are necessary to work previously executed and submitted as a result of a major change in program, budget, or other decisions beyond our control after one of the designated checkpoints, we will require the extra work to be compensated through an Additional Service agreement.
- Assume the design schedule will remain largely as shown for each phase. Assume that minor shifts or delays may be necessary. However, significant extensions to project phases and/or schedule delays that shift project phases out of the calendar year indicated may require supplemental fees to address billing rate increases.

CATENA – STRUCTURAL ENGINEERING

Scope of Basic Services

Conceptual Design and Pricing:

- We will work with you to understand project stakeholders space programming,
- aesthetic, sustainability, and other project requirements, as well as to discover opportunities and challenges of potential renovation options.
- We will develop structural design criteria, including design loads for gravity, wind, and seismic forces acting on the building, in conformance with the 2022 Oregon Structural Specialty Code (OSSC).
- We will identify structural strategies to accommodate up to two (2) conceptual architectural programming design options for the proposed building. We will create a summary report of our findings and descriptions of the structural systems. We will mark up in PDF format your architectural plans of the building and, as we deem necessary, will include limited hand-sketched details to further describe the structural systems. We will complete preliminary structural calculations only as needed to inform the concept-level designs. Our narrative descriptions and PDF markups will be prepared for you to distribute to the County for review and cost estimating.
- We will review for inclusion of structural items and scope draft construction cost estimates of the two (2) programming design options prepared by the design team's construction cost estimator.
- We will communicate and collaborate with the project's Geotechnical Engineer of Record, on geotechnical matters related to our work.
- Where we deem it beneficial to inform our work, we will communicate and
- collaborate with manufacturers and/or installers of structural solutions that may be employed as part of the structural systems solutions. Examples of such structural solutions include, but are not necessarily limited to, proprietary lateral force resisting systems such as SidePlate or Durafuse steel moment frames, cross laminated timber or mass plywood panel manufacturers, and deep foundation or soils improvement contractors.
- We will coordinate our work and will collaborate with you and other design team members. Coordination includes our participation in Project Team and Design Team Coordination meetings. We included a total of three (3) meetings for this phase of the project. We assume these meetings will occur virtually or in your office in Portland; we did not include meetings in Eugene.
- We will work with you and other project stakeholders to answer questions related to our scope of work.
- Near the conclusion of the Programming and Conceptual Design phase, we will review the construction cost estimates of the final Programming and Conceptual Design completed by Architectural Cost Consultants for inclusion of structural items and scope.

Schematic Design

Services during the Schematic Design phase include a complete structural systems design narrative describing structural systems along with marked up structural drawings in .pdf format. The team will determine the proposed framing solution from the two options developed during Programming and Concept Design and proceed forward with one structural scheme. We will work with the design team to provide preliminary sizing of structural elements suitable for rough orders of magnitude pricing by others. We will develop structural design criteria, including design loads for gravity, wind, and seismic forces per the 2025 Oregon Structural Specialty Code (OSSC).

Early in this phase, we will review the geotechnical data from the existing geotechnical report and meet with the Geotechnical Engineer of Record (GER) to determine if additional data is required for our structural analysis. We will provide probable maximum foundation loads to the GER to facilitate determination of the building's foundation system.

We will participate in bi-weekly meetings during the Schematic Design phase which will occur in the Portland metro area or "online".

Design Development:

Services during the Design Development phase include preliminary sizing of all primary structural framing, preliminary calculations, preparation of structural drawings (includes plans and typical details), preliminary editing of structural specification sections, and submittal to the owner for review and comment. The team will make major decisions affecting the final structural design (bay sizes, floor-to-floor heights, cladding systems, locations of all structural walls, and locations and weights of all major mechanical equipment, etc.) during Design Development.

We will participate in bi-weekly meetings during the Design Development phase.

Construction Documents:

Services during the Construction Document phase include the preparation of one Construction Document package for the building foundation and superstructure including drawings and related calculations, as required for submission to the permitting authority and for bid purposes. We will provide consulting services related to miscellaneous architectural and site components and assume that these will be shown in the architectural or landscape drawings, accordingly. We will assist in preparing conceptual details and performance specifications for contractor-designed items. We will assist in preparing the structural specifications. We assume that you will provide the structural sections of specifications in an editable format (e.g. Microsoft Word) and that we will use the 'track changes' feature to edit the structural content of those specifications.

We will assist in preparing conceptual details and performance specifications for contractor designed items. We will assist in preparing the structural specifications for those delegated design elements.

We will participate in design team meetings as needed during the Construction Documents phase.

Bidding and Negotiation/Agency Review and Approval:
During the Bidding and Negotiation process, we will work with you to answer questions from the builder's subcontractors bidding the work and will issue structural addenda and supplementary instructions as required.

During the Agency Review and Approval process, we will respond to plan check comments from the City of Eugene to obtain structural approval. Please note that our work during this process is associated with assisting in securing a building permit for the project, and not commencement of construction.

Following the completion of the Agency Review and Approval process, we will compile the structural-related addenda into the Bid Set to create a conformed set of construction documents for the contractor to use during construction.

Construction Administration:
During the Construction Administration phase, we will review required submittals, respond to General Contractor-initiated requests for information (RFIs), review testing and inspection reports, review change proposals related to our work, and issue bulletins and supplemental instructions.

We will visit the site and observe construction, as required by the Oregon Structural Specialty Code. We estimate up to five (5) site visits during construction are required for this purpose. We will visit the site at appropriate intervals as dictated by ongoing construction and as deemed appropriate by catena consulting engineers. The frequency of our visits shall not necessarily correspond to your contractual commitment to the Owner. We will bill for additional site visits needed to resolve non-conforming construction independently and on an hourly basis as an additional service. If requested, we will provide a letter of conformance based on our structural observations and our review of the special inspection and testing reports.

Detailed inspection and any special inspections required by the permitting authority or the International Building Code will be the responsibility of the Inspector of Record, retained by the Owner.

Assumptions:
For the purposes of this proposal, we assume the following:

1. Per the published geotechnical report by PBS dated November 29, 2024, the project will employ shallow strip and spread footings located beneath columns and walls.
2. Any drawings during the Programming and Conceptual Design phase will be created via redlines within PDF versions of original building drawings and/or architectural backgrounds created by TVA Architects.
3. Our drawings during the Schematic Design phase will consist of redlines within PDF versions of architectural drawing files created by TVA Architects, as well as

supplemental hand sketches if necessary. We will create our drawings using Revit Structure during the Design Development and Construction Documents phases.

4. Our scope of services does not include the preparation of separate construction documents packages (early foundation package, super-structure, cladding, etc.) for phased permitting, bidding and/or construction.
5. The BIM model will not be used for thorough estimating of quantities, shop drawing production, construction means and methods, or detailed on-site coordination.
6. We will provide the design and documentation for architecturally exposed elements such as canopies, sunshades, etc., that attach to the structural frame.
7. Our Basic Services include investigating mass timber structural solutions during the Programming and Concept Design phase only. We will revisit our fee should a mass timber design solution proceed beyond Concept Design.
8. The structural aspects of the following elements and their connection/anchorage to structure, if employed on the project, are assumed to be delegated to others:
    - Pre-fabricated wood I-joists;
    - Pre-fabricated wood roof trusses;
    - Curtain wall, window wall and other interior or exterior glazing systems.
    - Ladders and their railings;
    - Skylights;
    - MEP equipment and distribution anchorage and bracing;
    - Fall arrest/safety restraint systems (catena will design and document structural backing within the roof cavity and the connection between backing and primary roof structure);
    - Photovoltaic systems (catena will design and document structural backing within the roof cavity and the connection between backing and primary roof structure);
    - Façade components where not otherwise dictated by prescriptive manufacturer requirements;
    - Fixtures, furniture and equipment (FF&E) where not otherwise dictated by prescriptive manufacturer requirements;
    - Roll-up doors and/or operable partitions (catena will design and document structural backing as may be required);
    - Suspended ceilings; and,
    - Fabric awnings.
9. We will mark up the landscape drawings with pertinent structural information related to site structures such as retaining walls less than four (4) feet in height, light poles and their foundations, flag poles and their foundations, site walls, bollards, and exterior trash/recycling/storage enclosures.
10. Constructability analysis and cost estimating is by others based upon the review of the design drawings and specifications.
11. Our services do not include owner- or contractor- initiated revisions to the documents made after permit submittal.
12. LEED™ certification is not part of the project.
13. We will bill for additional site visits needed to resolve non-conforming construction independently on a time and expenses basis as an additional service through TVA

Architects or will provide that service under separate agreement with the General Contractor.

14. The owner will retain a Testing and Inspection Agency, as required by the Oregon Structural Specialty Code.
15. We will produce Record Documents as an Optional Service after construction is completed based upon the CM/GC markups of our drawings. This is excluded from our Basic Services. Should Record Documents be included in our scope of services, we will update the BIM model at that time and only as needed to create these Record Documents. We will not update the BIM model on a continual basis during construction.
16. FEMA Flood Hazard Design Standard (ASCE 24) will not be applicable to the structural design. We included FEMA Flood Hazard Design as an Optional Service.
17. Our participation in meetings will occur through web and/or phone conferencing. Both Project Team meetings and Design Team Coordination meetings will be phased such as to maximize the efficiency of consultants in attendance.
18. Cost estimating will be provided by Architectural Cost Consultants.
19. Other elements or efforts not expressly enumerated in this proposal are excluded from our scope of services.

INTERFACE ENGINEERING – MECHANICAL, ELECTRICAL, & PLUMBING

Mechanical Engineering Services:

Heating, Ventilating, and Air Conditioning Systems

- Air conditioning and heating systems design.
- Space heating and ventilation design for areas not requiring air conditioning.
- Building exhaust systems design.
- Performance specifications for temperature control or building energy management system.
- Heating and cooling load calculations.
- State Energy Code calculations for building mechanical systems.
- State Energy Code calculations for building envelope compliance utilizing envelope tradeoff software or equivalent.
- Optional: Radon system design.
-

Plumbing Systems:

- Sanitary drainage, vent, domestic water, storm water, and natural gas piping design from 5 feet outside building.
- Plumbing fixture specifications.
- Design for connection of Owner-provided equipment and appliances based on information provided by other consultants.

Electrical Engineering Services:

Electrical Utilities Coordination

Power Utility: Site raceway system, vault/pedestal locations and sizes, revenue meter location/requirements, transformer pad location(s), and available fault current.

Building Power Distribution

- Building power distribution design. Design for sub-metering to meet energy code requirements.
- Design for connection of Owner's equipment based on Owner-provided load information.
- Design emergency power distribution system for emergency loads such as egress lighting utilizing engine generator, central battery inverter, and/or unit battery equipment as the backup source.
- Design for connection to interior and exterior signage based on information provided by others.
- Design for connection of mechanical, lighting, and fire/life safety systems.
- Electric vehicle charging station system design, including signal and access requirement coordination.
- Photovoltaic Design:
    - Performance specifications for photovoltaic system to meet 1.5% Green Energy Technology (GET) requirement.

  - Coordination with code officials and local utility.
  - Coordination with Energy Trust of Oregon (ETO), if eligible, for potential incentives.
  - System layout drawings. The system layout drawings will include the following:
    - Layout of photovoltaic array.
    - Location of inverters.
  - Connection to building electrical distribution system. e. Life-cycle-cost analysis is not included.

Electrical Engineering Studies

- Preliminary selective coordination analysis for essential branches of the emergency system. Final study to be performed by others.
- Preliminary fault current analysis. Final fault current and arc flash study to be performed by others.

Lighting Design Services;

- Building interior and exterior lighting design:
  - Luminaire schedule.
  - Luminaire cut sheets of proposed luminaires.
  - Layout of luminaires.
  - Coordination with architectural reflected ceiling plan.
  - Control of lighting system.
  - State Energy Code lighting compliance calculations. Includes calculation for final layout only.
  - Egress lighting design and illuminated exit sign placement design per OSSC requirements, based on a complete and comprehensive egress plan provided by Architect, indicating occupant load calculations and designated egress paths and exit sign locations.
- Site lighting with point-by-point photometric/without point-by-point photometric. Based on two submittals. Photometric calculations not required to be part of the drawing set.
- Interior lighting calculations using point-by-point method for key spaces. Based on two iterations.
- Photometric calculations will not be required to be submitted as part of the drawing set.
- Optional: Street lighting design for public or private street.

Fire/Life Safety Engineering Services:

Fire Protection Sprinkler Services

- Performance specifications only based on the following. No drawings are included in this approach.
  - State and local code requirements.
  - Owner standards/project requirements.
- The design will be performed by the contractor. We will review the design for conformance to our specifications.

- Preliminary sizing of fire main service and coordination with civil engineer. Incoming fire main location shown on plumbing drawings.
- Riser location and room size estimate.
- Determination of need for standpipes.
- Review of adequacy of water supply for supplying the automatic fire sprinkler systems.

Fire Detection and Alarm Services

- Performance specification only based on the following. No device drawings.
    - State and local code requirements.
    - Owner standards/project requirements.
- The design will be performed by the contractor. We will review the design for conformance to our specifications.

Information and Communications Technology (ICT) Systems Design:

- Telecommunications: Site pathway system, vault locations, and demarcation points.
    - Customer Owned Outside Plant (CO-OSP).
    - Coordination with Dry Utilities consultant for service providers.
- Empty pathways and spaces for the following systems based on information provided by others:
- Network outlet locations.
    - WiFi locations, based upon Owner provided information (Heat Mapping).
- Audiovisual system:
    - Cable and/or Satellite television distribution.
    - Audiovisual networked device locations.
- Security systems:
    - Access Control.
    - Intrusion Detection.
    - Video Surveillance.
- Distributed Antenna System: Pathways based on Emergency Responder Communication Enhancement Systems (ERCES) integrator's direction for distribution of ERCES.

Optional: Design of the following systems, including construction documents and specifications.

Telecommunications System Design:

- Layout of device outlet locations on drawings.
- Rack sizing, specification, and layout.
- Backbone cabling design of distribution cabling and connecting hardware.
- Horizontal cabling design of distribution cabling and connecting hardware.
- Spaces: Including locations, sizing and layout of telecommunications rooms (TR's).
- Pathways: Cabling support system including conduit, sleeves, cable runways, basket trays, and J-hooks.
- Grounding and bonding system for telecommunications.
- Single Line Diagrams (SLD's).
- Technical specifications.

Security Systems:

- Electronic access control entry system.

    - Emergency lockdown/lockout system.
- Intrusion detection.
- Video surveillance system using IP or analog video and digital recording.
- Layout of devices on drawings.
- Single Line Diagrams (SLD's).
- Details.
- Technical specifications.

Audiovisual (AV) Systems Design:

- Infrastructure and distribution required to route audio and video signals to projection and display
- systems within each required space.
- b. Equipment racks, within rooms, podiums, and presentation spaces.
- c. Projector locations.
- AV floor box locations and outlets.
- Speaker locations.
- Amplification and sound reinforcement equipment.
- Layout of devices on drawings.
- Single Line Diagrams (SLD's).
- Technical specifications.

Distributed Antenna System(s) (DAS):

- Performance specifications for amplification of Emergency Responder Communication Enhancement Systems (ERCES).

Energy Consulting Services:

- Provide energy analysis to meet ETO requirements.
- Review design documents and identify energy conservation measures (ECMs) which typically include:
    - Building envelope thermal performance improvements.
    - High performance windows.
    - Daylight harvesting.
    - Interior lighting with low power density.
    - Occupancy based interior lighting controls.
    - Exhaust energy recovery and demand-controlled ventilation.
    - High-efficiency cooling technology.
    - High-efficiency heating technology.
    - Energy-efficient air moving equipment: premium efficiency motors, VFDs, low-pressure drops and variable flow.
    - Energy-efficient water moving equipment: premium efficiency motors, VFDs, low-pressure drops and variable flow.
    - Solar technologies.
- A baseline building energy model using IES hourly energy simulation program.
- Calibrate baseline building energy model through energy benchmarking.
- Analyze ECM energy and cost savings.
- Coordinate with design team on ECM costs.
- Analyze ECM cost effectiveness.

- Provide energy-efficient design input to design team.
- Document and submit analysis results.
- Respond to review comments.
- Prepare submittals on behalf of Owner for incentives and credits.

Optional: Commissioning Services (Cx):

Commissioning Services to Meet Oregon Code Requirements

- Lead, review and oversee the completion of all commissioning process activities.
- Prepare commissioning specifications to incorporate in the construction documents (Divisions 01, 22, 23, and 26).
- Perform a review of the Owners Project Requirements (OPR) and the engineers Basis of Design (BOD).
- Perform a review of the design documents at 50% CD submission.
- Coordinate and lead commissioning meetings as part of the commissioning process.
- Assist construction manager and contractors with interpreting and achieving intent of commissioning activities specified in the contract documents.
- Develop a Commissioning Plan.
- Develop Pre-Functional Checklists.
- Develop Functional Performance Tests.
- Perform periodic site visits throughout the construction phase to review the Contractor's installation, pressure testing, flushing, startup, and testing of systems.
- Perform Functional Performance testing of mechanical, electrical and plumbing systems with cooperation of the Contractor to verify systems perform in accordance with the design intent, Owners Project Requirements, and Basis of Design.
- Submit weekly issues/resolution log to the design and construction team.
- Confirm factory testing and observe field testing of specified equipment.
- Submit weekly issues/resolution log to the design and construction team.
- Prepare a final commissioning report that includes the OPR, BOD, Executive Summary, Cx Plan, startup reports, construction checklists, functional performance tests, submittals, design review log, and issues/resolutions log.
- Develop a Current Facility Requirements and Operations Plan and Maintenance Plan that provides future operating staff information needed to understand and optimally operate the commissioned systems.

Systems to be Commissioned

The building systems identified to be commissioned as part of this proposal include:

- HVAC Equipment
- HVAC Controls
- Domestic Hot Water Heaters
- Pumps for Plumbing Systems
- Automatic Lighting Control Systems and Components

Bidding & Permitting:

- Answer questions during bidding phase.

- Issue addenda as may be required under the original design scope during the bidding phase.
- Review of substitution requests. Maximum of two reviews per vendor.
- Respond to jurisdiction permit comments and issue addenda as required to address comments.
- Maximum of two responses and addenda issuances. Meetings with code officials can be provided as a supplemental service.

Construction Administration:

- Two reviews of the submittals for each Division are included; additional reviews will be billed at our hourly rates with prior written approval. Fee is based on submittals being provided per Interface standard specifications.
- Answer RFIs, DCVRs, and construction questions.
- Construction observation site visits:
    - Up to six site visits (includes final punch) during construction for HVAC and plumbing, including fire sprinkler.
    - Up to six site visits (includes final punch) during construction for electrical, including lighting and fire alarm.
- Issue of ASIs, change orders, plan revisions, etc. generated by others is not included. Additional fees will be submitted for prior approval for these services.
- Review of change order costs initiated by others is not included.

Exclusions:

- Substantial cost reduction requiring redesign after 100% Design Development.
- Redesign work associated with substantial floor plan changes after 100% Design Development.
- Changes to the MEP design related to change orders initiated by others, supply chain issues, ASIs, and/or value engineering.
- Construction cost estimates. We will review the cost estimator's pricing and provide comments.
- Life cycle cost analysis for mechanical/electrical systems.
- Attendance at prebid and preconstruction meetings.
- Construction record drawings.
- Shop drawings, fabrication drawings, and construction coordination drawings.
- Structural calculations for the seismic restraint and anchorage of equipment.
- Design of temporary power for construction.
- Design of building footing drainage and/or sub-slab groundwater drainage.
- Radon system design.
- Waterproofing details/requirements for building components.
- Acoustical analysis, design of noise attenuation requirements, and special vibration isolation requirements for mechanical systems. We will include modifications to our systems per your acoustical consultants' recommendations within our base fee.
- Determination/interpretation of egress lighting paths with local officials.
- Work associated with public street lighting or power design.
- Commissioning of systems.

- Commissioning participation.
- Lightning protection system design.
- Project-related services associated with LEED and/or other third-party Green Building Certification.
- DAS (Distributed Antenna Systems) and/or ERCES (Emergency Radio Communication Enhancement System) design.
- WiFi Coverage and Capacity Planning (heat mapping) and/or design.
- Telecommunications service provider coordination and negotiations.
- Audiovisual design for boardrooms, large meeting spaces, auditoriums, assembly halls, divisible spaces, streaming, and storage services.

ARCHITECTURAL COST CONSULTANTS – COST CONSULTING

CONCEPTUAL DESIGN AND PRICING
ACC will provide conceptual-level quantity take-offs and cost estimating for architectural, landscape, civil (to provide earthwork quantities), electrical, mechanical, and structural portions of the work. ACC will incorporate detailed estimates for any special equipment items (kitchen/food service equipment, training equipment, theatrical /stage equipment, aquatic pools/equipment, etc.) into the overall estimate format as they become available from the design engineers and consultants. Estimates will be limited to no more than **(2) alternates**; additional alternates will result in additional services.

We will provide **one** estimate, based on **one** design scheme, for each phase of the work as outlined above. Base fee will cover one round of reconciliation and minor estimate update (this is limited to quantity adjustments, scope clarifications, product assumption clarification, and does not include re-estimating for design changes or modification from the initial "baseline" document) for each phase. **Additional estimates at each phase for additional updates, alternate solutions, major scope changes due to budget overruns, changes due to design and system changes, program changes or separating the estimate into smaller component parts will be billed as additional services.**

Estimates at each phase will require **10** business days to complete unless previously discussed.

The architect may be required to provide ACC with **one complete full-size set of hardcopy drawings** and PDFs of drawings and specifications.

All "reimbursable" expenses associated with work within the Portland Metro area, including travel, parking, telephone, and postage, are included in the above fees. Any travel outside the Portland Metro area will be billed at cost plus 10%, subject to prior approval.

Additional services beyond the scope of the work defined above, including value engineering, cost reduction workshops, and regular project consultant meetings, will be billed at an hourly rate as noted in the above matrix. **Does not** include CMGC reconciliation unless noted otherwise.

Schedule: If a schedule is not provided to ACC at project start, a minimum of a 3-week notification that documents will be ready for ACC to begin development of the estimate is required.

SCHEMATIC DESIGN – 50%CD
ACC will provide detailed quantity take-offs and cost estimating for architectural, landscape, civil (civil to provide earthwork quantities), electrical, mechanical, and structural portions of the work. ACC will incorporate detailed estimates for any special equipment items (kitchen/food service equipment, training equipment, theatrical /stage equipment, aquatic pools/equipment, etc.) into the overall estimate format as they become available from the design engineers and consultants. Estimates will be limited to no more than **(2) alternates;** additional alternates will result in additional services.

We will provide **one** estimate, based on **one** design scheme, for each phase of the work as outlined above. Base fee will cover one round of reconciliation and minor estimate update (this is limited to quantity adjustments, scope clarifications, product assumption clarification, and does not include re-estimating for design changes or modification from the initial "baseline" document) for each phase. **Additional estimates at each phase for additional updates, alternate solutions, major scope changes due to budget overruns, changes due to design and system changes, program changes or separating the estimate into smaller component parts will be billed as additional services.**

Estimates at each phase will require 12-15 business days to complete unless previously discussed.

The architect may be required to provide ACC with one complete full-size set of hardcopy drawings and PDFs of drawings and specifications.

All "reimbursable" expenses associated with work within the Portland Metro area, including travel, parking, telephone, and postage, are included in the above fees. Any travel outside the Portland Metro area will be billed at cost plus 10%, subject to prior approval.

Additional services beyond the scope of the work defined above, including value engineering, cost reduction workshops, and regular project consultant meetings, will be billed at an hourly rate as noted in the above matrix. **Does not** include CMGC reconciliation unless noted otherwise.

Schedule: If a schedule is not provided to ACC at the project start, then a **minimum of a three-week** notification that documents will be ready for ACC to begin development of the estimate is required.

TBG COMMUNITY PLANNING GROUP LLC - LANDUSE AND PLANNING

General Overview:

The proposed project generally includes the development of a crisis stabilization center building with associated parking, landscaping, and other infrastructure on a site located at Lane County Tax Assessor's Map 17-03-15-00 Lot 5400 (the "site") totaling about 12.10 acres (527,076 square feet). This Agreement assumes that the site will need to extend the right-of-way and utilities to the site from International Way and/or Sports Way (with the required easements and public improvements as needed), and the site is not environmentally contaminated on or adjacent to the site.

This Agreement includes the applicable research, preparation, coordination, and management needed to fulfill the requirements of a City of Springfield ("City") Type 2 Site Plan Review ("SPR") application process. This Agreement also includes a Development Initiation Meeting ("DIM") and the City's SPR completeness review process. No particular approvals or results are guaranteed as part of the application submittals. LEED certification is not requested.

The survey, civil engineering, architecture, landscape architecture, photometric plan, and transportation engineering documents provided by the Client-provided consultants ("Design Team") required as part of the SPR application are not part of this Agreement. However, this Agreement does include the Planner's coordination with the Client-provided consultants providing design documents as part of the SPR application to the extent required to provide the Basic Services as part of this Agreement.

Client-Provided Services:

The Client and/or Owner will arrange, pay for, and provide to the Planner the following:

- Consultant services by a Civil Engineer, Architect, Landscape Architect, Electrical Engineer (or electrical design/build subcontractor), Geotechnical Engineer, and Surveyor, etc. as required.
- An existing conditions survey of the site including all items on the SPR checklist such as on-site and adjacent public right-of-way existing improvements and driveways, property lines, overhead and underground utilities, easements, and infrastructure, etc.
- A Traffic Impact Study (TIS), an access management assessment, and/or any other study by a Transportation Engineer, as required.

The Client will coordinate as needed with the property Owner to provide the Planner with the property Owner's signature on the SPR applications (Tentative and Final). The Client or Owner will also pay for the City application fees, which will be verified during the DIM.

General Scope of Services:

Basic Services includes the coordination of services provided by the Client-provided and/or Owner-provided Surveyor, Civil Engineer, Architect, Landscape Architect, Electrical Engineer (or electrical design/build subcontractor for the preparation of a photometric plan), and Transportation Engineer consultants in order to provide Basic Services under this Agreement. The Planner is entitled to rely upon the completeness and accuracy of services and information

provided by the Owner, Client, and Client-provided and/or Owner-provided consultants. The Owner, Client, and Client-provided and/or Owner-provided consultants are expected to provide information requested by the Planner that meets the City's development code requirements, and specific SPR application requirements as applicable. Services required due to the material failure of the Design Team to provide information meeting the City's applicable criteria are Additional Services. Basic Services also include the preparation of this Agreement.

Planning services related to required right-of-way dedications, easements, and/or public improvements as required through the separate City Annexation Agreement at the time of Site Plan Review can be provided as Additional Services, or this Agreement can be amended to include these additional services and associated fees.

Development Initiation Meeting Application Phase Services:
The Planner will review the details of the property based on Owner-provided, Client-provided and City information and investigate the Springfield Development Code and other City relevant planning documents as they pertain to the property and the Type 2 SPR land use application process. The Planner will coordinate with the Client, prepare the DIM application and questions, and attend the City DIM. As part of the DIM application, the Client will prepare a preliminary Site Plan and other relevant preliminary drawings as applicable to assist City staff in responding to project questions submitted as part of the DIM application. Additionally, the Client and Client-provided consultants will provide TBG with their discipline related questions for inclusion in the DIM application.

Development Issues Meeting – Specific Deliverables
- DIM Application Form
- Project Description and Questions

Type II Site Plan Review (SPR) Application Phase Services:
The Planner will review the details of the property based on the Owner-provided, Client-provided City information and investigate the Springfield Development Code and other relevant City planning documents as they pertain to the property and the 3-part Type 2 SPR application process – Completeness Review, Tentative, and Final. The Type 2 SPR application decisions are rendered by the City Planning Director, which includes public notification prior to the Planning Director rendering a decision, and an appeal filing period within 12 days after the decision is mailed. The Planner will coordinate with the Owner, Client, Client-provided consultants, and City staff; prepare and submit the SPR (Tentative and Final) applications, providing a written statement with findings for the applicable approval criteria; and attend and represent the project at the City's application completeness meeting. The Client and Client's consultants are expected to provide the applicable required information and drawings (as part of one drawing set) per the City's application checklist for the SPR (Tentative and Final) application submittals.

The Client and Client-provided consultants are expected to provide documents to the Planner compliant with the applicable Springfield Development Code and other relevant City adopted plans. This Agreement includes up to three reviews of the Client and Client-provided consultants' plans and documents prior to the submittal of the Tentative and Final SPR

applications to provide feedback based on the SPR criteria and application checklists. Any additional review of the Client and Client-provided consultants' plans and documents will be provided as Additional Services.

SPR (Tentative and Final) Applications – Specific Deliverables

- City of Springfield Application Forms
- Inclusion of documents and plan set provided by the Client and Client-Provided Consultants
- Written Statement with Associated Attachments Required per the Relevant SPR Criteria

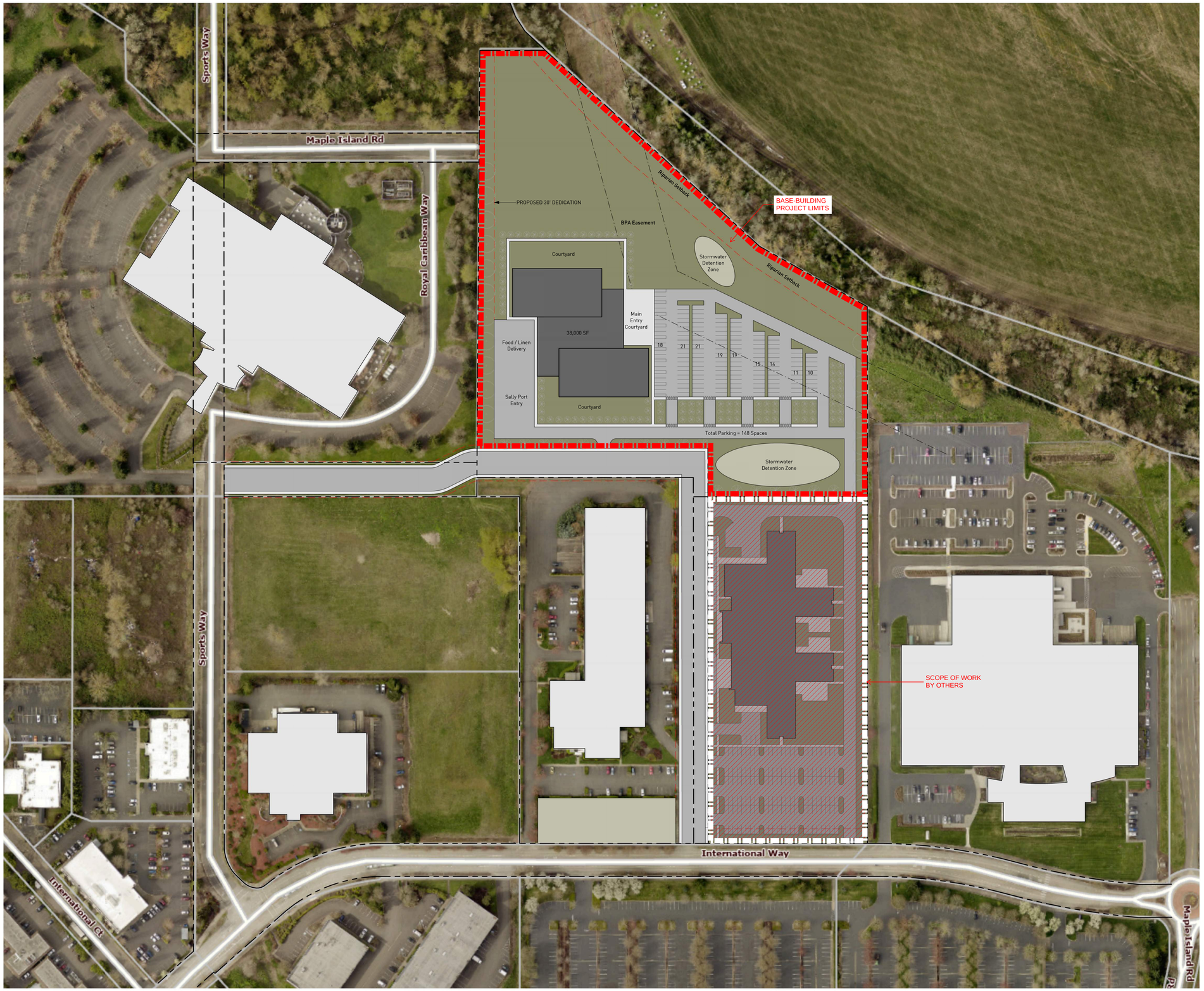
General Exclusions:

Basic Services generally excludes: (i). All services related to public improvements, (ii). All Design, Construction Documentation, and Construction Contract Administration services; (iii). Services provided by any engineering or specialty consulting firms; (iv). Services related to providing additional information after SPR application is deemed complete, such as addressing additional City staff and public comments; (v). All services after the Planning Director renders a decision; (vi). All City or state jurisdictional applications and processes other than the SPR application as described in Sections A and B; (vii). All jurisdictional fees; and (viii). All services found in the Additional Services Section.

Additional Services:

In addition to work not specifically identified in Section B above, the following, if desired, can be provided as Additional Services:

- Services of Consultants
- Agency Applications NOT Listed in Basic Services Above
- Services Related to Providing Additional Information after the SPR Application is Deemed Complete such as Addressing City Staff and Public Comments



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1.0 conceptual site plan

1" = 80'-0"

09.19.25

LANE STABILIZATION CENTER

Springfield, OR