

## EXHIBIT B

June 21, 2016

Mr. Paul Moritz  
Assistant City Manager – City of Ankeny  
410 West First Street  
Ankeny, Iowa 50023

RE: Ankeny Library and Community Facility – Prairie Trail  
Civil and Landscaping Fees

Paul:

Please find enclosed a description of the additional fees we believe would be required to include both Landscape and Civil design services for the Public Library and Council Chambers building we have been discussing. These fees would be in addition to those outlined in our fee proposal letter dated March 8, 2016.

As previously discussed, these fees also include savings in the design services necessary to adapt the previous design to meet your current needs.

We offer the following as our understanding of the Scope of Work base on our recent discussions and include a Summary of Fees for our professional services for your review:

### Services by Phase:

#### Schematic Design Services – \$5,500 (abbreviated services)

- Adapt previous design to address new Building Program Requirements
- Provide updated drive, parking, and sidewalk design concepts incorporating portions of previous designs as possible and meet with the owner to review the preliminary design solutions and discuss options.
- Provide conceptual site and planting plans of proposed designs for use in pre-referendum efforts with the community.
- Prepare Schematic Design estimate of probable construction cost

#### Design Development Services – \$3,000

- Prepare design development drawings showing location of site elements, materials, products and cost assistance.
- Based on Owner-approved direction from schematic design prepare design development drawings that address:
  - Layout Plans
  - Coordinate Grading Plans
  - Planting Plan
  - Proposed materials
  - Site Details
- Outline Specifications
- Meetings and coordination with Owner and consultants as needed
- Submit preliminary documents to regulatory agencies as required

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David J. Sorg, AIA

Roger B. Worm, AIA

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Construction Document Services – \$34,000

- Prepare construction drawings and specifications for a single bid based on approved Design Development drawings including:
  - Layout Plan
  - Civil Grading Plan
  - Utility Plan
  - Planting Plans
  - Site Details
- Prepare Construction Drawings for any Public Improvements including:
  - Plan and profile sheets for required public Storm Sewer and Water Main Utilities.
  - Material quantities and specification references to the Iowa Statewide Urban Design Standards (SUDAS).
- Meet with the Owner to review final construction documents.
- Prepare an Opinion of Probable Cost for construction.
- Submit documents to appropriate regulatory agencies.

Bidding Phase Services – \$3,000

- Attend pre-bid meeting.
- Prepare responses to bidder's questions.
- Prepare addenda.
- Review requests for product substitutions.
- Attend bid opening.
- Assist in the review of bids and construction contract.

Construction Administration Services – \$7,000

- Attending pre-construction meetings.
- Submittal review.
- Responses to Contractor RFI's.
- Review Change Order requests.
- Payment application review and certification.
- Attend monthly project construction progress meetings and prepare minutes and a site observation report for each visit.
- Attend a final project review meeting and facilitate the preparation of a punch list.

Final Drawings – (included)

- Provide electronically updated Record Drawings. Final Documents to be prepared in AutoCad or Revit.

**Total Fee for Services Above: \$52,500**

**Additional Project Costs:** [not included in contract]

The following items will add additional costs to the overall project and are typically paid directly by the Owner. However, these costs can be added to the design team contract.

- Updated Survey– \$1,500
- Construction Observation Services for Public Improvements portions of the project. – \$9,000

**Total Fee w/Additional Services: \$63,000**

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**Exclusions:**

The following items are not included as part of the project but could be provided as additional services:

- Pre or post construction ALTA surveys
- LEED related review and documentation
- SWPPP monitoring as required by permit (typically a building contractor cost)
- Construction staking (typically a building contractor cost)
- Irrigation design
- Utility services design (typically provided by utility companies)
- Traffic studies
- Soil borings or geotechnical reports
- Easement vacation or new easement documents
- Variance requests, Comprehensive plan amendments, or Re-zoning.

If you have any questions or desire additional information, please do not hesitate to call. As we discussed over the telephone, we would like to schedule a meeting to continue our previous conversations and help you prepare for a recommendation to the City Council.

We thank you again for considering OPN Architects for this important project and are happy to assist you in any way we can.

Best Regards,

OPN ARCHITECTS

A handwritten signature in black ink, appearing to be 'Brett Mendenhall', written in a cursive style.

Brett Mendenhall, AIA  
Associate of the Firm

Cc: Proposals

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