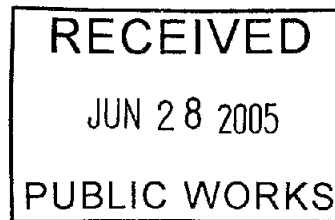




WALKER
PARKING CONSULTANTS



WALKER PARKING CONSULTANTS
5350 S. Roslyn Street
Suite 220
Greenwood Village, CO 80111

Voice: 303.694.6622
Fax: 303.694.6667
www.walkerparking.com

June 24, 2005

Mr. Steve Bennett
City of Lawrence
City Hall, P.O. Box 708
Lawrence, KS 66044

Re: *Proposal for Professional Services
Construction Documents and Contract Administration
Riverfront and New Hampshire Parking Structures
Lawrence, KS*

Dear Steve:

Walker Parking Consultants is pleased to submit for your review this proposal to prepare restoration repair documents and provide contract observation services for the above referenced structures. We are pleased with the opportunity to continue to provide restoration services on this project for City of Lawrence.

PROJECT UNDERSTANDING

We have completed a Condition Appraisal report of the Riverfront and New Hampshire Structure in April 2005 and offered Recommended Base repairs to each of the facilities. Our understanding of the conversation with you was of your desire to prioritize the design documents and contract administration services of selected recommended repairs, which will provide maintenance repairs and enhanced protection to the facilities. It is our understanding the City is completing select repairs outlined in the condition appraisal report with it's own maintenance forces and the anticipated repair program for the 2005 Construction Season is estimated at \$310,000, which is the remainder of the repairs identified in the Condition Appraisal report.

Our fees, listed in this proposal, reflect the cost to produce the full documents, provide bidding services, and contract observation phase services for the Year 2005 repairs.



PROPOSED SCOPE OF SERVICES

PHASE I - CONSTRUCTION DOCUMENT PREPARATION

1. Meet with Owner's representatives to confirm the program, confirm the budget and establish lines of communication.
2. Conduct a detailed field review of the facilities; refine the comprehensive list of work items and quantities identified in our report to be included in the bid documents.
3. Prioritize the estimates of probable construction costs for the recommended repairs.
4. Prepare plans and details for the repair program. Submit a progress set to the Owner's representatives for review at 90% completion of the repair documents.
5. Prepare final separate bid documents and technical specifications.

PHASE II – BIDDING SERVICES

1. Prepare an updated estimate of the probable construction cost for the repairs.
2. Provide a list of qualified bidders and assist with solicitation to bidders.
3. Assist and be present at a pre-bid meeting to answer Contractor questions, and review the limitations and extent of work required by the repair documents.
4. Prepare addenda to the bid documents, if required.
5. Assist in the evaluation of bids and award of the contracts to the successful bidder.

PHASE III - CONTRACT ADMINISTRATION AND OBSERVATIONS

1. Direct a pre-construction meeting with the Contractor at the jobsite to review each work item, construction quality control, and phasing of the repair work.
2. Review shop drawings and material sample submittals for conformance with the intent of the design documents.
3. Make visits to the job-site at intervals appropriate to the various stages of construction to observe the progress and quality of the contractor's work. A total of 4 visits to the structure will be distributed over one construction season of two months, and are included in our fee estimate for this phase. The actual number of visits may need to be increased due to the Owner's request or the level of the Contractor's performance.
4. Attend project progress meetings. These will be done in conjunction with scheduled observation trips discussed above.
5. Issue necessary interpretations and clarifications of the contract documents and assist in the resolution of problems or conflicts due to unforeseen latent conditions.
6. Review Contractor pay-requests and advise Owner accordingly.



7. Prepare a punchlist near project completion and conduct a final project review of punchlist items addressed by the Contractor.

PROFESSIONAL FEES AND EXPENSES

PHASE I & II - CONSTRUCTION DOCUMENT PREPARATION AND BIDDING

We propose to perform the Phase I and Phase II service for a lump sum fee as follows:

Phase I	\$12,500
Phase II	\$ 1,000

PHASE III - CONSTRUCTION ADMINISTRATION

We propose an hourly fee basis for the Phase III related services, as the extent of our work may vary due to field conditions and the Contractor's level of performance. We would suggest budgeting the following:

Phase III	\$7,500
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This work would be completed in accordance with the terms and conditions of the attached General Conditions of Agreement for Consulting Services and our current Standard Hourly Rate schedule is attached.

Reimbursable expenses are in addition to fees and include 1.15 times the cost of travel and subsistence, toll telephone calls and fax transmissions, postage and overnight mail, reproductions, and similar project related costs. We suggest you budget the following for expenses for the work.

Estimated Expenses	Phase I & II	\$1,800
	Phase III	\$3,000

PROJECT SCHEDULE

We are prepared to schedule the work within 2 weeks after receiving authorization to proceed. We estimate we can complete design and bid documents to 90% within three (3) weeks after authorization for Owner review and comments. Final bid documents for construction can be completed within one (1) week after return of Owner review comments.

Recommended restoration contractors will use the documents that are prepared for bidding purposes. A typical bid period for restoration repair work is three weeks. A total of 3 qualified restoration contractors will be contacted. The restoration repair work can then be started upon your authorization to the successful Contractor. The successful Contractor will then be the responsible party to complete the contract work as bid.



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PARKING CONSULTANTS

Mr. Steve Bennett
Proposal for Contract Administration, Riverfront P.S.
June 24, 2005
Page 4

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Sincerely,

WALKER PARKING CONSULTANTS

Ray Charbonneau
Project Manager

Randal M Beard
Principal, Director of Operations

Enclosures: General Conditions of Agreement for Consulting Services
Standard Billing Rates

AUTHORIZATION

Trusting the above meets with your approval, please return an executed copy of this proposal as your acceptance and our written notice to proceed.

CITY OF LAWRENCE

Authorized by: _____

Title: _____ Date: _____

GENERAL CONDITIONS OF AGREEMENT

FOR CONSULTING SERVICES



WALKER
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SERVICES

Walker Parking Consultants/Engineers, Inc. (WALKER) will provide the CLIENT professional services that are limited to the work described in the attached letter. Any additional services requested will be provided at our standard hourly rates or for a mutually agreeable lump sum fee. Professional services are provided solely in accordance with written information and documents supplied by the CLIENT, and our services are limited to and furnished solely for the specific use disclosed to us in writing by the CLIENT.

PAYMENT FOR SERVICES

~~Prior to commencement of services the CLIENT agrees to make an Initial Payment to WALKER in an amount equal to 20% of the total fee or as stated in the attached letter. This amount will be credited to the last invoice(s) sent to the CLIENT.~~

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All documents prepared or provided by WALKER in any media are and remain the property of WALKER as instruments of service. Any use for modifications or extensions of this work, for new projects, or for completion of this project by others without WALKER's specific written consent will be at CLIENT's sole risk.

STANDARD OF CARE

WALKER will perform the services called for in the attached letter and this agreement in accordance with generally accepted standards of the profession. No other warranty, express or implied, is made. WALKER's liability to CLIENT and all persons providing work or materials to this project as a result of acts, errors or omissions of WALKER shall be limited in the aggregate to \$10,000 or our fee, whichever is greater.

Any estimates or projections provided by WALKER will be premised in part upon assumptions provided by the CLIENT. WALKER will not independently investigate the accuracy of the assumptions. Because of the inherent uncertainty and probable variation of the assumptions, actual results will vary from estimated or projected results and such variations may be material. As such, WALKER makes no warranty or representation, express or implied, as to the accuracy of the estimates or projections.

GENERAL CONDITIONS OF AGREEMENT

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WALKER
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Services shall be complete the earlier of (1) the date when final documents are accepted by the CLIENT or (2) thirty (30) days after final documents are delivered to the CLIENT.



**STANDARD BILLING RATES
EFFECTIVE JANUARY 1, 2005**

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PRINCIPAL	\$195.00

PARKING CONSULTANTS

SENIOR PARKING CONSULTANT	\$180.00
PARKING CONSULTANT	\$145.00
PARKING ANALYST/PLANNER	\$115.00

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SENIOR PROJECT MANAGER	\$180.00
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SENIOR ENGINEER/ SENIOR ARCHITECT	\$145.00
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SUPPORT

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Rates are subject to change annually on January 1.



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Phase I	\$12,500
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WALKER
PARKING CONSULTANTS

Mr. Steve Bennett
Proposal for Contract Administration, Riverfront P.S.
June 24, 2005
Page 4

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Randal M Beard
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CITY OF LAWRENCE

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GENERAL CONDITIONS OF AGREEMENT

FOR CONSULTING SERVICES



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PARKING CONSULTANTS

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EFFECTIVE JANUARY 1, 2005**

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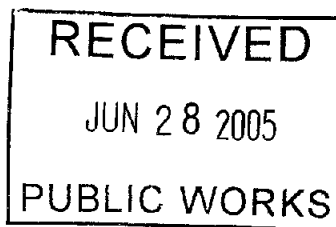
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June 24, 2005

Mr. Steve Bennett
City of Lawrence
City Hall, P.O. Box 708
Lawrence, KS 66044

Re: *Proposal for Professional Services*
Staircase Replacement
Riverfront Parking Structure
Lawrence, KS

Dear Steve:

Per our discussions, Walker Parking Consultants submits the following proposal to prepare restoration documents for replacement of the two staircases for the City of Lawrence on the Riverfront parking structure. We are pleased with the opportunity to continue to provide restoration services on this project for the City of Lawrence.

PROJECT UNDERSTANDING

Per your request, this proposal is for the replacement of stair treads, stringers, landings and hand railing in the two stair towers in the Riverfront parking structure. The stair towers are currently showing significant corrosion of the steel pans, tread edges and risers. The stair replacement consist of removal of existing steel pan /concrete filled tread, landings, risers and hand railing and replacement with a prefabricated stair systems and handrail. Once design is completed, an updated construction cost estimate will be prepared.

Our engineering fees in this proposal reflect the cost to produce performance design construction documents and provide construction observation services for this specific construction project. Please review the scope of services for further details.



SCOPE OF SERVICES

PHASE I – CONSTRUCTION DOCUMENTS AND BIDDING

1. Conduct a detailed field review of the stair towers and refine the selected work items and quantities to be included in the repair documents.
2. Prepare performance design technical specifications, plans, and details for the Stair Replacement Repair.
3. Submit progress sets to Owner's representatives at 90% of completion for Owner reviews. Prepare and submit 100% Construction Documents after final Owner review and comments are received. All review sets and final documents will include related drawings, details and technical specifications. Three (3) sets of documents will be provided at each submittal.
4. Assist and be present at a pre-bid meeting to answer Contractor questions, and review the limitations and extent of work required by the repair documents.
5. Prepare addenda to the bid documents, if required. Prepare and issue any changes and addenda items related to the bid process.
6. Assist in the evaluation of bids and award of a contract to the successful bidder.

PHASE II - CONSTRUCTION OBSERVATION PHASE

1. Review shop drawings and material sample submittals for conformance with the intent of the design documents. (One review of the submittals is planned for in this proposal fee and repeat submittals would require additional effort and associated costs.)
2. Make visits to the job-site at intervals appropriate to the various stages of construction to observe the progress and quality of the contractor's work. A total of 2 visits, based on an estimated 6 weeks of construction are included in our fee estimate.
3. Issue necessary interpretations and clarifications of the contract documents and assist in the resolution of problems or conflicts due to unforeseen latent conditions.



PROFESSIONAL FEES

PHASE I - CONSTRUCTION DOCUMENT PREPARATION AND BIDDING SERVICES

We propose to perform the Phase I service for a lump sum fee as follows:

Construction Documents	\$ 6,800
------------------------	----------

This work would be completed in accordance with the terms and conditions of the attached General Conditions of Agreement for Consulting Services.

PHASE II - CONSTRUCTION OBSERVATION PHASE

We propose an hourly fee basis for the Phase II related services, as the extent of our work may vary due to field conditions and the Contractor's level of performance. We would suggest budgeting the following:

2005 Construction Observations	\$ 3,000
--------------------------------	----------

Our current Standard Hourly Rate schedule is attached. Reimbursable expenses are in addition to fees and include the cost of travel and subsistence, toll telephone calls and fax transmissions, postage and overnight mail, reproductions, and similar project related costs. We suggest you budget the following for expenses for the work in Phases I and II.

Estimated Expenses	Phase I	\$1, 500
	Phase II	\$1, 200

PROJECT SCHEDULE

We are prepared to schedule the work within 2 weeks after receiving authorization to proceed. We estimate we can complete design and bid documents to 90% Owner Review Set within four (4) weeks after authorization. Final bid documents for construction can be completed within one (1) week after receipt of Owner review comments.



WALKER
PARKING CONSULTANTS

Mr. Steve Bennett
Proposal for Staircase Replacement, Riverfront P.S.
June 24, 2005
Page 4

We look forward to continuing our service to you and thank you for the opportunity to provide this proposal. If there are any questions, please feel free to contact us at (303) 694-6622 at your convenience.

Sincerely,

WALKER PARKING CONSULTANTS

Ray Charbonneau
Project Manager

Randal M. Beard, Principal
Director of Operations

JRC/RMB:djc

Enclosures: General Conditions of Agreement for Consulting Services
Standard Billing Rates

AUTHORIZATION

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CITY OF LAWRENCE

Authorized by: _____

Title: _____ Date: _____



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