

TERM SHEET

Preliminary Agreement
Business Improvement District No. 25

- Project:** Business Improvement District No. 25 proposes to develop a Detailed Design Development Plan for the East Capitol Drive Streetscape project.
- Developer:** Business Improvement District No. 25 and Landscape Architects, Inc.
- Scope of Services:** See attached Exhibit "A."
- City Contribution:** The City of Milwaukee will contribute 50 percent of the associated cost not to exceed \$35,000. The funds will be drawn from the Neighborhood Commercial District Street Improvement Fund.
- Disbursement of Funds:** The City shall disburse funds upon completion of the proposed project.
- BID No. 25 Commitment:** The Board of Business Improvement District No. 25 shall submit documentation that supports the expenditures for the services rendered as listed in Exhibit "A." The evidence shall be submitted as expenditures occur and in a form that is acceptable to the Commissioner of the Department of City Development.

Contract for Landscape Architecture Riverworks - Capitol Drive Streetscape

PARTIES TO THE CONTRACT

This contract is between Landscape Architects, Inc. (LA)
205 W. Highland Ave. #204
Milwaukee, Wisconsin 53203

and

Riverworks BID #25 / City of Milwaukee Capitol
Drive Streetscape Project Partnership Team
c/o NMIDC
303 E. Vienna Avenue
Milwaukee, Wisconsin 53212.

The effective date is January 1, 2001

PROJECT UNDERSTANDING

LA will work directly with Riverworks BID #25 and City of Milwaukee, Departments of City Development and Public Works to prepare Design Development plans for the Capitol Drive Streetscape Project.

SCOPE OF SERVICES

Task I

1. Site Analysis/Project Programming
 - A. Obtain existing base information (AutoCad base)
 - B. Perform site visits to document pertinent information

2. Prepare Design Development plans for review by NMIDC and DCD and revise as required. Specific areas of design include:
 - A. Gateway Plaza
 - B. Patron Plaza
 - C. Crosswalks
 - D. Boulevards
 - E. Parkways
 - F. Cross streets to 100' north and south

3. Design Development will consider the following elements of streetscape design:
 - A. Stamped and colored concrete
 - B. Additional hardscape details
 - C. Plaza walls
 - D. Gateway structures
 - E. Landscaping
 - F. Furniture
 - G. Fencing

H. Public Art

- 4. LA will meet with private landowners to discuss the scope of the project, interface between public and private improvements, potential easements and electrical hook-up, and maintenance agreements.
- 5. LA will prepare line item cost estimates for review with NMIDC and the City of Milwaukee. All revisions determined at these meetings will be added to the Design Development Plan.
- 6. After final revisions are approved, LA will prepare final design development plans for submittal to the City of Milwaukee.

Task II

- 1. Prepare Final Design Development Drawings on AutoCAD
 - A. Site Plan
 - B. Planting Plan
 - C. Site Details (as required)
 - D. Product selection (benches, planters etc.)
- 2. Review City of Milwaukee Construction drawings and specifications Project Manual Sections.
- 3. Construction inspections not to exceed five site visits.

SCHEDULE

Landscape Architects, Inc. will commence work a minimum of 3 business days after the awarding of the contract. All design work shall be completed by date agreed upon by Landscape Architects, Inc. and NMIDC.

DELIVERABLES

- 1. (2) rendered plans and CADD generated drawing to City and Riverworks BID #25
- 2. (1) electronic file of drawings sent via modem to City and Riverworks BID #25
- 3. (2) disc and hard copy of appropriate materials selection manual to City and Riverworks BID #25.

FEE PROPOSAL

Landscape Architects, Inc. propose to complete the services for the project described above for a total fee of \$56,950.00.

All site visits, meetings and construction administration above the amount stated in the Scope of Services to be billed at a rate of \$65 per hour above the fee.

EXPENSES

- 1. All mileage is included.

- 2. All printing costs above the scope of services are additional to the contract fee at the rate of:

24"x36" blueprint	\$2.60 each
30"x42" blueprint	\$4.60 each
8.5"x11" Xerox copy	\$0.10 each
- 3. All postage is additional to the contract fee

PROJECT TEAM

Landscape Architects, Inc.
 Project Manager: Brian Kliesmet, ASLA
 Landscape Architect: William Sama, ASLA
 Project Architect: Brad Knab

INSURANCE

Landscape Architects, Inc. maintains errors and omissions and general business liability insurance.

ACCEPTANCE

We are ready and able to start on the work with your acceptance of this Contract. If this contract is acceptable, please 1) Call us to schedule work, and 2) Sign and return a copy of this contract. If you have any questions, please call me.

LANDSCAPE ARCHITECTS, INC.
 a Wisconsin Corporation

By: _____
 Brian Kliesmet, President

Date: _____

By: _____

By: _____

Date: _____