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AndersonMasonDale
Architects

29 March 2017

Mr. Jariah Walker
Executive Director of the Colorado Springs Urban Renewal Authority
30 S. Nevada Ave, Suite 600
Colorado Springs, CO 80903

RE: Professional Services Agreement
For Monthly Certification by Independent Architect
United States Olympic Museum and Hall of Fame

Dear Mr. Walker:

Attached is our Proposal Letter dated 6 March 2017 for Monthly Certification by an Independent Engineer or Architect for Construction Related Costs for the United States Olympic Museum and Hall of Fame Project. Signatures below confirm agreement on the terms outlined in the attached letter and constitute a notice to proceed with the scope of work. Please let us know if you have questions or concerns.

Thank you for the opportunity to work with the Colorado Springs Urban Renewal Authority.

Sincerely,



Andrew G. Nielsen, FAIA, PE, LEED AP
Principal

Paul S Haack, AIA
Andrew G Nielsen, FAIA
David C Pfeifer, AIA
Joey Carrasquillo, AIA
John Graham, AIA

Please sign on the signature line below and return one copy to AMD.

John D. Anderson, FAIA
Emeritus
Ronald L. Mason, FAIA
Emeritus
Curt F. Dale, FAIA
1945 - 2003

Agreed and Approved:

Cathy Bellem, AIA
Ben Blanchard, AIA
John Everin, AIA
Erin Hillhouse, AIA
David E. Houston, AIA
James R. Taylor, AIA
Kristin O'Connell, AIA



Jariah Walker
Colorado Springs Urban Renewal Authority



Andrew G. Nielsen, Principal
Anderson Mason Dale Architects

Attachment

Dan Bishop, AIA
Peter Koehler, AIA
Ryan Lutz, AIA
Jenna Micheili, AIA
Suzanne D Minear, AIA, CSI
Cynthia Ottenbrite, AIA
Todd Swarts, AIA
Kristina Winn, AIA
Julie Zurakowski, AIA
Mike Stesney, LEED AP

cc: John Graham, Accounting, file

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DEVELOPMENT\MONTHLYCERTIFICATEINDEPENDENTENTITY\2017-03-05-
USOMINDEPENDANTCERTIFICATIONPROPOSALLETTER_FINAL.DOCX

AndersonMasonDale Architects

06 March 2017

Mr. Jariah Walker
Executive Director of the Colorado Springs Urban Renewal Authority
30 S. Nevada Ave, Suite 600
Colorado Springs, CO 80903

RE: Monthly Certification by Independent Engineer or Architect for Construction Related Costs for the United States Olympic Museum and Hall of Fame Project - Fee Proposal

Dear Mr. Walker:

We are pleased to provide you with our fee proposal to provide a monthly certification for construction related costs for the United States Olympic Museum and Hall of Fame Project. The outline below lays out the parameters of the project that we have used to develop our proposal.

A. Scope of Services

Per Section 8.C of Resolution No. 3 by the Colorado Economic Development Commission Concerning the Allocation of State Sales Tax Increment Revenue For the Color Springs City of Champions Project dated December 16, 2013, Anderson Mason Dale Architects (AMD) has been asked by the United States Olympic Museum and Hall of Fame Project to serve as the Independent Entity responsible for preparing a monthly certification for construction related costs. Additionally, AMD will prepare a certificate stating that the proposed plans and on-going construction for the United States Olympic Museum and Hall of Fame Project are in accordance with Section 5.B and Exhibit B to Resolution No. 3.

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Julie Zurakowski, AIA
Mike Stesney, LEED AP

B. Form of Agreement

City of Colorado Springs – Fixed Fee Contract

C. Assumptions

1. Schedule:

- The construction duration is approximately 22 months for the United States Olympic Museum and Hall of Fame Project with substantial completion in March 2019
- Exhibit fit-out and testing will occur for another four months concluding in July 2019.
- AMD will provide 26 monthly certifications from May 2017-July 2019

2. The Project Manager appointed by the Board of the United States Olympic Museum and Hall of Fame Project is responsible for preparing and furnishing the Owner's monthly soft-cost budget and soft construction-related costs to be included with the certification as AMD does not prepare, maintain or have access to the Project soft-cost budget.
3. During construction of the United States Olympic Museum and Hall of Fame Project, AMD will review the monthly application for payment prepared by GE Johnson Construction, the Construction Manager / General Contractor (CMGC) of the United States Olympic Museum and Hall of Fame Project and will attach the monthly application for payment to the "Approval of Independent Engineer" required by the Colorado Springs Urban Renewal Authority and Bond Issuer.
4. If requested, AMD can participate in the Quarterly and Semi-Annual Meetings of the Colorado Economic Development Commission per Resolution No. 3 Section 6A and has provided a fee below.
5. If requested, AMD can prepare certificates for construction related costs to be included in the Quarterly Reports per Resolution No. 3 Section 6A and has provided a fee below.

D. Exclusions

1. Preparation of certifications regarding construction costs other than the United States Olympic Museum and Hall of Fame Project
2. Preparation of the Owner's soft cost budget
3. Cost consulting, geotechnical, materials testing or inspection services

E. Scope of Work

1. Certificate of Construction Related Costs (Monthly)
 - A. After the CMGC submits the monthly application for payment, AMD's project architect will travel to the project site to walk the site with the CMGC and Project Manager of the United States Olympic Museum to review the detailed schedule of values, work completed, and materials stored, on-site or in place.
 - B. Once the site visit is complete, an AMD principal and project administrator will review the monthly application for payment with the project architect and CMGC to confirm amounts to be submitted
 - C. The proposed fee for each monthly certificate is \$2,160.
2. Annual Certificate
 - A. Each year, AMD will prepare an annual certificate with an area exhibit stating that on-going construction is in accordance with Section 5B and Exhibit B to Resolution No. 3
 - B. This effort involves the project architect preparing a plan and spreadsheet noting the areas for the United States Olympic Museum and Hall of Fame Project. This is a one day effort and includes a principal from AMD reviewing the exhibits.

C. The proposed fee for this effort is \$1,812 per annual certificate.

3. Quarterly and Semi-Annual Meetings (Optional)

- A. If required, AMD can participate in the Quarterly and Semi-Annual Meetings of the Commission of the Colorado Economic Development Commission per Resolution No. 3 Section 6.A.
- B. We would ask to be reimbursed for our time at the meeting and travel to and from Colorado Springs.
- C. This is an optional fee and does not need to be incorporated into this agreement if AMD does not need to attend the quarterly meetings
- D. The proposed fee for each meeting is \$1,526.

4. Quarterly and Semi-Annual Meetings Exhibits (Optional)

- A. If required, AMD can prepare a summary exhibit of the monthly Certificate of Construction Related Costs for the Quarterly and Semi-Annual Meetings of the Commission of the Colorado Economic Development Commission per Resolution No. 3 Section 6.A.
- B. We would ask to be reimbursed for our time preparing the exhibit
- C. This is an optional fee and does not need to be incorporated into this agreement if AMD does not need to prepare the exhibit
- D. The proposed fee for each meeting is \$688.

F. Proposed Fee

1. Base Fee

Monthly Certificate Construction Costs – Qty 26	\$56,160
Annual Certificates / Area Exhibits – Qty 2	\$3,624
<u>Total</u>	<u>\$59,784</u>

2. Optional Fee

Quarterly Meetings – Qty 9	\$13,734
Quarterly Meetings Exhibit Preparation – Qty 9	\$6,192
<u>Total Optional Fee</u>	<u>\$19,926</u>

3. Reimbursable Expenses for mileage, delivery services and printing will be billed at cost for the reimbursable plus 10% markup for administration. We recommend carrying an amount of \$4,000 to cover these expenses.

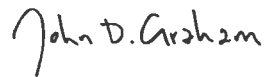
Mr. Jariah Walker
06 March 2017
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G. Insurance

AMD carries a professional liability insurance policy with a limit of \$3 million aggregate and \$3 million per claim. A certificate of insurance will be provided prior to execution of the O/A Agreement.

We appreciate the opportunity to provide our professional services to you. Please let us know if you have any questions or comments.

Sincerely,

A handwritten signature in black ink that reads "John D. Graham". The signature is written in a cursive style with a large initial "J".

John D. Graham, AIA
Principal