



# **Professional Services Agreement For Architectural Services**

between the  
City of Mansfield, TX and Perkins & Will

Execution Copy  
January 17, 2024

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## **City of Mansfield Professional Services Agreement for Architectural Services**

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**PROFESSIONAL SERVICES AGREEMENT FOR  
ARCHITECTURAL SERVICES**

This **Professional Services Agreement for Architectural Services** (the “Agreement”) is made and entered into this \_\_\_\_\_ day of January, 2024, by and between the City of Mansfield, a Texas home-rule municipality (the “City” or the “Owner”), and Perkins & Will, Inc. (the “Architect”).

**RECITALS**

**WHEREAS**, the City intends to use the Construction Manager at Risk (CMAR) construction delivery method to in accordance with Texas Gov’t Code Ch. 2269 to construct the Mansfield Multi-Use Stadium at Harvest Point project hereinafter referred to as the “Project”; and

**WHEREAS**, the City desires to obtain architectural services in connection with the Project as provided in this Agreement and the Exhibits attached hereto; and

**WHEREAS**, in accordance with Texas Gov’t Code Ch. 2254, the Mansfield City Council has determined that the Architect is acceptable to the City and is the most highly qualified provider of architectural services for the Project, and the Architect is willing to enter into an Agreement with the City to perform such architectural services; and

**NOW, THEREFORE**, in consideration of the premises above and the mutual covenants contained herein, and for other good and valuable consideration, the City and the Architect agree as follows:

**ARTICLE I  
THE ARCHITECT’S BASIC DUTIES TO THE CITY**

**1.1** By executing this Agreement, the Architect represents to the City that the Architect is professionally qualified to act as the Architect for the Project and is licensed to practice architecture by all public entities having jurisdiction over the Architect and the Project. The Architect further represents to the City that the Architect will maintain all necessary licenses, permits or other authorizations necessary to act as Architect for the Project until the Architect’s remaining duties hereunder have been satisfied. The Architect is responsible for the performance of professional services of its consultants or others employed or retained by the Architect in connection with the Project.

1.1.1 Execution of this Agreement by the Architect constitutes a representation that the Architect is familiar with the Project site and the local conditions under which the Project is to be implemented.

1.1.2 The Architect agrees to furnish architectural services in accordance with the terms and conditions of this Agreement: (1) with the professional skill and care ordinarily provided by competent architects practicing under the same or similar circumstances and professional license; and (2) as expeditiously as is prudent considering the ordinary professional skill and care of a competent architect (collectively referred to as the “Standard of Care” as defined in Texas Local Gov’t Code Sec. 271.904 for contracts between Architects and Governmental Agencies).

1.1.3 For the purposes of this Agreement, the exhibits attached hereto, and the Construction Documents, the construction manager selected by the City for the Project may also be referred to as the “CM”, “Construction Manager at Risk”, “Construction Manager” and/or “CMAR”.

**1.2 FACILITIES PROGRAM & ADMINISTRATION**

**1.2.1** The Architect’s Basic Services consist of those usual and customary architectural and interior design services and including the civil, structural, mechanical, and electrical engineering services and specialty consultant design services as further delineated in

- PSA Exhibit C – Design Disciplines & Activities,
- PSA Exhibit D – Project Responsibility Matrix.

**1.2.2** The Architect shall meet with the City's representatives, including the City's third-party consultants, to review and discuss the proposed scope of work, development program, and budget impacts for the Project. The Architect shall coordinate all activities with the City, the City's Consultants, Facility Operator(s), Sports Team(s), separate contractors and other parties and shall assist with all activities related to the design of infrastructure and utilities serving the site or impacted by the project.

**1.2.3** The Architect shall manage the Architect's services, consult with the City and the Construction Manager, research applicable design criteria, attend Project meetings, communicate with members of the Project team and report progress to the City. The Architect shall prepare and distribute meeting minutes for all project design meetings within 3 business days of each meeting.

**1.2.4** The Architect may be required to attend one or more public meetings to inform the public of the Project's details. The meetings shall be conducted with the City and interested citizens, if any. The purpose of the meetings shall be to inform interested parties of the scope and intent of the Project design.

**1.2.5** The Architect shall coordinate its services with those services provided by the City, the Construction Manager and the City's consultants. The architect shall be entitled to rely on the accuracy and completeness of services and information furnished by the City, the Construction Manager, and the City's consultants. The Architect shall provide prompt written notice to the City if the Architect becomes aware of any error, omission or inconsistency in such services or information.

**1.2.6** As soon as practicable after the date of this Agreement, the Architect shall submit to the City and the Construction Manager a schedule of the Architect's services for inclusion in the Project schedule prepared by the Construction Manager. The schedule of the Architect's services shall include design milestone dates, anticipated dates when design reviews may occur, and allowances for periods of time required (1) for the City's review, (2) for the Construction Manager's review, (3) for the performance of the Construction Manager's Preconstruction Phase services, (4) for the performance of the City's consultants, and (5) for approval of submissions by authorities having jurisdiction over the Project. Once approved by the City, time limits established by the schedule shall not, except for reasonable cause, be exceeded by the Architect or City. With the City's approval, the Architect shall adjust the schedule, if necessary, as the Project proceeds until the commencement of construction.

**1.2.7** The Architect shall submit information to the Construction Manager and participate in developing and revising the Project schedule as it relates to the Architect's services. The Architect shall review and approve, or take other appropriate action upon, the portion of the Project schedule relating to the performance of the Architect's services.

**1.2.8** The Architect shall, at appropriate times, in coordination with the Construction Manager, contact the governmental authorities required to approve the Construction Documents and the entities providing utility services to the Project. In designing the Project, the Architect shall respond to applicable design requirements imposed by such governmental authorities and by such entities providing utility services.

**1.2.9** During the Schematic Design Phase, the Architect shall be responsible to investigate and confirm that adequate capacity for each required utility and incoming service is available at the locations anticipated to support the site and building design in an efficient and cost-effective manner. The Architect shall assist the City in securing the utility services consistent with the Architect's proposed design for each utility and incoming service and coordinate its design and installation efforts. All efforts will be made to minimize the costs of serving the new facility.

**1.2.10** The Architect shall assist the City and Construction Manager in connection with the City's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

**1.2.11** The Architect and consultants will prepare and continually update detailed wire (riser) diagrams to illustrate and describe each mechanical and electrical (including all low voltage systems) system during all Phases of the design, including the Construction Documents.

**1.2.12** The design of the building and site shall be prepared according to the Standard of Care to conform with the applicable requirements of the Americans with Disabilities Act (ADA) and other state and local disability requirements.

**1.2.13** The Architect and consultants shall promptly respond in writing (electronic format) to all review comments offered by the City, Construction Manager, their representatives and/or other project stakeholders.

**1.2.14** The Architect and Consultants to assist the City in the procurement of all required services including but not limited to survey, geotechnical, traffic analysis, construction testing and inspections, etc.

**1.2.15** During all design phases, the Architect and its consultants will be active participants in the review of all estimates of the cost of the work by reviewing the scope assumptions, quantity, take-offs, participation in value engineering, etc. The Architect shall assist the City in evaluating the reliability of the estimates for each phase/activity of the work and provide its concurrence to the City. The Architect will review and report to the City any material inaccuracies and inconsistencies noted during an such review.

**1.2.16** During all design phases, the Architect and its consultants will actively participate in any and all Value Engineering analyses including:

- Investigate alternate solutions, systems, materials or techniques to achieve project requirements economically and consistently with the City objectives.
- Develop and implement a value-engineering program for all major facility and site elements, systems and materials.
- Advise the City on the cost of building systems and materials.
- Prepare comparative analysis of alternate systems and materials.
- Review documents at the conclusion of all design phases for value-engineering options.
- Submit value-engineering recommendations/benefits to the City.
- Create a list of deferrable items that could feasibly be added to the project during or after the initial construction.

**1.2.17** The Architect shall provide interior design services for the selection and acquisition of Furniture, Fixtures, and Equipment (the “FF&E”) for the Project as delineated in the Project Responsibility Matrix (PSA Exhibit D). The Architect shall determine, with input from the City, the FF&E appropriate for use in the facility. The Architect shall incorporate the proper specifications in the bidding or proposal documents for the Contractor or separate vendor(s) to furnish, assemble, and install all necessary FF&E.

### **1.3 SCHEMATIC DESIGN**

**1.3.1** The Architect shall review the program and other information furnished by the City and Construction Manager, and shall review laws, codes, and regulations applicable to the Architect's services.

**1.3.2** The Architect shall prepare a preliminary evaluation of the City's Preliminary Facility Program (PSA Exhibit E), Milestone Schedule (PSA Exhibit F), Project site, and other initial information (PSA Exhibit A), each in terms of the other, to ascertain the requirements of the Project. The Architect shall notify the City of (1) any inconsistencies discovered in the information, and (2) other information or consulting services that may be reasonably needed for the Project.

**1.3.3** The Architect shall review and discuss the proposed major building materials and associated maintenance schedule after completion of the Project.

**1.3.4** The Architect must complete a working Program that is based on and complies with the project requirements provided by the City, as delineated in the PSA Exhibit E -Preliminary Facility Program (also referred to as “program”), including:

- Identify size and capacity of the facility and site requirements along with quality or performance criteria for all major building systems.
- Provide solid baseline for conceptual estimates and measurements of future performance.
- Provide comparable data from other facilities.
- The Program will include a narrative description of each area and/or space, required area (sf) characteristics and requirements, applicable professional and collegiate facility requirements, critical information regarding the configuration and adjacency to other area/spaces.

The Architect shall also develop a process for managing the compliance with the Program. For example, the Architect shall create a process to compare the requirements for each area/space to each design alternative generated. Further, all Schematic Design and Design Development Phase drawings must include references to critical program elements, for example, area(sf), seating capacity, locker quantities, point of sale (POS) quantities, etc.

**1.3.5** Based on the Project requirements agreed upon with the City, the Architect shall prepare and present to the City and Construction Manager, for the City 's approval, a preliminary design illustrating the scale and relationship of the Project components.

**1.3.6** Based on the City's approval of the preliminary design, the Architect shall prepare Schematic Design Documents for the City's approval and the Construction Manager's review. The Schematic Design Documents shall consist of drawings and other documents including a site plan, if appropriate and preliminary building plans, sections and elevations; and may include some combination of study models, perspective sketches, and digital modeling. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing.

The Architect shall consider with the City and the Construction Manager the value of alternative materials, building systems and equipment, together with other considerations based on program and aesthetics in developing a design for the Project that is consistent with the City's program, schedule and budget for the Cost of the Work.

**1.3.7** The Architect shall submit the Schematic Design Documents to the City and the Construction Manager. The Architect shall meet with the Construction Manager to review the Schematic Design Documents.

**1.3.8** Upon receipt of the Construction Manager's review comments and cost estimate at the conclusion of the Schematic Design Phase, the Architect shall take action as required under Article III, identify agreed upon adjustments to the Project's size, quality, or budget, and request the City's approval of the Schematic Design Documents. If revisions to the Schematic Design Documents are required to comply with the City's budget for the Cost of the Work at the conclusion of the Schematic Design Phase, the Architect shall incorporate the required revisions during the Design Development Phase.

**1.3.9** Upon receipt of the Construction Manager's information and estimate at the conclusion of the Schematic Design Phase, the Architect shall take action as required under Article III and request the City's written approval of the Schematic Design Documents, prior to proceeding to the Design Development Phase.

## **1.4 DESIGN DEVELOPMENT**

**1.4.1** Based on the City's approval of the Schematic Design Documents, the Architect shall prepare Design Development Documents for the City's approval and Construction Manager's review. The Design Development Documents shall be based upon information provided, and estimates prepared by, the Construction Manager and shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, and such other elements as may be appropriate. The Design Development Documents shall also include outline specifications that identify major materials and systems and establish in general their quality levels.

**1.4.2** Prior to the conclusion of the Design Development Phase, the Architect shall submit the Design Development Documents to the City and the Construction Manager. The Architect shall meet with the Construction Manager to review the Design Development Documents.

**1.4.3** Upon receipt of the Construction Manager's review comments and cost estimate at the conclusion of the Design Development Phase, the Architect shall take action as required under Article III, identify agreed upon adjustments to the Project's size, quality, or budget, and request the City's approval of the Design Development Documents. If revisions to the Design Development Documents are required to comply with the City's budget for the Cost of the Work at the conclusion of the Design Development Design Phase, the Architect shall incorporate the required revisions during the preparation of the GMP Documents and/or Construction Documents Phase.

## **1.5 CONSTRUCTION DOCUMENTS**

**1.5.1** Based on the City's approval of the Design Development Documents, and on the City's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Construction Documents for the City's approval and the Construction Manager's review. The Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels of materials and systems and other requirements for the construction of the Work. The City and Architect acknowledge that in order to construct the Work the Construction Manager will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review respond accordingly.

**1.5.2** The Architect shall incorporate into the Construction Documents the design requirements of governmental authorities having jurisdiction over the Project.

**1.5.3** During the development of the Construction Documents, if requested by the City, the Architect shall assist the City and Construction Manager in the development and preparation of (1) the Conditions of the Contract for Construction (General, Supplementary and other Conditions) and (2) a project manual that includes the Conditions of the Contract for Construction and Specifications and may include sample forms.

**1.5.4** Prior to the conclusion of the Construction Documents Phase, the Architect shall submit the Construction Documents to the City and the Construction Manager. The Architect shall meet with the Construction Manager to review the Construction Documents.

**1.5.5** Upon receipt of the Construction Manager's information and estimate at the conclusion of the Construction Documents Phase, the Architect shall take action as required to obtain the City's approval of the Construction Documents.

**1.5.6** In addition to flagging each revision with the drawings and specifications for each issuance of additional or revised construction documents, the Architect shall provide a written summary listing all revisions made including the Architect's opinion regarding the reason for the revision.

**1.5.7** The Architect shall submit for review the Construction Documents at the 50% and 90% complete for a status review by the City.

**1.5.8** The Architect shall assist the City in the preparing and filing documents required for the approval of governmental authorities having jurisdiction over the Project.

### **1.5.9 Guaranteed Maximum Price (GMP) Document Phase Services**

**1.5.9.1** At the conclusion of the Design Development Phase and during the Construction Documents Phase, the Architect will prepare GMP scope documents consisting of drawings, narratives and specifications, as required by the Construction Manager to prepare a thorough and reliable GMP proposal. Should adjustments to the GMP scope documents be required to comply with the City's budget, the Architect shall incorporate the modifications to the GMP scope documents and/or the subsequent Construction Documents as necessary.

### **1.5.10 Evaluation of the Construction Manager's Guaranteed Maximum Price Proposal**

**1.5.10.1** Prior to the City's acceptance of the Guaranteed Maximum Price proposal, as applicable, the Architect shall consider the Construction Manager's requests for substitutions and, upon written request of the Construction Manager, provide clarification or interpretations pertaining to the Drawings, Specifications, and other documents submitted by the Architect. The Architect and Construction Manager shall include the City on all communications related to substitution requests, clarifications, and interpretations.

**1.5.10.2** During or at the conclusion of the Construction Documents Phase (may also be referred to as separate and discrete GMP Documents Phase), the City will receive a Guaranteed Maximum Price proposal, as appropriate, from the Construction Manager. The Architect shall assist the City in reviewing the Construction Manager's proposal. The Architect's review is not for the purpose of discovering errors, omissions, or inconsistencies; for the assumption of any responsibility for the Construction Manager's proposed means, methods, sequences, techniques, or

procedures; or for the verification of any estimates of cost or estimated cost proposals. In the event that the Architect discovers any inconsistencies or inaccuracies in the information presented, the Architect shall promptly notify the City and Construction Manager.

**1.5.10.3** Upon authorization by the City, the Architect shall update the Drawings, Specifications, and other documents to incorporate the agreed upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment.

## **1.6 ADMINISTRATION OF CONSTRUCTION**

**1.6.1** The Architect shall provide administration of the Construction Contract as set forth below and shall perform those duties and discharge those responsibilities set forth in this Agreement and in the Agreement between the City and CMAR (the "Construction Contract").

**1.6.2** The Architect shall advise and consult with the City and CMAR during the Construction Phase Services. The Architect shall have authority to act on behalf of the City only to the extent provided in this Agreement. Upon receipt, the Architect shall carefully review the CMAR's schedule of values, together with any supporting documentation or data, which the City may require from the CMAR to establish a Guaranteed Maximum Price for the Project within the City's budgetary constraints and the Architect shall notify the Owner of any known concerns, but the Architect's review shall not make the Architect responsible for any errors or omissions in the CMAR's schedule of values.

**1.6.3** The Architect shall make periodic visits to observe the Work of the CMAR as appropriate to the stage of construction. Visits may average once per week, including twice monthly Project meetings, over the course of construction. The purpose of such observations will be to determine the quality, quantity and progress of the Work, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. In making such observations, the Architect shall exercise the Standard of Care and shall endeavor to help guard the City against defects or deficiencies in the Work, from unexcused delays in the schedule, and from overpayment to the CMAR. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. Following each such observation the Architect shall submit a written report of such observations, together with any appropriate comments or recommendations, to the City.

**1.6.4** Subject to 1.6.4 above, the Architect shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, since these are solely the CMAR's responsibility under the Construction Contract. The Architect shall not be responsible for the CMAR's schedules or failures to carry out the work in accordance with the Construction Contract. The Architect shall not have control over or charge of, and shall not be responsible for, acts or omissions of the CMAR, Subcontractors, or their agents or employees, or any other persons performing portions of the work.

**1.6.5** The Architect shall at all times have access to the Work wherever it is located.

**1.6.6** The Architect shall determine amounts owed to the CMAR based upon observations of the Work as required in Subparagraph 1.6.4, evaluations of the CMAR's rate of progress in light of the remaining Contract Time and upon evaluations of the CMAR's Applications for Payment, and shall issue Certificates for Payment to the City in such amounts.

**1.6.7** The issuance of a Certificate for Payment shall constitute an opinion by the Architect to the City that the Architect has made an observation of the Work as provided in Subparagraph 1.6.4 and, that the Work has progressed to the level indicated, that the quality of the Work meets or exceeds the requirements of the Construction Contract, and that, to the best of the Architect's knowledge, information, and informed belief, the CMAR is entitled to payment of the amount certified.

**1.6.8** The Architect shall be the initial interpreter of the requirements of the drawings and specifications and the judge of the performance thereunder by the CMAR. The Architect shall render written or graphic interpretations necessary for the proper execution or progress of the Work with reasonable promptness on request of the CMAR.



**1.6.9** The Architect's decisions in matters relating to aesthetic effect shall be final if consistent with the intent of the Construction Contract.

**1.6.10** The Architect shall reject Work, which does not conform to the Construction Contract unless directed by the City, in writing, not to do so. Whenever, in the Architect's opinion, it is necessary or advisable, the Architect shall require special inspection or testing of the Work in accordance with the provisions of the Construction Contract whether or not such Work is fabricated, installed, or completed.

**1.6.11** The Architect shall review and approve, or take other appropriate action upon, the CMAR's submittals such as Shop Drawings, Product Data, and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Construction Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility. The Architect's review shall not constitute approval of safety precautions or construction means, methods, techniques, sequences, or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component. Such action shall be taken with reasonable promptness while allowing sufficient time, in the Architect's professional judgment, to permit adequate review. The Architect's review shall cause no unreasonable delay to the CMAR or the Project.

**1.6.12** The Architect shall review, and advise the City concerning, proposals and requests for Change Orders from the CMAR. The Architect shall prepare Change Orders for the City's approval as provided in 1.7.3 and execution in accordance with the Construction Contract, and shall have authority to order, by Field Order, minor changes in the Work not involving an adjustment in the Guaranteed Maximum Price or an extension of the Contract Time. Change Orders that are issued by the City due to cause not within the control or responsibility of the Architect are covered by 1.7.3.

**1.6.14** The Architect shall, without additional compensation, promptly correct any negligent errors, omissions, deficiencies or conflicts in its work product, including any negligent errors, omissions, deficiencies or conflicts discovered after the Project is complete. This provision shall survive the expiration or termination of this Agreement.

**1.6.15 Project Completion.**

**1.6.15.1** The Architect shall conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion; receive from the Construction Manager and forward to the City, for the City's review and records, written warranties and related documents required by the Contract Documents and assembled by the Construction Manager; and issue a final Certificate for Payment based upon a final inspection indicating the Work complies with the requirements of the Contract Documents.

**1.6.15.2** The Architect's inspections shall be conducted with the City to check conformance of the Work with the requirements of the Contract Documents and to verify the accuracy and completeness of the list submitted by the Construction Manager of Work to be completed or corrected (punch list). The Architect shall prepare and/or supplement the Construction Manager's punch list and administrate the completion of the punch list until all work is satisfactorily completed. When the Work is found to be substantially complete, the Architect shall inform the City about the balance of the Contract Sum remaining to be paid the Construction Manager, including the amount to be retained from the Contract Sum, if any, for final completion or correction of the Work.

**1.6.15.3** In consultation with the City, the Architect shall prepare a comprehensive list of the Close-Out documents required by the Construction Documents, approved Submittals, the Construction Manager Agreement, or any other applicable documents including all as-built drawings and administrate the receipt of all deliverables from the Construction Manager and all other project participants. The Architect shall review all close-out documents, including warranties, to confirm to the City in writing that all close-out documents comply with the contract requirements and are complete.

**1.6.15.4** The Architect shall prepare and submit a Material and Finishes Maintenance Manual, recording all selected interior and exterior finishes and moisture protection and products installed. The manual should include samples of each material and the manufacturer's data and instructions for care and maintenance for future reference and use by the building operations staff.

**1.6.15.5** The Architect shall provide a complete version of As-Designed Record Drawings in both PDF and Auto-CADD formats.

**1.6.15.6** The Architect shall forward to the City the following information received from the Construction Manager: (1) consent of surety or sureties, if any, to reduction in or partial release of retainage or the making of final payment; (2) affidavits, receipts, releases and waivers of liens or bonds indemnifying the City against liens; and (3) any other documentation required of the Construction Manager under the Contract Documents.

**1.6.16.7** Upon request of the City, and prior to the expiration of one year from the date of Substantial Completion, the Architect shall, without additional compensation, conduct a meeting with the City to review the facility operations and performance.

## **1.7 ADDITIONAL SERVICES**

The following services of the Architect are not included in Paragraphs 1.3 through 1.6. Nevertheless, the Architect shall provide such services if authorized in writing by the City and they shall be paid for by the City as provided hereinafter.

**1.7.1** Providing services to examine or investigate existing conditions or to make measured drawings upon written request by the City, or to verify the accuracy of drawings or other information provided by the City.

**1.7.2** Making revisions in drawings, specifications or other documents when such revisions are inconsistent with written direction by the City previously given, are required by the enactment or revision of codes, laws or regulations subsequent to the preparation of such documents and not reasonably anticipated, or are due to other causes not within the control or responsibility of the Architect, either in whole or in part.

**1.7.3** Preparing drawings, specifications and supporting data in connection with Change Orders, provided that such Changes Orders are issued by the City due to causes not within the control or responsibility of the Architect, either in whole or in part.

**1.7.4** Providing services concerning repair or replacement of Work damaged by fire or other cause during construction provided that such services are required by causes not the responsibility of the Architect, either in whole or in part.

**1.7.5** Providing services made necessary solely by the default of the CMAR or major defects or deficiencies in the Work of the CMAR.

## **1.8 SERVICE SCHEDULE, PERFORMANCE STIPULATIONS AND LIQUIDATED DAMAGES**

**1.8.1** The prompt completion of this Project is critical and time is a material element of this Agreement. The Architect shall perform its services expeditiously and shall have all plans ready for bidding or proposals by August 15, 2024. Upon approval of this Agreement, the Architect shall submit for the City's approval a schedule for the performance of the Architect's services which shall include allowance for time required for the City's review of submissions and for approvals of governmental authorities having jurisdiction over the Project. This schedule shall not, except for Force Majeure Events (as defined in Section 7.18), be exceeded by the Architect.

**1.8.2** The Architect shall pay the City the sum of \$200.00 (two hundred dollars) per calendar day for each and every calendar day of unexcused delay caused by Architect's sole negligence in performing its services within the time stated in paragraph 1.8.2. Any sums due and payable hereunder by the Architect shall be payable, not as a penalty, but as liquidated damages representing a reasonable estimate of damages because the harm caused by the breach is incapable or difficult of estimation due to the public nature of the work and the likely loss to be sustained by the City and the general public, estimated at or before the time of executing this Agreement. The Architect agrees that the liquidated damages provisions in this Agreement are reasonable, facially valid, are not a penalty, and do not otherwise operate as a penalty.

**1.8.3** Further, the parties acknowledge the City's paramount purposes and duty to protect the "public fisc" and the general health, safety, and welfare of the public, and the parties agree that any alleged disparity between actual and liquidated damages shall be construed as bridgeable and acceptable as a matter of public policy and shall be calculated and construed in favor of the City.

**1.8.4** During the course of the Project and during review at the end of Schematic Design, Design Development, and at the 50% and 90% reviews of the Construction Documents as provided in this Agreement, when the City reasonably believes that performance of the Architect's services will be inexcusably delayed due to the Architect's sole negligence, the City shall be entitled, but not required, to withhold from any amounts otherwise due the Architect an amount then believed by the City to be adequate to recover liquidated damages applicable to such delay. If and when the Architect performs its services in a manner satisfactory to the City, the City may, but is not obligated to, release to the Architect those funds withheld as liquidated damages.

## **1.9 PERSONNEL-EXHIBIT G**

So long as the individuals named above remain actively employed or retained by the Architect, they shall perform the functions indicated next to their names.

## **1.10 EXCLUSIONS FROM ARCHITECT'S SERVICES**

The services listed below are not included in the Architect's services, however, they could be provided as Additional Services, if required to complete the Project or if desired by the City.

- Traffic control / signal studies or implementation
- Off-site utility engineering
- Zoning modifications and utility easements
- Environmental or hazardous materials issues
- Building utility bill estimates
- Professional models produced out-of-house
- Geotech
- Civil / Land Survey

## **1.11 INDEMNIFICATION**

**The ARCHITECT shall hold harmless and indemnify the CITY from all claims and liability for damage arising out of or in connection with this AGREEMENT to the extent that the damage is caused by or results from an error, omission, act of negligence, intentional tort, intellectual property infringement, or failure to pay a subcontractor or supplier committed by the ARCHITECT or the ARCHITECT'S agent, consultant under contract, or another entity over which the ARCHITECT exercises control. The ARCHITECT shall also reimburse the CITY for any and all legal costs and expenses, including reasonable attorney fees which might be incurred by the CITY in litigation or otherwise resisting said claim or liabilities, which might be incurred by, charged against, or imposed on the CITY as the result of such negligent acts or omissions by the ARCHITECT in proportion to the ARCHITECT'S liability. In addition to the obligations above, the ARCHITECT shall provide for the CITY'S defense under the ARCHITECT'S general liability insurance policy where the CITY is named as additional insured by this Agreement. This paragraph shall be construed in strict compliance with Texas Local Gov't Code Sec. 271.904. In the event of a conflict or ambiguity between this paragraph and Texas Local Gov't Code Sec. 271.904, then Texas Local Gov't Code Sec. 271.904 shall control.**

## **1.12 GOVERNMENTAL FUNCTIONS AND IMMUNITY.**

The parties hereby acknowledge and agree that the CITY is entering into this AGREEMENT pursuant to its governmental functions and that nothing contained in the AGREEMENT shall be construed as constituting a waiver of the CITY'S governmental immunity from suit or liability, which is expressly reserved to the extent allowed by law. Notwithstanding anything to the contrary herein, the parties hereby acknowledge and agree that to the extent this AGREEMENT is subject to the provisions of Subchapter I of Chapter 271, TEXAS LOCAL GOVERNMENT CODE, as amended, the CITY'S immunity from suit is waived only as set forth in Subchapter I of Chapter 271, TEXAS LOCAL GOVERNMENT CODE. Further, the parties agree that this AGREEMENT is made subject to all applicable

provisions of the Texas Civil Practice and Remedies Code (“CPRC”), including but not limited to all defenses, limitations, and exceptions to the limited waiver of immunity from liability provided in CPRC Chapter 101 and Chapter 75.

Should a court of competent jurisdiction determine the City’s immunity from suit is waived in any manner other than as provided in Subchapter I of Chapter 271, Texas Local Government Code, as amended, the parties hereby acknowledge and agree that in a suit against the City for breach of this AGREEMENT:

- (a) the total amount of money awarded is limited to actual damages in an amount not to exceed the balance due and owed by the City under this AGREEMENT;
- (b) the recovery of damages against the City may not include consequential damages or exemplary damages;
- (c) ARCHITECT may not recover attorney’s fees; and
- (d) ARCHITECT is not entitled to specific performance or injunctive relief against the City.

ARCHITECT further agrees that during the course and scope of this AGREEMENT, except with CITY’S knowledge and consent, ARCHITECT shall not represent any third party against the CITY in any claim, litigation, or other matter, or be retained to act as an expert witness for any third party in any claim, litigation, or any other matter that is, or may be, adversarial to the CITY, as determined by the CITY.

Acceptance by the CITY of the ARCHITECT’S work shall not constitute nor be deemed a release of the responsibility and liability of ARCHITECT, its employees, subcontractors, agents, or consultants for the accuracy and competency of ARCHITECT’S work; nor shall such acceptance be deemed to be an assumption of such responsibility by the CITY for any defect, error, or omission in the ARCHITECT’S work, its employees, subcontractors, agents, and consultants. ARCHITECT, shall without additional costs or fee to the CITY, correct or revise any errors or deficiencies in ARCHITECT’S performance.

**ARTICLE II**  
**THE CITY’S BASIC DUTIES TO THE ARCHITECT OTHER THAN  
COMPENSATION**

**2.1** The City shall provide the Architect with adequate information regarding the City’s requirements for the Project including any desired or required design or construction schedule, or both, and any budgetary requirements.

**2.2** The City shall review any documents submitted by the Architect requiring the City’s decision, and shall render any required decisions or review comments and forward comments back to the Architect within five (5) working days.

**2.3** The City shall furnish a legal description and boundary survey of the site, if available.

**2.4** The City shall furnish the services of geotechnical consultants when such services are necessary and are requested by the Architect.

**2.5** The City shall furnish structural, mechanical, chemical and other laboratory tests, inspections and reports as required by law or the Construction Contract.

**2.6** If the City becomes aware of any fault or defect in the Project, non-conformance with the Construction Contract, or of any errors, omissions or inconsistencies in the drawings or specifications, reasonable notice thereof shall be given by the City to the Architect.

**2.7** The City shall perform those duties set forth in Paragraphs 2.1 through 2.6 as expeditiously as may reasonably be necessary for the orderly progress of the Architect’s services and of the Work.

**2.8** The City’s review of any documents prepared by the Architect or its consultants shall be for the purpose of determining whether such documents are generally consistent with the Project. No review of such documents shall relieve the Architect of its responsibility for the accuracy, adequacy, fitness, suitability and coordination of its work product.

- 2.9 The City shall designate a representative, or third-party consultant, who shall be responsible for review and analysis of the CMAR’s performance under the Construction Contract.
- 2.10 The City shall employ an independent LEED Commissioning Agent, if applicable.
- 2.11 The City shall furnish design services or building systems as listed below, or authorize the Architect to furnish them as an Additional Service, when such services are required to complete the Project.
  - Preliminary and Final Plat

**ARTICLE III**  
**CONSTRUCTION COSTS**

3.1 If a fixed budget limit has been established, the CMAR or the City’s separate consultant or contractor preparing cost estimates shall be permitted to include contingencies for design, bidding and price escalation to determine what materials, equipment, component systems and types of construction are to be included in the Construction Contract, to make reasonable adjustments in the scope of the Project and to include in the Construction Contract alternate bids, or add alternates, to adjust the Construction Cost to the fixed limit. However, this paragraph shall not operate to increase the fixed limits cost of the construction established in Paragraph 3.2. All adjustments in the scope of the Project shall be documented in writing and approved in writing by the City.

3.2 Should the proposed Guaranteed Maximum Price for construction of the Project be in excess of **\$57,800,000** (including FF&E) the City may (1) give written approval of an increase in such fixed limit, (2) authorize rebidding or re-negotiating of the Project, (3) terminate the Project and this Agreement in accordance herewith, or (4) cooperate in revising the Project scope or quality, or both, as required to reduce the construction cost. In the case of (4), the Architect, without additional charge to the City, shall consult with the City and shall revise and modify the Project’s program, scope or quality to achieve compliance with the fixed limitation on construction cost. Absent negligence on the part of the Architect that caused the bids to exceed Guaranteed Maximum Price, providing such modifications and revisions in the Construction Documents Phase shall be the limit of the Architect’s responsibility arising from the establishment of such fixed limitation of construction costs, and having done so, the Architect shall be entitled to Additional Service compensation for all other services performed necessitated by subsequent cost estimates or bids that exceed the Guaranteed Maximum Price, in accordance with this Agreement.

**ARTICLE IV**  
**BASIS OF COMPENSATION**

4.1 The City shall compensate the Architect for Architectural Services rendered pursuant to this Agreement by payment of the fixed sum of \$4,145,500.00

4.2 Payment to the Architect of the sum set forth in Paragraph 4.1 shall be allocated as follows:

Facilities Programming.....	5%
Schematic Design.....	10%
Design Development.....	20%
Construction Documents.....	40%
Bidding/Proposals and Award:.....	5%
Administration of Construction.....	20%

4.3 Additional Services of the Architect as described in Paragraph 1.7, if any, shall be compensated on an hourly basis per the Architect’s established hourly rates included in Exhibit “G”, which is attached to and incorporated into this Agreement.

4.4 The Architect shall provide site civil engineering services including site grading, drainage, erosion control plans and on-site utilities as required for the Project. The Architect shall also employ a civil engineer to plan and design the site utilities and drainage for the site and parking lot. The site grading and drainage shall be appropriate for the portion of the site used for the building. The Project site shall include the entire site in addition to the building and related site improvements to ensure proper and adequate storm water drainage. The Architect shall incorporate the proper plans and specifications in the bid or proposal documents for the CMAR to install all necessary site drainage

and utilities.

**4.5** The City shall compensate the Architect for site civil engineering services rendered pursuant to Paragraph 4.4 of this Agreement by payment included within the fixed sum for Architectural Services in Paragraph 4.1. Payment to the Architect of the sum shall be allocated in accordance with a percentage of completion for the tasks associated with the site civil work.

## **ARTICLE V** **PAYMENTS TO THE ARCHITECT**

### **5.1 ARCHITECT'S INVOICES**

5.1.1 Not more frequently than monthly, unless otherwise agreed in writing by the Architect and the City, the Architect shall submit an invoice to the City requesting payment for services properly rendered and reimbursement for reimbursable expenses due hereunder. The Architect's invoice shall describe with reasonable particularity each service rendered, the date thereof, the time expended if services under Paragraphs 1.7 and 4.5 are included in the invoice and the person(s) rendering such service. The Architect's invoice shall be accompanied by such documentation or data in support of reimbursable expenses for which reimbursement is sought as the City or the City Council or its designee may require.

5.1.2 If payment is requested for services rendered by the Architect pursuant to Paragraphs 1.3 through 1.6, the invoice shall reflect the allocations as provided in Paragraph 4.2 and shall state the percentage of completion in relation to the Milestone Schedule, which is attached to this Agreement as Exhibit "F", and the cost of the work performed as to each such allocation in accordance with the Fee Schedule, which is attached to this Agreement as Exhibit "B". The invoice shall bear the signature of the Architect, which signature shall constitute the Architect's representation to the City that the services indicated in the invoice have progressed to the level indicated, have been properly and timely performed as required herein, that the reimbursable expenses included in the invoice have been reasonably incurred, that all obligations of the Architect covered by prior invoices have been paid in full, and that, to the best of the Architect's knowledge, information and informed belief, the amount requested is currently due and owing, there being no reason known to the Architect that payment of any portion thereof should be withheld. Submission of the Architect's invoice for final payment and reimbursement shall further constitute the Architect's representation to the City that, upon receipt from the City of the amount invoiced, all obligations of the Architect to others, including its consultants, incurred in connection with the Project, will be paid in full.

### **5.2 TIME FOR PAYMENT**

5.2.1 The City shall make payment to the Architect of all sums properly invoiced as provided in Paragraph 5.1, within thirty (30) days of the City's receipt thereof. No interest or other late penalties shall accrue on late payments.

### **5.3 CITY'S RIGHT TO WITHHOLD PAYMENT**

5.3.1 In the event that the City determines that any representations of the Architect, provided pursuant to Subparagraph 5.1.2, are wholly or partially inaccurate, the City may withhold the applicable portion of the payment of sums then or in the future otherwise due to the Architect until the inaccuracy, and the cause thereof, is corrected to the City's reasonable satisfaction.

### **5.4 REIMBURSABLE EXPENSES**

5.4.1 Reimbursable expenses shall be reimbursed to the Architect by the City in accordance with the City's policies. However, the total amount payable for reimbursable expenses shall not exceed \$204,500.00 without specific additional authorization by the City. The reimbursable expenses allocation may include up to \$3,500.00 for an artist's rendering of the Project, if applicable.

5.4.1.1 Government Fees. The City will reimburse for or pay direct for government fees, including TDLR TAS plan review and site inspection fees and, if applicable, USGBC LEED registration and review fees.

## **5.5 ARCHITECT'S RECORDS**

5.5.1 Documentation accurately reflecting the time expended by the Architect and the Architect's personnel and records of reimbursable expenses shall be maintained by the Architect and shall be available to the City for audit, review, and copying upon request.

## **ARTICLE VI**

### **PROVISION FOR TERMINATION/INTERRUPTION**

#### **6.1 TERMINATION/INTERRUPTION**

6.1.1 The City may terminate or suspend the Architect's services under this Agreement for cause at any time upon paying all sums due the Architect for work to time of termination and after giving the Architect thirty (30) calendar days prior written notice by certified mail, stating the reason for such termination or suspension and giving the Architect reasonable opportunity to cure or commence a cure. Upon the effective date of any termination of this Agreement, the Architect shall discontinue all services in connection with the performance of the Agreement and shall proceed to cancel promptly all existing orders and contracts insofar as such orders or contracts are chargeable to the Agreement. As soon as practicable after receipt of notice of termination, the Architect shall submit a statement, showing in detail, the services performed under this Agreement less such payments on account of the charges as have been previously made. Copies of all completed or partially completed designs, plans and reports prepared under this Agreement shall be delivered to the City when and if this Agreement is terminated and upon Architect's receipt of all undisputed payments currently owed under this Agreement.

6.1.2 In the event of termination or abandonment of the Architect's services under this Agreement, payment shall be made to the Architect for all services performed to the date of same.

6.1.3 If this Agreement is terminated because of material breach of this Agreement by the Architect, the City may have the remaining work and services to be performed by the Architect performed by another architect, and the Architect shall be liable to the City for any excess costs accrued by the City thereof.

6.1.4 If the City fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the City before suspending services. In the event of a suspension of services, the Architect shall have no liability to the City for delay or damage caused the City because of such suspension of services. Before resuming services, the City shall pay the Architect all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

6.1.5 The Architect is proceeding in reliance on Architect's understanding that Architect's services include administration of the Contract during the Construction Phase. Accordingly, the City may only terminate this Agreement (upon not less than seven days' written notice to the Architect) for the City's convenience and without cause prior to the Architect's commencement of the construction documents phase. Any termination for convenience or any unilateral reduction by more than 50% in the remaining scope or duration of the services of Architect or Architect's consultants after commencement of the construction documents phase by Architect without the prior written consent and agreement of the Architect is a material breach of this Agreement. In the event of such termination for convenience or unilateral reduction by more than 50% in the remaining scope or duration of the services of Architect or Architect's consultants without the prior written consent by and agreement with the Architect, in addition to and not in substitution of any other of Architect's termination or other rights under this Agreement, the Architect may at its sole option and discretion terminate this Agreement upon seven (7) days' written notice to the City. In such event, the City shall have all information identifying the Architect and Architect's consultants removed from the Architect's deliverables (although the City shall have a the right to use such deliverables for the Project), shall release the Architect and Architect's consultants from any liability arising out of or related to the continued use of the deliverables in the City's possession, and will hold the Architect and the Architect's consultants harmless from any and all responsibility or liability (including liability for any and all claims) for the City's use of the deliverables, the content of the deliverables if modified by the City, or the use thereof by other third-parties.

**ARTICLE VII**  
**MISCELLANEOUS PROVISIONS**

**7.1 GOVERNING LAW**

7.1.1 This Agreement shall be governed in all respects by the laws of the State of Texas, without regard for conflict of laws principles. Venue for any dispute arising out of this Agreement shall lie exclusively in Tarrant County, Texas.

**7.2 MEANING OF TERMS AND LEGAL CONSTRUCTION**

7.2.1 Terms in this Agreement and in the Construction Contract shall be construed in accordance with their common and ordinary meaning, unless otherwise specifically defined in this Agreement or the Construction Contract.

7.2.2 The judicial doctrine that provides that documents or exculpatory provisions are to be construed against the drafter or provider of such documents or provisions does not apply to this Agreement, as each party has had a reasonable opportunity to obtain and consult with their own legal counsel regarding this Agreement.

**7.3 COMPLIANCE WITH LAWS**

7.3.1 The Architect, its consultants, agents, employees, and subcontractors shall prepare its drawings and specifications according to the Standard of Care to conform with applicable Federal and State laws, charter, and ordinances of the City of Mansfield, as amended, and all other applicable rules and regulations promulgated by federal, local, state, and national boards, bureaus, and agencies. The Architect shall complete only the professional services as required in the performance of the services contracted for herein. However, the City recognizes that interpretations by government officials (“Code Authority”) are often subject to change even after issuance of a building permit. If after award of a building permit, modifications to the Architect’s drawings and specifications is required because of an interpretation by the Code Authority which had not been previously given, or which if given, was different than a prior interpretation by the Code Authority, Architect shall make the required modifications, but the cost of such modifications shall be considered an Additional Service. Nothing contained herein shall relieve the Architect of its obligations to modify at its own expense drawings and specifications which the Architect has negligently failed to prepare in compliance with the applicable Governmental Requirements.

**7.4 USE AND OWNERSHIP OF DOCUMENTS**

7.4.1 Upon full payment of all amounts currently due for work performed by the Architect under this Agreement, the Architect’s designs and work products under this Agreement including, but not limited to, tracings, drawings, plans, specifications, studies and other documents completed or partially completed (except for any pre-existing proprietary standards incorporated into the work products), shall become the property of the City, to be used as the City desires, without restriction and the City shall be granted a perpetual, non-exclusive, royalty free license to use any proprietary standards incorporated into the work products in the same manner as permitted for the work products. Upon transfer, the Architect specifically waives and releases any proprietary rights or ownership claims to such work products. The City shall have unlimited right for the benefit of the City for use in future projects to all drawings, designs, specifications, the Architect’s designs and structures, notes and other pertinent consultant, architectural, or engineering work procured in the performance of this Agreement or in contemplation thereof, and all as-built drawings produced after completion of the Project work, if any, including the right to use same on any other City work without additional cost to the City. Any use of the aforementioned documents for future projects shall be without use of Architect’s name or registration seal and shall be at the City’s sole risk and without any liability to the Architect, its agents, employees, subcontractors, and consultants. The City shall hold harmless the Architect, the Architect’s consultants and agents and employees or any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys’ fees arising out of the unauthorized use or reuse of design documents or other instruments of service without the Architect’s involvement, whether such claims are brought in breach of contract, breach of warranty, negligence or other tort or otherwise.

All information, documents, and communications relating to this Agreement shall be subject to the Texas Public Information Act (“Act”) and any opinion of the Texas Attorney General or a court of competent jurisdiction relating to the Act. The requirements of Subchapter J, Chapter 552, Government Code, may apply to this Agreement



and the Architect agrees that the Agreement may be terminated if the Architect knowingly or intentionally fails to comply with a requirement of that subchapter. In accordance with the Act, the Architect agrees to:

- (1) preserve all contracting information related to the Agreement as provided by the records retention requirements applicable to the City for the duration of the Agreement;
- (2) promptly provide to the City any contracting information related to the Agreement that is in the custody or possession of the Architect on request of the City; and
- (3) on completion of the Agreement, either:
  - (A) provide at no cost to the City all contracting information related to the Agreement that is in the custody or possession of the Architect; or
  - (B) preserve the contracting information related to the Agreement as provided by the records retention requirements applicable to the City.

## **7.5 SUCCESSORS AND ASSIGNS**

7.5.1 The City and the Architect each binds itself and its successors, executors, administrators and assigns to any other party of the Agreement and to the successors, executors, administrators, and assigns of such other party, in respect to all covenants of this Agreement. Except as above, neither the City nor the Architect shall assign, sublet or transfer its interest in this Agreement without the written consent of the other. Nothing herein shall be constituted as creating any personal liability on the part of any officer or agent of any public body which may be a party thereto.

## **7.6 INDEPENDENT CONTRACTOR**

7.6.1 The Architect shall perform its obligations under this Agreement as an independent contractor and shall not be considered an employee of the City for any purpose whatsoever, including, but not limited to, entitlement to City employee benefits. The Architect hereby expressly waives any claim or entitlement to such benefits. Furthermore, this Agreement is not intended to create, nor should it be construed as creating, a partnership, association, joint venture, or trust. Nothing contained herein shall create a contractual relationship with, or any rights in favor of, any third party.

## **7.7 INSURANCE**

7.7.1 Prior to the commencement of services under this Agreement, Architect shall obtain standard professional liability insurance coverage in an amount of at least \$1,000,000.00 per claim with a \$2,000,000.00 aggregate policy limit per year, covering the damages to the extent caused by the negligent acts, errors or omissions in the performance of professional services provided under this Agreement. A "claims made" policy is acceptable subject to coverage being maintained during the course of the Project and up to two (2) years after completion and reasonable acceptance of Project by the City. Architect shall maintain such professional liability insurance coverage during all phases of services and for two (2) years after final completion of the Project. The City shall be supplied with a certificate of such coverage which shall provide for a thirty (30) day notice of cancellation, non-renewal, to the City, except 10 days' notice for nonpayment of premium.

Architect will maintain general liability insurance coverage as follows:

- A. Worker's Compensation Insurance – Statutory as required by the Texas Labor Code.
- B. Employer's Liability Insurance - \$100,000 per accident; \$300,000 policy limit for bodily injury by disease; \$100,000 per employee for bodily injury by disease.
- C. Commercial General Liability Insurance - \$2,000,000 per occurrence; \$2,000,000 general aggregate and \$2,000,000 products/completed operations aggregate. The general aggregate shall apply on a "per project" basis.
- D. Automobile Liability Insurance - \$1,000,000 CSL per accident
- E. Excess Liability - \$5,000,000 per occurrence and aggregate (Subconsultants are not obligated to obtain excess liability coverage in amounts greater than \$2,000,000).

The City of Mansfield, including its officers, officials, employees, Boards and Commissions, and volunteers shall be named as an additional insured by endorsement to the general liability and auto liability insurance coverage listed in this Agreement, excluding Workers' Compensation, Employers' Liability, and Professional Liability (for which a waiver of subrogation is required to be issued in favor of the City), with regard to the Architect's activities as required by this Agreement. All premiums arising from the coverage herein shall be the responsibility of the Architect. Architect shall maintain such general liability coverage during all phases of services and for two (2) years after final completion of the Project. The City shall be supplied with a certificate of such coverage which shall provide for a thirty (30) day notice of cancellation, non-renewal, to the City, except 10 days' notice for nonpayment of premium.

## **7.8 ARCHITECT'S SEAL**

7.8.1 The Architect shall place the Architect's Seal, as may be required by Texas law or the rules or regulations of the Texas Board of Architectural Examiners, on all documents and data furnished by the Architect to the City.

## **7.9 CONFIDENTIALITY**

7.9.1 The Architect will maintain as confidential any documents or information provided by the City and will not release or publish same to any third party without prior permission from the City, unless compelled by law or order of a court or regulatory body of competent jurisdiction. Such release will occur only after prior notice to the City.

## **7.10 SURVIVAL**

7.10.1 All provisions of this Agreement for indemnity or allocation of responsibility or liability between the City and the Architect shall survive the completion of the services and the termination of the Agreement.

## **7.11 SEVERABILITY**

7.11.1 In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement, and this Agreement shall be considered as if such invalid, illegal, or unenforceable provision had never been contained in this Agreement.

## **7.12 PUBLIC FUNDING**

7.12.1 This Agreement is subject to the appropriation of public funds by the City in its budget adopted for any fiscal year for the specific purpose of making payments pursuant to this Agreement for that fiscal year. The obligation of the City pursuant to this Agreement in any fiscal year for which this Agreement is in effect shall constitute a current expense of the City for that fiscal year only, and shall not constitute an indebtedness of the City of any monies other than those lawfully appropriated in any fiscal year. In the event of non-appropriation of funds in any fiscal year to make payments pursuant to this Agreement, this Agreement may be terminated without any liability to either party.

## **7.13 TEXAS BOYCOTT PROHIBITIONS**

7.13.1 To the extent required by Texas law, Architect verifies that: (1) it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association, as defined in Texas Government Code § 2274.001, as amended, and that it will not during the term of this Agreement discriminate against a firearm entity or firearm trade association; (2) it does not "boycott Israel" as that term is defined in Texas Government Code § 808.001, and Texas Government Code Ch. 2271, as amended, and it will not boycott Israel during the term of this Agreement; (3) it does not "boycott energy companies," as those terms are defined in Texas Government Code §§ 809.001 and 2274.001, and it will not boycott energy companies during the term of this Agreement; (4) It does not engage in scrutinized business operations with Sudan, Iran, or designated foreign terrorist organization as defined in Texas Government Code, Chapter 2270; and (5) It is not owned by or the majority of its stock or other ownership interest is held or controlled by i) individuals who are citizens of China, Iran, North Korea, Russia, or a designated country as defined by Texas Government Code § 2275.0101; or ii) a company or other entity, including a governmental entity, that is owned or controlled by citizens of or is directly controlled by the government

of China, Iran, North Korea, Russia, or a designated country; nor is it headquartered in China, Iran, North Korea, Russia, or a designated country.

#### **7.14 ETHICS DISCLOSURE**

7.14.1 To the extent required by law, the Architect represents that it has completed a Texas Ethics Commission (the “TEC”) form 1295 (“Form 1295”) generated by the TEC’s electronic filing application in accordance with the provisions of Texas Gov’t Code Ch. 2252.908 and the rules promulgated by the TEC. The parties agree that, with the exception of the information identifying the Town and the contract identification number, the Town is not responsible for the information contained in the Form 1295.

**7.15 WAIVER OF CONSEQUENTIAL DAMAGES.** The Architect and City waive consequential damages for claims, disputes, or other matters in question, arising out of or relating to this Agreement. This mutual waiver includes, but is not limited to, damages incurred by the City or Architect for rental expenses, for loss of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or the services of such persons. This mutual waiver is applicable, without limitation, to all consequential damages due to either party’s termination of this Agreement.

**7.16 NO PERSONAL LIABILITY.** The City acknowledges that the Architect and its consultants are limited liability entities and agrees that any claim made by it arising out of any act or omission of any director, officer, or employee of the Architect, or its consultants, in the execution or performance of the Agreement, shall be made against the entity and not against any of their individual directors, officers, or employees.

**7.17 FORCE MAJEURE.** No Party shall be liable or responsible to the other Party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement (except for any obligations to make previously owed payments to the other Party hereunder) when and to the extent such failure or delay continues for a period of at least thirty (30) consecutive days and is caused by or results from acts beyond the impacted Party’s (“Impacted Party”) reasonable control, including, without limitation, the following force majeure events (“Force Majeure Event(s)”): (a) acts of God; (b) flood, fire, earthquake or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order or law; (e) actions, embargoes or blockades in effect on or after the date of this Agreement; (f) action by any governmental authority; (g) national or regional emergency; (h) strikes, labor stoppages or slowdowns or other industrial disturbances; (i) epidemic, pandemic or any global serious illness outbreaks; (j) emergency state; (k) shortage of adequate medical supplies and equipment; (l) shortage of power or transportation facilities; and (m) other similar events beyond the reasonable control of the Impacted Party. The Impacted Party must provide written notice to the other party specifying the nature and duration of the Force Majeure Event no later than thirty (30) days after the occurrence of the Force Majeure Event.

**7.18 BIM.** The Architect uses building information modeling software (“BIM”) as its primary production tool for internal design, coordination, and documentation, and shall coordinate with the City and the CMAR for the Project in accordance with AIA Document E203TM-2013 BIM and Digital Data.

**7.19 NO THIRD-PARTY BENEFICIARIES.** Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the City or Architect.

**7.20 RIGHT TO RELY ON INFORMATION.** Following its good faith evaluation of the information provided Architect shall be entitled to rely on the accuracy and completeness of services and information furnished by the City and the City’s consultants as well as upon the implied representation that the Architect may incorporate any documents, graphics, information, and data (in whole or in part) provided by the City and the City’s consultants into the Architect’s work product without infringing upon the intellectual property rights of any third party. Architect shall provide prompt written notice to the City if the Architect becomes aware of any error, omission or inconsistency in such services or information.

#### **7.21 ENTIRE AGREEMENT**

7.21.1 This Agreement represents the entire agreement between the City and the Architect and supersedes all prior communications, negotiations, representations or agreements, either written or oral. This Agreement may be

amended only by written instrument signed by both City and Architect. This Agreement includes the following Exhibits which are attached to this Agreement and incorporated into this Agreement as if fully set forth herein; in the event of a conflict between this Agreement and the Exhibits, this Agreement shall control:

- Exhibit A – Project Description;
- Exhibit B – Fee Schedule & Expenses;
- Exhibit C – Design Disciplines & Activities;
- Exhibit D – Project Responsibility Matrix;
- Exhibit E – City’s Preliminary Facility Program;
- Exhibit F – Milestone Schedule, and
- Exhibit G – Design Team & Key Personnel/Hourly Rates Schedule.

EXECUTED in one or more counterparts (each of which is an original) on behalf of the Architect and on behalf of the City; each party thereunto duly authorized on the date first written above.

CITY:  
**CITY OF MANSFIELD, TEXAS**

ARCHITECT:  
**PERKINS & WILL, INC.**

By: \_\_\_\_\_

By: \_\_\_\_\_

 Donald Dethlefs, FAIA

ATTEST:

ATTEST:

\_\_\_\_\_  
City Secretary

 Operations Manager

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

# **Exhibit A**

## **Project Description**

## Exhibit A - PROJECT DESCRIPTION

A brief description and list of primary assumptions for the proposed multi-use stadium project at the Harvest Point development are as follows:

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1. The proposed 350-acre Harvest Point Development includes site and infrastructure improvements, single family and multifamily residential, parks and trails, retail, family entertainment, hotel and conference center, entertainment venue, a new multi-use stadium and offices. The program is consistent with USL Stadium Development Guidelines and assumes the presence of a Championship-level franchise. The multi-use feature allows for other sports franchises and content providers to share the venue as well.

2. The basic program requirements are:
  - a) 6,500 to 8,000 seating capacity.
  - b) 10-15 private suites.
  - c) A variety of group sales and gathering areas.
  - d) Stadium Club to serve as a lounge for approximately 200 exterior seats.
  - e) The ability to accommodate event flexibility is a high priority.
  - f) Natural grass playing field.
3. The parcel footprint is estimated at 6+ acres for property required for a stadium, entrance plaza, secured player and staff parking, and truck docks.
4. Event parking will be provided on nearby surface and/or parking structures.
5. The zoning for the Harvest Point Development site is expected to be appropriate for the proposed stadium, improvements and therefore adjustments to the existing zoning are not expected.
6. An Architect shall be selected utilizing a selective Request for Qualifications process to provide the necessary architectural, engineering and specialty design services to complete the stadium design and applicable FF&E items.
7. The Construction Manager at Risk (CMAR) approach is anticipated wherein the CMAR provides both Preconstruction and Construction phase services.
8. The Construction Manager at Risk (CMAR) approach is anticipated wherein the CMAR provides both Preconstruction and Construction phase services. The CMAR shall be selected utilizing a competitive Request for Proposal process.
9. The Owner has established the following target budget for the design and construction hard costs:
  - Design services and expenses \$ (\$4,350,000)
  - Stadium, site improvements and FF&E \$ (57,800,000)
  - Minimal Owner Contingency is budgeted separately.

10. Parking structure(s), athletic housing, hotel/conference center, and performing arts center will be related but separately funded projects.

11. Target budget assumes a pad-ready condition with all offsite infrastructure provided separately, including all utilities and storm water retention.

12. The basic schedule for the work:

Preconstruction Phase	January 22, 2024 - November 30, 2024
Construction Phase	December 1, 2024 - March 31, 2026
First Event	April 1, 2026

*\* These dates are subject to change and the City may wish to advance construction in phases to accommodate schedules.*



# **Exhibit B**

## **Fee Schedule & Expenses**

### **B.1 Fee Schedule & Expenses**

### **B.2 Fees for Design Disciplines & Activities**

<b>B.1</b>	<b>Exhibit - Fee Schedule &amp; Expenses</b>					Attached to Architect PSA		January 17, 2024
	Architectural and Engineering Services						Sent to PW	1/22/2024
	Perkins & Will						fee	\$ 4,145,500.00
	<b>Month/Year</b>	<b>Facilities Programming</b>	<b>Schematic Design</b>	<b>Design Development</b>	<b>Construction Documents</b>	<b>Bidding, Proposals and Award</b>	<b>Administration of Construction</b>	<b>Total</b>
		5%	10%	20%	40%	5%	20%	100%
	breakdown	\$ 207,275.00	\$ 414,550.00	\$ 829,100.00	\$ 1,658,200.00	\$ 207,275.00	\$ 829,100.00	\$ 4,145,500.00
	duration	1.0	2.0	4.0	4.5	0.5	16.00	
1	January, 2024							\$0
2	February, 2024	\$207,275						\$207,275
3	March, 2024		\$207,275					\$207,275
4	April, 2024		\$207,275					\$207,275
5	May, 2024			\$207,275				\$207,275
6	June, 2024			\$207,275				\$207,275
7	July, 2024			\$207,275				\$207,275
8	August, 2024			\$207,275				\$207,275
9	September, 2024				\$414,550			\$414,550
10	October, 2024				\$414,550			\$414,550
11	November, 2024				\$414,550			\$414,550
12	December, 2024				\$414,550	\$207,275		\$621,825
13	January, 2025						\$51,819	\$51,819
14	February, 2025						\$51,819	\$51,819
15	March, 2025						\$51,819	\$51,819
16	April, 2025						\$51,819	\$51,819
17	May, 2025						\$51,819	\$51,819
18	June, 2025						\$51,819	\$51,819
19	July, 2025						\$51,819	\$51,819
20	August, 2025						\$51,819	\$51,819
21	September, 2025						\$51,819	\$51,819
22	October, 2025						\$51,819	\$51,819
23	November, 2025						\$51,819	\$51,819
24	December, 2026						\$51,819	\$51,819
25	January, 2026						\$51,819	\$51,819
26	February, 2026						\$51,819	\$51,819
27	March, 2026						\$51,819	\$51,819
28	April, 2025						\$51,819	\$51,819
	<b>Total</b>	<b>\$207,275</b>	<b>\$414,550</b>	<b>\$829,100</b>	<b>\$1,658,200</b>	<b>\$207,275</b>	<b>\$829,100</b>	<b>\$4,145,500</b>
	<b>Cumulative</b>	<b>\$207,275</b>	<b>\$621,825</b>	<b>\$1,450,925</b>	<b>\$3,109,125</b>	<b>\$3,316,400</b>	<b>\$4,145,500</b>	
	<b>% of Total</b>	<b>5%</b>	<b>10%</b>	<b>20%</b>	<b>40%</b>	<b>5%</b>	<b>20%</b>	<b>100%</b>
							<b>Reimbursable Expenses Allowance</b>	<b>\$204,500</b>

B.2	MNSF - Mansfield Multi-Use Stadium at Harvest Point		
2	PSA Exhibit B.2 - Fees for Design Disciplines & Activities		
3		<a href="#">Attached to Architect PSA</a>	<a href="#">January 17, 2024</a>
4	In general, the scope of the design services to be provided by the Architect, its Engineers and Specialty Design Consultants shall include without limitation the general disciplines and activities listed below to the extent necessary to provide complete, accurate and fully coordinated design documents and construction administration for the Project.		
5			
6	<b>Discipline and Activity</b>	<b>Firm</b>	<b>Fee Amount</b>
7	Architect of Record	Perkins & Will	\$2,532,460
8	Architectural Design, including sports facilities	Perkins & Will	included above
9	Interior Design	Perkins & Will	included above
10	Presentation drawings for Owner's use including 3D modeling similar to "Sketch-up"	Perkins & Will	included above
11	Landscape Design, including hardscape and planting	Kimley Horn	\$94,000
12	Civil Engineering	Kimley Horn	\$235,500
13	Structural Engineering	Martin/Martin	\$435,000
14	HVAC Engineering	ME Engineers	\$635,000
15	Plumbing Engineering	ME Engineers	included above
16	Fire Protection Engineering	ME Engineers	included above
17	Electrical Engineering	ME Engineers	included above
18			
19	<b>Remaining Engineering and Specialty Design Consultants</b>		
20	Playing Field Design	Millenium Sports Tech.	\$65,000
21	Vertical Transportation	Perkins & Will	included above
22	ADA Design	Accessology, Inc	\$5,240
23	Life Safety and Code Analysis	FSC Inc.	\$45,000
24	Acoustical Design	WJHW	\$98,300
25	Wayfinding and Signage Design, including exterior and interior signage	Perkins & Will	included above
26	Graphic Design	Perkins & Will	included above
27	Branding and Theming, including naming rights and sponsorship signage	Perkins & Will	included above
28	Building Information Modeling (BIM) for all phases of design	Perkins & Will and All	included above
29	Food Service and Concessions Design	Comacho or Ricca?	TBD (\$90,000)
30	Merchandising and Retail Design	Perkins & Will	included above
31	Security Systems Design including intrusion detection, access control and surveillance (CCTV)	ME Engineers	included above
32	Sound System Design	WJHW	included above
33	Lighting Design	ME Engineers	included above
34	Video Displays and Scoreboard Design, including ribbon boards, exterior marquee and advertising displays	WJHW	included above
35	Broadcast Systems Design, including television, radio and in-house systems	WJHW	included above
36	Converged Network, including structured cabling and Wi-Fi systems & Telecom	ME Engineers	included above
37	Furniture, Fixtures & Equipment (per the Project Responsibility Matrix)	Perkins & Will	included above
38			
39	<b>Construction Administration</b>		
40	Construction Administration and on-site representation during construction to include appropriate periodic site visits by the Architect, Engineers and Specialty Design Consultants..	All as needed	included above
41		<b>TOTAL FEE</b>	<b>\$4,145,500</b>

# **Exhibit C**

## **Design Disciplines & Activities**

C	MNSF - Mansfield Multi-Use Stadium at Harvest Point		
2	PSA Exhibit C - Design Disciplines & Activities		
3	v3 issued with Architect PSA	January 17, 2024	
4	In general, the scope of the design services to be provided by the Architect, its Engineers and Specialty Design Consultants shall include without limitation the general disciplines and activities listed below to the extent necessary to provide complete, accurate and fully coordinated design documents and construction administration for the Project.		
5			
6	<b>Lead Firms</b>		
7	Architect of Record		
8	Architectural Design, including sports facilities		
9	Interior Design		
10	Presentation drawings for Owner's use including 3D modeling similar to "Sketch-up"		
11	Landscape Design, including hardscape and planting		
12	Civil Engineering		
13	Structural Engineering		
14	HVAC Engineering		
15	Plumbing Engineering		
16	Fire Protection Engineering		
17	Electrical Engineering		
18			
19	<b>Remaining Engineering and Specialty Design Consultants</b>		
20	Playing Field Design		
21	Vertical Transportation		
22	ADA Design, Life Safety and Code Analysis		
23	Acoustical Design		
24	Wayfinding and Signage Design, including exterior and interior signage		
25	Graphic Design		
26	Branding and Theming, including naming rights and sponsorship signage		
27	Building Information Modeling (BIM) for all phases of design		
28	Food Service and Concessions Design		
29	Merchandising and Retail Design		
30	Security Systems Design including intrusion detection, access control and surveillance (CCTV)		
31	Sound System Design		
32	Lighting Design		
33	Video Displays and Scoreboard Design, including ribbon boards, exterior marquee and advertising displays		
34	Broadcast Systems Design, including television, radio and in-house systems		
35	Converged Network, including structured cabling and Wi-Fi systems		
36	Furniture, Fixtures & Equipment (per the Project Responsibility Matrix)		
37			
38	<b>Construction Administration</b>		
39	Construction Administration and on-site representation during construction to include appropriate periodic site visits by the Architect, Engineers and Specialty Design Consultants..		
40			

# **Exhibit D**

## **Project Responsibility Matrix**

1	D	MNSF - Mansfield Multi-Use Stadium at Harvest Point					
2		PSA Exhibit D - Project Responsibility Matrix					
3				issued with Architect PSA		January 17, 2024	
4	<b>Cat.</b>	<b>Description</b>	<b>Basis of Design</b>	<b>Design</b>	<b>Procurement &amp; Funding</b>	<b>Installation</b>	<b>Comments</b>
5							
6		<b>CORE &amp; SHELL CONSTRUCTION</b>	<i>provided to clarify/confirm</i>				<b>Key</b>
7		Site Improvements and Excavating	Owner	Architect	CMAR	CMAR	Owner:
8		Landscaping and Hardscaping	Owner	Architect	CMAR	CMAR	Refers to the City, Sports Team(s), Facility
9		Playing Field	Owner	Architect	CMAR	CMAR	Operator and/or the City's Representative
10		Utility Services to within the Building	Owner	Architect	CMAR	CMAR	
11		Foundations and Structure	Owner	Architect	CMAR	CMAR	City = City of Mansfield TX
12		Exterior Enclosure and Roofing	Owner	Architect	CMAR	CMAR	Vendor = 3rd Party hired by Owner
13		Slab-on-grade/deck	Owner	Architect	CMAR	CMAR	Architect = Architect, Engineer and/or Consultant
14		Interior & Exterior Stairs	Owner	Architect	CMAR	CMAR	CMAR = Construction Manager at Risk or
15		Wall Partitions	Owner	Architect	CMAR	CMAR	its Subcontractor(s)
16		Interior Windows, Doors & Hardware	Owner	Architect	CMAR	CMAR	Team(s) = to be determined
17		Wall, Floor and Ceiling Finishes	Owner	Architect	CMAR	CMAR	Facility Operator = to be determined
18		Toilet Partitions and Accessories (partial)	Owner	Architect	CMAR	CMAR	
19		Millwork	Owner	Architect	CMAR	CMAR	
20		Signage & Wayfinding	Owner	Architect	CMAR	CMAR	
21		Food Service Equipment	Owner	Architect	CMAR	CMAR	
22		Elevators, Dumbwaiters, Lifts, etc.	Owner	Architect	CMAR	CMAR	
23							
24		MEP/FP Systems	Owner	Architect	CMAR	CMAR	
25		HVAC - Primary Systems	Owner	Architect	CMAR	CMAR	
26		HVAC Distribution and Controls	Owner	Architect	CMAR	CMAR	
27							
28		Domestic Water Service	Owner	Architect	CMAR	CMAR	
29		Plumbing Distribution and Fixtures	Owner	Architect	CMAR	CMAR	
30		Sanitary Sewer	Owner	Architect	CMAR	CMAR	
31		Grease Trap(s)	Owner	Architect	CMAR	CMAR	
32		Roof Drains and Storm Sewer	Owner	Architect	CMAR	CMAR	
33		Natural Gas Service	Owner	Architect	CMAR	CMAR	
34							
35		Fire Protection Systems and Sprinkler Heads	Owner	Architect	CMAR	CMAR	
36		Fire Alarm System	Owner	Architect	CMAR	CMAR	
37							
38		Electrical - Primary Service	Owner	Architect	CMAR	CMAR	
39		Electrical Power Distribution, Outlets, Lighting & Controls	Owner	Architect	CMAR	CMAR	
40		Structured Cabling Raceways, Outlets and Cabling	Owner	Architect	CMAR	CMAR	See B - Building Systems
41							
42		AV Systems (also see AV Systems, below)	Owner	Architect	CMAR	CMAR	
43		Sound Attenuation	Owner	Architect	CMAR	CMAR	
44							
45							
46	A	<b>FURNITURE &amp; FURNISHINGS</b>					
47							
48	A0	<b>Furniture Design</b>		Architect			Architect to complete furniture layouts (test-fit) for all spaces and provide "basis of design" documents for competitive bidding.
49		Furniture Design	Owner	Vendor	Owner	Vendor	Owner to select furniture working directly with furniture vendor(s)
50		Furnishings Design	Owner	Vendor	Owner	Vendor	
51		<b>Subtotal - Design Services</b>					
52							
53	A1	<b>Interior Furniture</b>					Loose Furniture
54		Office (Admin)	Owner	Architect	Owner	Vendor	
55		Ticket Box Office	Owner	Architect	Owner	Vendor	
56		Home Team Areas (all areas)	Owner	Architect	Owner	Vendor	
57		Visitor Team Areas (all areas)	Owner	Architect	Owner	Vendor	
58		Auxiliary Lockers	Owner	Architect	Owner	Vendor	
59		Officials Areas	Owner	Architect	Owner	Vendor	
60		Medical Room	Owner	Architect	Owner	Vendor	
61		Guest Services	Owner	Architect	Owner	Vendor	
62		Female Officials/Staff Locker Rooms	Owner	Architect	Owner	Vendor	
63		Mascot Dressing Room	Owner	Architect	Owner	Vendor	
64		Team Store	Owner	Architect	Owner	Vendor	
65		Club & Banquet	Owner	Architect	Owner	Vendor	
66		Press & Broadcast Booths	Owner	Architect	Owner	Vendor	
67		Maintenance & Food Service Offices	Owner	Architect	Owner	Vendor	
68		Grounds Offices & Breakroom	Owner	Architect	Owner	Vendor	
69		Other Areas	Owner	Architect	Owner	Vendor	
70		<b>Subtotal - Interior Furniture</b>					
71							
72	A2	<b>Exterior Furniture</b>					Loose Furniture
73		All Locations for Fixed Exterior Seating/Furniture	Owner	Architect	CMAR	CMAR	For example, 4Tops, fixed stools, tables, etc.
74		Suite (Loose Furniture)	Owner	Architect	Owner	Vendor	
75		Exterior seating/gathering areas	Owner	Architect	Owner	Vendor	City to provide anticipated areas
76		On field event seating (concerts?)	Owner	Architect	Owner	Vendor	May be leased for each event? tbd
77		Stools (Photographers, Ball Kids, Security, etc.)	Owner	Architect	Owner	Vendor	
78		<b>Subtotal - Exterior Furniture</b>					
79							

4	Cat.	Description	Basis of Design	Design	Procurement & Funding	Installation	Comments
5							
80	<b>A3</b>	<b>Stadium Seating</b>					
81		Stadium seating, fixed	Owner	Architect	CMAR	CMAR	
82		Suite & Premium seating, fixed	Owner	Architect	CMAR	CMAR	
83		Cupholders	Owner	Architect	CMAR	CMAR	
84		Cupholders advertising	Owner	Owner	Owner	Owner	
85		fixed bar stool seating	Owner	Architect	CMAR	CMAR	
86		bar rails	Owner	Architect	CMAR	CMAR	
87		<b>Subtotal - Stadium Seating</b>					
88							
89	<b>A4</b>	<b>Millwork &amp; Cabinetry (fixed)</b>					
90		All fixed millwork & cabinetry except as specifically noted	Owner	Architect	CMAR	CMAR	
91		In wall supports, blocking or structure	Owner	Architect	CMAR	CMAR	
92		MEP, wiring, conduit, Cabling	Owner	Architect	CMAR	CMAR	
93		<b>Subtotal - Millwork &amp; Cabinetry</b>					
94							
95	<b>A5</b>	<b>Furnishings</b>					
96		Window coverings	Owner	Architect	CMAR	CMAR	
97		Projection Screens (fixed)	Owner	Architect	CMAR	CMAR	
98		Entrance Mats (fixed)	Owner	Architect	CMAR	CMAR	
99		Shelving (not attached)	Owner	Owner	Owner	Vendor	
100		White Boards	Owner	Owner	Owner	Vendor	
101		Entrance Mats (loose)	Owner	Owner	Owner	Vendor	
102		Assisted Hearing Devices	Owner	Owner	Owner	Vendor	
103		Portable PA Systems	Owner	Owner	Owner	Vendor	
104		Mail Room Equipment	Owner	Owner	Owner	Vendor	
105		Banquet & Conference Equipment	Owner	Owner	Owner	Vendor	Portable Stage, Podium, etc.
106							
107		Tel/data & Elec wiring, raceways & cabling	Owner	Architect	CMAR	CMAR	
108		In wall supports, blocking or structure	Owner	Architect	CMAR	CMAR	
109		<b>Subtotal - Furnishings</b>					
110							
111	<b>A6</b>	<b>Trash &amp; Recycle Receptacles</b>					
112		Site Areas (outside of ballpark)	Owner	Architect	CMAR	CMAR	Include in Site Improvements?
113		Concourse Areas	Owner	Owner	Owner	Owner	
114		Public Restrooms	Owner	Owner	Owner	Owner	By CMAR if attached to walls
115		Party Decks & Picnic Areas	Owner	Owner	Owner	Owner	
116		Suites	Owner	Owner	Owner	Owner	By CMAR if included in Millwork
117		Clubs	Owner	Owner	Owner	Owner	
118		Clubhouse Areas	Owner	Owner	Owner	Owner	
119		Office Areas	Owner	Owner	Owner	Owner	
120		Back of House	Owner	Owner	Owner	Owner	
121		Cigarette Butt Containers	Owner	Owner	Owner	Owner	
122		Others?					
123		<b>Subtotal - Trash &amp; Recycle Receptacles</b>					
124							
125		<b>Subtotal - Furniture &amp; Furnishings</b>					
126							
127							
128	<b>B</b>	<b>BUILDING SYSTEMS</b>					
129							
130	<b>B1</b>	<b>Sound &amp; Audio Systems</b>					Need to confirm areas to be served
131		Distributed Sound for Seating Bowl & Public Areas	Owner	Architect	CMAR	CMAR	
132		Distributed Sound System for Interior Areas	Owner	Architect	CMAR	CMAR	
133		Public Address & Emergency Systems	Owner	Architect	CMAR	CMAR	
134		Conduit & Backboxes	Owner	Architect	CMAR	CMAR	
135		Cabling	Owner	Architect	CMAR	CMAR	
136		Head-end Equipment & Amplifiers	Owner	Architect	CMAR	CMAR	
137		AC & Electrical Power	Owner	Architect	CMAR	CMAR	
138							
139	<b>B2</b>	<b>LED Video Displays &amp; Scoreboards</b>					
140		LED Video Display (main scoreboard)	Owner	Architect	CMAR	CMAR	
141		Video Display Operating System	Owner	Architect	CMAR	CMAR	
142		Artwork and graphics for scoreboard	Owner	Architect	CMAR	CMAR	
143		Scoreboard Structure	Owner	Architect	CMAR	CMAR	
144		Electric service and conduit to Scoreboard(s)	Owner	Architect	CMAR	CMAR	
145		Conduit/raceways from all IDF, MDF, Control room	Owner	Architect	CMAR	CMAR	
146							
147		LED Ribbon Boards/aux boards	Owner	Architect	CMAR	CMAR	
148		Clock element	Owner	Architect	CMAR	CMAR	
149		Electronic Advertising Boards (around the playing field)	Owner	Owner	Owner	Vendor	See G8
150							



4	Cat.	Description	Basis of Design	Design	Procurement & Funding	Installation	Comments
5							
151	<b>B3</b>	<b>Video Replay / In-Game Production</b>					
152		Production & Replay Equipment	Owner	Architect	CMAR	CMAR	
153		Control Room Build-out	Owner	Architect	CMAR	CMAR	
154		Fixed Counters, cabinets or other millwork	Owner	Architect	CMAR	CMAR	
155		MEP, wiring, conduit, data, cabling, etc.	Owner	Architect	CMAR	CMAR	
156							
157		Broadcast Cameras	Owner	Owner	Owner	Owner	new cameras
158		Broadcast Conduits, Raceways & Back Boxes	Owner	Architect	CMAR	CMAR	
159		Broadcast Cabling,	Owner	Architect	CMAR	CMAR	
160		ENG Conduits, Raceways & Back Boxes	Owner	Architect	CMAR	CMAR	Electronic News Gathering (local TV)
161		ENG Cabling	Owner	Architect	CMAR	CMAR	Required?
162							
163		Fixed Cameras	Owner	Owner	Owner	Owner	
164		Camera platforms (moveable)	Owner	Owner	Owner	Owner	At concourse or TV booths?
165							
166	<b>B4</b>	<b>TV &amp; Radio Broadcast Booths</b>					
167		Radio Booth Buildout	Owner	Architect	CMAR	CMAR	
168		MEP, wiring, conduit, Cabling	Owner	Architect	CMAR	CMAR	
169		In wall supports, blocking or structure	Owner	Architect	CMAR	CMAR	
170		Miscellaneous Equipment	Owner	Architect	CMAR	CMAR	
171							
172	<b>B5</b>	<b>Converged Network &amp; Tel/Data</b>					
173		Incoming Service	Owner	Owner	Owner	Service Provider	AT&T, Verizon, Comcast, etc.
174		Conduit (underground) from street to demarcation point	Owner	Architect	CMAR	CMAR	
175		MDF and IDF room buildout & finishes	Owner	Architect	CMAR	CMAR	
176		Dedicated AC at MDF/IDF rooms	Owner	Architect	CMAR	CMAR	
177		Electrical power	Owner	Architect	CMAR	CMAR	
178		EM Generator Power Supply at MDF/IDF Rooms	Owner	Architect	CMAR	CMAR	
179		Conduit & Raceways between MDF & IDF rooms	Owner	Architect	CMAR	CMAR	
180		Structured cabling for Tel/Data	Owner	Architect	CMAR	CMAR	
181		Converged Network Switches/Routers	Owner	Architect	CMAR	CMAR	
182		Telephony & Handsets	Owner	Architect	CMAR	CMAR	
183		Pay Telephones	Owner	Architect	CMAR	CMAR	
184		TTY Devices (hearing impaired)	Owner	Architect	CMAR	CMAR	
185		UPS/Short Term Battery Back-up	Owner	Architect	CMAR	CMAR	
186							
187	<b>B6</b>	<b>WiFi for Fans &amp; Ballpark Operations</b>					Combined system
188		<i>Utilizes Converged Network</i>					
189		Conduits & Raceways to each antenna (WAP)	Owner	Architect	CMAR	CMAR	WAP = Wireless Access Point
190		WiFi Antennas - Stadium Operations	Owner	Architect	CMAR	CMAR	
191		WiFi Antennas - Public Use (fans)	Owner	Architect	CMAR	CMAR	
192		Head-end Equipment	Owner	Architect	CMAR	CMAR	
193							
194	<b>B7</b>	<b>Distributed Antenna System (DAS)</b>					Owner to confirm adequate Cell Service at site
195		<i>DAS is an independent system</i>	NIC	NIC	NIC	NIC	Confirm capacity of the telecom System
196		DAS Room buildout & finishes	NIC	NIC	NIC	NIC	
197		HVAC, Electric Power, etc.	NIC	NIC	NIC	NIC	
198		Conduits & Raceways to each	NIC	NIC	NIC	NIC	
199		Cabling	NIC	NIC	NIC	NIC	
200		DAS Antenna(s)	NIC	NIC	NIC	NIC	
201		Head-end Equipment	NIC	NIC	NIC	NIC	
202							
203		Public Safety DAS	Owner	Architect	CMAR	CMAR	Confirm if required by first responders
204							
205	<b>B8</b>	<b>Televisions IPTV</b>					IPTV approach anticipated
206		<i>IPTV utilizes the Converged Network</i>					
207		IPTV system	Owner	Owner	Owner	Vendor	IPTV system required
208		Televisions & Monitors	Owner	Architect	CMAR	CMAR	
209		Menu Boards	Owner	Owner	Owner	Vendor	
210		Advertising Panels	Owner	Owner	Owner	Vendor	
211		Mounting Brackets and Installation	Owner	Owner	Owner	Vendor	
212		In wall supports, blocking or structure	Owner	Architect	CMAR	CMAR	
213		Electric Power, data conduits, cabling, outlets, etc.	Owner	Architect	CMAR	CMAR	
214							
215	<b>B9</b>	<b>Security Systems</b>					
216		<i>Surveillance (CCTV) utilizes the Converged Network</i>	Owner	Architect	CMAR	CMAR	Confirm Harvest Pointe site surveillance
217		Surveillance Cameras, Servers, Monitors, Software, etc.	Owner	Architect	CMAR	CMAR	
218		Access Control (card readers, fobs, hardware, etc.)	Owner	Architect	CMAR	CMAR	
219		Intrusion/Motion Detection (doors & windows)	Owner	Architect	CMAR	CMAR	
220							
221	<b>B10</b>	<b>Ticketing System</b>					Provided by Stadium Operator
222		<i>Utilizes Converged Network</i>					
223		Ticket System Head-end Equipment	Owner	Owner	Owner	Vendor	for example, Tickets.com
224		Ticket Workstations & Monitors	Owner	Owner	Owner	Vendor	
225		Cash drawers	Owner	Owner	Owner	Vendor	
226		Ticket Printers	Owner	Owner	Owner	Vendor	
227		Hand held scanners	Owner	Owner	Owner	Vendor	
228		Safe(s)	Owner	Owner	Owner	Vendor	
229		LED Signs Over Windows	Owner	Architect	CMAR	CMAR	
230		Ticket Windows & Intercom	Owner	Architect	CMAR	CMAR	
231							

4	Cat.	Description	Basis of Design	Design	Procurement & Funding	Installation	Comments
5							
232	<b>B11</b>	<b>Coaching Video Systems</b>	Owner		Owner		None Anticipated. By Team(s) if required
233		Coaching Video Cameras, Servers, Monitors, etc.					
234		Conduit & Raceways	Owner	Architect	CMAR	CMAR	
235		Cabling	Owner	Architect	CMAR	CMAR	Include in construction as req'd by Team
236		Electric power & data	Owner	Architect	CMAR	CMAR	
237		Other Systems ?	tbd	tbd	tbd	tbd	
238							
239	<b>B12</b>	<b>Building Management System (BMS)</b>					
240		<i>Utilizes the Converged Network</i>					
241		Conduit & Raceways	Owner	Architect	CMAR	CMAR	
242		Servers, Monitors, Software, etc.,	Owner	Architect	CMAR	CMAR	
243		MEP, wiring, conduit, cabling, etc.	Owner	Architect	CMAR	CMAR	
244							
245	<b>B13</b>	<b>ATM's</b>					
246		<i>Utilizes the Converged Network</i>					
247		Exterior ATM and Ticketing Enclosures	Owner	Owner	Owner	Bank	City confirm if required (cashless?)
248		ATM machines	Owner	Owner	Owner	Bank	
249		Electric power & Data	Owner	Architect	CMAR	CMAR	
250							
251	<b>B14</b>	<b>Office Equipment (needs group list)</b>					
252		Computer, operations & team use	Owner	Owner	Owner	Owner	
253		Network printers	Owner	Owner	Owner	Owner	
254		Copiers, Fax, Bizhubs, etc.	Owner	Owner	Owner	Owner	
255		Printers	Owner	Owner	Owner	Owner	
256		Power Strips	Owner	Owner	Owner	Owner	
257		Plotter/CAD Printer and Software	Owner	Owner	Owner	Owner	
258		Misc. Equipment	Owner	Owner	Owner	Owner	
259		MEP, wiring, conduit, cabling, etc.	Owner	Architect	CMAR	CMAR	
260							
261	<b>B15</b>	<b>Event &amp; Operations Staff</b>					Also see H1
262		<i>Utilizes the Converged Network</i>					
263		CMMS - Computerized Maintenance Mgmt. System	Owner	Owner	Owner	Owner	Provided by Stadium Operator
264		Employee Check-in	Owner	Owner	Owner	Owner	Provided by Stadium Operator
265		Photo ID and Building Access System (ABI)	Owner	Owner	Owner	Owner	Check-in using POS or Telephone
266		Other?					
267		MEP, wiring, conduit, cabling, etc.	Owner	Architect	CMAR	CMAR	
268		<b>Subtotal - Event &amp; Operations Staff</b>					
269							
270		<b>Subtotal - Building Systems</b>					
271							
272	<b>C</b>	<b>SIGNAGE, GRAPHICS &amp; ARTWORK</b>					
273		Wayfinding and Code Required Signage	Owner	Architect	CMAR	CMAR	
274		Guest Services & Fan Information	Owner	Architect	CMAR	CMAR	
275		U-R Here Maps	Owner	Architect	CMAR	CMAR	
276		Concession Signage	Owner	Architect	CMAR	CMAR	
277		Room Numbers & Names	Owner	Architect	CMAR	CMAR	
278							
279		Back of scoreboard graphic	Owner	Architect	CMAR	CMAR	
280		Marquee Signage	Owner	Architect	CMAR	CMAR	
281							
282		Naming Rights Signage (on building/ scoreboard?)	Owner	Architect	CMAR	CMAR	
283		Sponsorship Signage (clubs, entries, etc.)	Owner	Architect	CMAR	CMAR	
284							
285		Concourse Advertising Panels and Graphics	Owner	Vendor	Owner	Vendor	
286		Playing Field Wall Advertising	Owner	Vendor	Owner	Vendor	
287		Artwork/Graphics for suites & Clubs	Owner	Vendor	Owner	Vendor	
288		Artwork/graphics for Clubhouse & Office areas	Owner	Vendor	Owner	Vendor	
289		Sculptures/ Site artwork	Owner	Vendor	Owner	Vendor	Confirm requirements with City / Harvest Pointe
290		Flags & Banners	Owner	Vendor	Owner	Vendor	
291							
292		In wall supports, blocking or structure	Owner	Architect	CMAR	CMAR	
293		MEP, wiring, conduit, data, cabling, etc.	Owner	Architect	CMAR	CMAR	
294							
295		<b>Subtotal - Signage and Artwork</b>					
296							
297							

4	Cat.	Description	Basis of Design	Design	Procurement & Funding	Installation	Comments
5							
298	D	<b>FOOD SERVICE EQUIPMENT (FSE)</b>					Confirm with City
299							
300	D1	<b>Concessions &amp; Kitchen FSE</b>					
301		Concession & Kitchen Buildout & Finishes	Owner	Architect	CMAR	CMAR	
302		Food Preparation & Storage Equipment	Owner	Architect	CMAR	CMAR	
303		Food Preparation & Display Equipment	Owner	Architect	CMAR	CMAR	
304		Walk-in Coolers and Freezers (all levels)	Owner	Architect	CMAR	CMAR	
305		Beverage Distribution & Dispensing Systems	Owner	Architect	CMAR	CMAR	
306		Beer Distribution & Dispensing Systems	Owner	Architect	CMAR	CMAR	
307		Ice Makers (concessions & kitchens)	Owner	Architect	CMAR	CMAR	
308		Concession Stand Menu Boards (IPTV)	Owner	Architect	CMAR	CMAR	Include as part of the IPTV Systems/TVs
309		Concession Stand Menu Boards (Fixed)	Owner	Architect	CMAR	CMAR	Include with Signage
310		Concession Counters (stainless steel)	Owner	Architect	CMAR	CMAR	
311		Concession Rolling Doors	Owner	Architect	CMAR	CMAR	
312							
313		Exhaust Fans & Make-up Air Units	Owner	Architect	CMAR	CMAR	
314		Mop sinks, hand sinks, ancillary sinks	Owner	Architect	CMAR	CMAR	
315		In wall supports, blocking or structure	Owner	Architect	CMAR	CMAR	
316		MEP, wiring, conduit, cabling, etc.	Owner	Architect	CMAR	CMAR	
317							
318	D2	<b>Cabinets, millwork, counters (built-ins)</b>					See A.4
319		All fixed millwork & cabinetry except as specifically noted	Owner	Architect	CMAR	CMAR	
320							
321	D3	<b>Point of Sale (POS) Systems</b>					
322		<i>POS utilizes the Converged Network</i>					
323		Concessions	Owner	Architect	CMAR	CMAR	
324		Club & Bar Areas	Owner	Architect	CMAR	CMAR	
325		Premium Seating Areas	Owner	Architect	CMAR	CMAR	
326		In-Seat Service	Owner	Architect	CMAR	CMAR	
327		Electric power & Data	Owner	Architect	CMAR	CMAR	
328							
329	D4	<b>Smallwares</b>					Provided by Concessionaire
330		Misc. small electric appliances	Owner	Architect	Owner	Owner	
331		Cooking Utensils	Owner	Owner	Owner	Owner	
332							
333	D5	<b>Portable Carts</b>					
334		Portable Cart Design Image	Owner	Architect	CMAR	CMAR	Architect provide input for consistent image
335		Beverage Carts	Owner	Architect	CMAR	CMAR	
336		Cooking Carts	Owner	Architect	CMAR	CMAR	
337		Refrigerated Carts (cold & frozen treats)	Owner	Architect	CMAR	CMAR	
338		Condiment Carts	Owner	Architect	CMAR	CMAR	
339		Premium Portables and Dessert Carts	Owner	Architect	CMAR	CMAR	
340		Electric Power & Data, Water?	Owner	Architect	CMAR	CMAR	
341							
342	D8	<b>Food Service Staff Facilities &amp; Equipment</b>					
343		Men's Locker Room Buildout & finishes	Owner	Architect	CMAR	CMAR	
344		Entry Check-in Area	Owner	Architect	CMAR	CMAR	
345		Laundry/Uniform Distribution (washer/dryer, racks)	Owner	Architect	CMAR	CMAR	See G6. Use Team Laundry Facilities
346		Food Service Time Clocks	Owner	Architect	CMAR	CMAR	
347		Food Service Admin. Computers	Owner	Architect	CMAR	CMAR	
348							
349	D7	<b>Food Service Material Handling</b>					
350		Fork lift, palette jack, etc.	Owner	Owner	Owner	Owner	See H2 & H4
351		Battery Charging Stations	Owner	Owner	Owner	Owner	
352		Electric Power	Owner	Architect	CMAR	CMAR	
353							
354		<b>Subtotal - Food Service Equipment</b>					
355							
356							
357	E	<b>RETAIL, MERCHANDISING &amp; NOVELTY</b>					
358							
359	E1	<b>Room Build-out and Finishes</b>					Modified "white box" approach
360		Team Store Build-out & finishes	Owner	Architect	CMAR	CMAR	
361		Team Store Lighting	Owner	Architect	CMAR	CMAR	
362		MEP, wiring, conduit, Cabling	Owner	Architect	CMAR	CMAR	
363		In wall supports, blocking or structure	Owner	Architect	CMAR	CMAR	
364		Fixed Counters, cabinets or other millwork	Owner	Architect	CMAR	CMAR	
365							
366	E2	<b>Retail Display &amp; Storage</b>					
367		Merchandise Display Fixtures	Owner	Vendor	Owner	Owner	for example, Opto display fixtures & counters
368		Merchandise Fixed Displays / Slatwall	Owner	Architect	CMAR	CMAR	
369		Portables Carts, retail	Owner	Architect	CMAR	CMAR	
370		Other Items	tbd	tbd	tbd	tbd	
371		Electric power & Data	Owner	Architect	CMAR	CMAR	
372							
373	E3	<b>Retail Point of Sale (POS)</b>					
374		<i>POS utilizes the Converged Network</i>					
375		Retail POS System	Owner	Architect	CMAR	CMAR	
376		Electric power & Data	Owner	Architect	CMAR	CMAR	
377							
378		<b>Subtotal - Retail, Merchandising &amp; Novelty</b>					

4	Cat.	Description	Basis of Design	Design	Procurement & Funding	Installation	Comments
5							
379							
380							
381	<b>F</b>	<b>EVENT OPERATIONS</b>					
382							
383	<b>F1</b>	<b>Medical Equipment/First Aid Equipment</b>					Provided by Medical Services sponsor?
384		Public AED's, code only	City/Code	Architect	CMAR	CMAR	
385		Medtronic Life Pak AEDs (Medical Team Use)	Owner	Architect	Owner	Owner	
386		Exam Tables	Owner	Owner	Owner	Owner	
387		Curtain System	Owner	Owner	Owner	Owner	
388		Wheel Chairs	Owner	Owner	Owner	Owner	
389		Heavy Duty Transport Stretcher	Owner	Owner	Owner	Owner	
390		Back Boards w/ neck brace	Owner	Owner	Owner	Owner	
391		Small Equipment and Supplies	Owner	Owner	Owner	Owner	
392		Custom Medical Golf Cart	Owner	Owner	Owner	Owner	
393		Emergency Response Supplies (allowance)	Owner	Owner	Owner	Owner	
394		Equipment for Incident Documentation	Owner	Owner	Owner	Owner	
395							
396	<b>F2</b>	<b>Crowd Control</b>					
397		Turnstiles	Owner	Architect	CMAR	CMAR	Owner to confirm
398		Metal Detectors	Owner	Architect	CMAR	CMAR	Owner to confirm
399		Wands	Owner	Architect	CMAR	CMAR	
400		Steel Barricades with jackets	Owner	Architect	CMAR	CMAR	
401		Tensa Barrier Stanchions	Owner	Architect	CMAR	CMAR	
402		Electric Power & Data	Owner	Architect	CMAR	CMAR	
403							
404	<b>F4</b>	<b>In-House Event Services (security and GSRs)</b>					By building operator?
405		Uniforms, Vests, Hats, Name Tags. etc.	Owner	Owner	Owner	Owner	
406		Bulletin Boards/Poster Display Cases	Owner	Owner	Owner	Owner	
407							
408	<b>F5</b>	<b>In-House Production Equipment</b>					
409		House TV Cameras	Owner	Architect	CMAR	CMAR	See B3.
410		Sound and Mics for Field	Owner	Architect	CMAR	CMAR	
411		MEP, wiring, conduit, Cabling	Owner	Architect	CMAR	CMAR	
412							
413	<b>F6</b>	<b>Post Game Clean-up Equipment</b>					
414		Blowers	Owner	Vendor	Owner	Vendor	
415		Brooms	Owner	Vendor	Owner	Vendor	
416		Shovels	Owner	Vendor	Owner	Vendor	
417		Cushman Hallster	Owner	Vendor	Owner	Vendor	
418		Tennant Sweeper	Owner	Vendor	Owner	Vendor	
419		Tilt Trucks (2-yard)	Owner	Vendor	Owner	Vendor	
420		Carpet Cleaning Machines	Owner	Vendor	Owner	Vendor	
421							
422	<b>F7</b>	<b>Day-of-Game Employee Check-In</b>					
423		Bulletin Boards/Poster Display Cases	Owner	Vendor	Owner	Vendor	
424							
425	<b>F8</b>	<b>Banquet &amp; Conference Facilities</b>					Not Anticipated or included
426		misc. equipment/cables/etc.	NIC	NIC	NIC	NIC	
427		TV/DVD players	NIC	NIC	NIC	NIC	
428		Portable sound system, DJ equipment, mixer, speakers, rolling rack/cart,	NIC	NIC	NIC	NIC	
429		Portable Projector and Screen	NIC	NIC	NIC	NIC	
430		Podiums	NIC	NIC	NIC	NIC	
431		Portable Staging	NIC	NIC	NIC	NIC	
432		Pipe and Drape	NIC	NIC	NIC	NIC	
433		Table Skirting	NIC	NIC	NIC	NIC	
434		Portable Dance Floor	NIC	NIC	NIC	NIC	
435		Press Conference Room A/V and Lighting	Owner	Architect	CMAR	CMAR	
436							
437	<b>F9</b>	<b>Game Day Operations</b>					See C above
438		Banners 3'x8'	Owner	Owner	Owner	Owner	
439		League Standings Board	Owner	Owner	Owner	Owner	
440							
441	<b>F10</b>	<b>Kids' Play Area</b>					
442		Fixed elements, finishes, support utilities, etc.	Owner	Architect	CMAR	CMAR	
443		Arcade Kiosk	Owner	Architect	CMAR	CMAR	
444		Play ground equipment	Owner	Architect	CMAR	CMAR	
445		Other Kid interactive areas	Owner	Architect	CMAR	CMAR	
446							
447		<b>Subtotal - Event Operations</b>					
448							
449							

4	Cat.	Description	Basis of Design	Design	Procurement & Funding	Installation	Comments
5							
450	<b>G</b>	<b>TEAM OPERATIONS</b>					
451							
452	<b>G1</b>	<b>Team Areas</b>					
453		Home/Visitors Lockers	Owner	Architect	CMAR	CMAR	
454		Safes at lockers	Owner	Architect	CMAR	CMAR	included with Lockers/Millwork
455		Coaches Meeting Room	Owner	Architect	CMAR	CMAR	
456		Equipment Manager: Office and Storage	Owner	Architect	CMAR	CMAR	
457							
458		Portable Heaters/Cooling Equipment	Owner	Vendor	Owner	Vendor	
459		Water Coolers (5-10 gallon containers)	Owner	Vendor	Owner	Vendor	
460							
461		Game consoles and games - locker room	Owner	Vendor	Owner	Vendor	
462		TV/DVD players, clubhouse	Owner	Vendor	Owner	Vendor	
463							
464	<b>G2</b>	<b>Conditioning and Weight Training</b>					Owner to confirm requirements
465		Room Build-out and Finishes	Owner	Architect	CMAR	CMAR	
466		MEP, wiring, conduit, Cabling	Owner	Architect	CMAR	CMAR	
467		In wall supports, blocking or structure	Owner	Architect	CMAR	CMAR	
468							
469		Conditioning & Weight Training Equipment	Owner	Vendor	Owner	Vendor	
470		Compressed Air System (for equipment)	Owner	Vendor	Owner	Vendor	If required
471		Sound System at weight training area	Owner	Architect	CMAR	CMAR	if fixed system
472							
473	<b>G5</b>	<b>Training, Medical &amp; Hydrotherapy</b>					
474		Training & Taping Tables	Owner	Vendor	Owner	Vendor	Owner to confirm requirements
475		Exam Tables	Owner	Vendor	Owner	Vendor	
476		Mobile carts		Vendor	Owner	Vendor	
477							
478		Mobile Whirlpools	Owner	Vendor	Owner	Vendor	
479		Built-in hydrotherapy equipment	Owner	Architect	CMAR	CMAR	if required?
480		Ice Machines	Owner	Vendor	Owner	Vendor	
481		Portable hydrotherapy	Owner	Vendor	Owner	Vendor	
482		Other Specialty Equipment	Owner	Vendor	Owner	Vendor	
483							
484		MEP, raceways, wiring, cabling, etc.	Owner	Architect	CMAR	CMAR	
485							
486	<b>G6</b>	<b>Laundry Equipment</b>					Visiting Team to use Home Laundry
487		Commercial Washers	Owner	Architect	CMAR	CMAR	confirm quantity and capacity
488		Soap Dispenser	Owner	Architect	CMAR	CMAR	
489		Commercial Dryers	Owner	Architect	CMAR	CMAR	confirm quantity and capacity
490		Residential grade stacked washer/dryer	Owner	Architect	CMAR	CMAR	Good practice
491		Folding counter and hanging bars (millwork)	Owner	Architect	CMAR	CMAR	
492		Dryer Exhaust System	Owner	Architect	CMAR	CMAR	
493		Dryer Lint Traps	Owner	Architect	CMAR	CMAR	
494		HVAC, electric power, natural gas, etc.	Owner	Architect	CMAR	CMAR	
495							
496		Laundry Carts & Bins	Owner	Vendor	Owner	Vendor	
497							
498	<b>G7</b>	<b>Family Lounge (Furnishings)</b>					
499		Game consoles and games - family room	Owner	Vendor	Owner	Vendor	
500		Furniture	Owner	Vendor	Owner	Vendor	
501		Toys/Play Equipment	Owner	Vendor	Owner	Vendor	
502							
503	<b>G8</b>	<b>Playing Field Equipment</b>	Owner	Vendor	Owner	Vendor	Provided by Sports Team(s)
504		Team Benches/Covers	Owner	Vendor	Owner	Vendor	
505		Goals	Owner	Vendor	Owner	Vendor	
506		Field Marking & Flog Posts	Owner	Vendor	Owner	Vendor	
507		Static Advertising Boards	Owner	Vendor	Owner	Vendor	
508		Electronic Advertising Boards	Owner	Vendor	Owner	Vendor	See C above
509		Eclectic power & data, conduits, cabling, outlets,etc.	Owner	Architect	CMAR	CMAR	
510							
511		<b>Subtotal - Team Operations</b>					
512							
513							

4	Cat.	Description	Basis of Design	Design	Procurement & Funding	Installation	Comments
5							
514	H	<b>STADIUM &amp; BUILDING OPERATIONS</b>					
515							
516	H1	<b>Facility Management Systems</b>					Also see B15 Provided by Stadium Operator
517		<i>Some systems utilize the Converged Network</i>					
518		Building Access, Badging, ID systems, etc.	Owner	Vendor	Owner	Vendor	
519		Asset Protection System	Owner	Vendor	Owner	Vendor	
520		Building Access/Badging/photo/ID integration	Owner	Vendor	Owner	Vendor	
521		Photo ID and Building Access System (ABI)	Owner	Vendor	Owner	Vendor	
522		Software: Asset Management, Inventory Control	Owner	Vendor	Owner	Vendor	
523		Inventory Taggers	Owner	Vendor	Owner	Vendor	
524							
525	H2	<b>Receiving and Warehouse Equipment</b>					Also see D7 & H4
526		Dock Office	Owner	Architect	CMAR	CMAR	
527		Dock Levelers	Owner	Architect	CMAR	CMAR	
528		Modular Shelving	Owner	Architect	CMAR	CMAR	
529		Warehouse Racking System	Owner	Architect	CMAR	CMAR	
530		Warehouse Inventory System	Owner	Architect	CMAR	CMAR	
531		Heavy Duty Hand Trucks/Furniture Dollies	Owner	Architect	CMAR	CMAR	
532		Fork Lift (dedicated for dock)	Owner	Architect	CMAR	CMAR	
533							
534	H3	<b>Stadium Maintenance Equipment</b>					
535		Room(s) & shop areas build out	Owner	Architect	CMAR	CMAR	
536		Fencing to secure Tools & Equipment	Owner	Architect	CMAR	CMAR	
537		Dust Collection System	Owner	Architect	CMAR	CMAR	
538		MEP, wiring, conduit, Cabling	Owner	Architect	CMAR	CMAR	
539							
540		Radios and/or Nextel-type communication	Owner	Vendor	Owner	Vendor	Special antenna?
541		Air Compressors	Owner	Vendor	Owner	Vendor	
542		Portable Generators	Owner	Vendor	Owner	Vendor	
543		Flat and Stick Files for As-built Plans	Owner	Vendor	Owner	Vendor	
544		Drawer & Shelves for O&M, Warranty Manuals	Owner	Vendor	Owner	Vendor	
545		Plan Tables	Owner	Vendor	Owner	Vendor	
546		Cable Ramps	Owner	Vendor	Owner	Vendor	
547							
548	H4	<b>Stadium Maintenance Vehicles</b>					
549		Cushman for Each Trade (plus two extra)	Owner	Vendor	Owner	Vendor	
550		Bob Cat with attachments	Owner	Vendor	Owner	Vendor	
551		Scissor Lift	Owner	Vendor	Owner	Vendor	
552		6000 lb. Pallet Truck	Owner	Vendor	Owner	Vendor	
553		Fork Lift	Owner	Vendor	Owner	Vendor	See D7 & H2
554		Mobile Shop Carts	Owner	Vendor	Owner	Vendor	
555							
556	H5	<b>Playing Field Maintenance Equipment</b>					
557		Fuel Storage	Owner	Vendor	Owner	Vendor	Natural Grass or Synthetic Turf?
558		Vehicle Battery Charging Stations	Owner	Vendor	Owner	Vendor	
559							
560		Grow Cover	Owner	Vendor	Owner	Vendor	
561							
562		Tractor (for spreaders, trailers, etc.)	Owner	Vendor	Owner	Vendor	
563		Gators Vehicles & Cushmans	Owner	Vendor	Owner	Vendor	
564		Mowers	Owner	Vendor	Owner	Vendor	
565		Spreaders (chemicals/fertilizers) and Aerators	Owner	Vendor	Owner	Vendor	
566		Rider Roller	Owner	Vendor	Owner	Vendor	
567		Tri-plex Mower	Owner	Vendor	Owner	Vendor	
568							
569		Power tools	Owner	Vendor	Owner	Vendor	
570		Hand Tools	Owner	Vendor	Owner	Vendor	
571		Hoses	Owner	Vendor	Owner	Vendor	
572							
573		Weather Monitoring and Tracking Hard/Soft	Owner	Vendor	Owner	Vendor	
574							
575		Crew Game Uniforms (including rain/cold wear)	Owner	Vendor	Owner	Vendor	
576		Crew Work Uniforms (boots, gloves, etc.)	Owner	Vendor	Owner	Vendor	
577							
578	H6	<b>Parking Equipment</b>					
579		Vehicles, Sweepers, Traffic Control Equipment, etc.	Owner	Vendor	Owner	Vendor	
580		Portable Signage	Owner	Vendor	Owner	Vendor	
581		Lot Sweepers, Scrubbers, Vacuums	Owner	Vendor	Owner	Vendor	
582		Gates, temporary/mobile	Owner	Vendor	Owner	Vendor	
583		Players/VIP Lot Key Card Access	Owner	Vendor	Owner	Vendor	
584		Guard Shack	Owner	Vendor	Owner	Vendor	
585							
586	H7	<b>Trash &amp; Recycling Equipment</b>					Also see A4
587		Dumpsters	Owner	Vendor	Owner	Vendor	Purchase or Leased?
588		Compactors & Bailers	Owner	Vendor	Owner	Vendor	Purchase or Leased?
589		Compactors, bailers, recycling, containers, etc.	Owner	Vendor	Owner	Vendor	Purchase or Leased?
590		Trash chutes	Owner	Architect	CMAR	CMAR	
591		Trash & Compactor Room Deodorizer System	Owner	Architect	CMAR	CMAR	
592							

4	Cat.	Description	Basis of Design	Design	Procurement & Funding	Installation	Comments
5							
593	<b>H8</b>	<b>Restroom Equipment (Toilet Accessories)</b>					
594		Soap Dispenser	Owner	Vendor	Owner	Vendor	Dispensers by Soap & Paper Supplier
595		Paper Towel Dispensers	Owner	Vendor	Owner	Vendor	Dispensers by Soap & Paper Supplier
596		Toilet Paper Dispensers	Owner	Vendor	Owner	Vendor	Dispensers by Soap & Paper Supplier
597		Feminine Product Dispenser	Owner	Vendor	Owner	Vendor	Dispensers by Soap & Paper Supplier
598		Deodorizer Systems	Owner	Vendor	Owner	Vendor	Dispensers by Soap & Paper Supplier
599		Electric Hand Dryers	Owner	Architect	CMAR	CMAR	Only if required by Code.
600		Baby Changing Stations	Owner	Architect	CMAR	CMAR	
601							
602	<b>H9</b>	<b>Life Safety &amp; 24/7 Security Equipment</b>					
603		Fire Extinguishers, code	Owner	Architect	CMAR	CMAR	
604		Haz-Mat Shower(s), code	Owner	Architect	CMAR	CMAR	
605		Eye Wash Stations, code	Owner	Architect	CMAR	CMAR	
606		Bollards, concrete planters, trash cans, benches	Owner	Architect	CMAR	CMAR	
607		Storage for All Flammable materials	Owner	Architect	CMAR	CMAR	
608		Fuel Tank	Owner	Vendor	Owner	Vendor	CMAR to provide if underground or fixed
609		Mobile Generators	Owner	Vendor	Owner	Vendor	
610		Hazardous Material Wear	Owner	Vendor	Owner	Vendor	
611		Medtronic Life Pak AEDs w/ cabinet	Owner	Vendor	Owner	Vendor	in addition to those required by Code
612		Asset Protection System	Owner	Vendor	Owner	Vendor	
613		Do Not Use elevator Blockades	Owner	Vendor	Owner	Vendor	
614		Watchman System	Owner	Vendor	Owner	Vendor	
615		Key Safe/Cabinet	Owner	Architect	CMAR	CMAR	
616							
617		<b>Subtotal - Stadium &amp; Building Operations</b>					
618							
619	<b>I</b>	not used					
620							
621	<b>J</b>	<b>MISCELLANEOUS &amp; OTHER AREAS</b>					
622							
623	<b>J1</b>	<b>Playground equipment and inflatables</b>	Owner	Vendor	Owner	Vendor	
624							
625	<b>J2</b>	<b>Concert Conversion Equipment</b>					To be confirmed
626							
627	<b>J3</b>	<b>Football conversion/equipment</b>					To be confirmed
628							
629	<b>J4</b>	<b>Public Art Program</b>	Owner	Artist	Owner	tbd	City / Harvest Point to Confirm
630							
631	<b>J5</b>	<b>Emergency Facility Provisions</b>					
632		Emergency Power Provisions	Owner	Architect	CMAR	CMAR	Install provisions for portable EMG?
633		FF&E items	Owner	tbd	tbd	tbd	To be determined
634		Other Items?	Owner	tbd	tbd	tbd	To be determined
635							
636	<b>J6</b>	<b>Temporary Storage Areas for Team owned equipment during construction</b>	Owner	Vendor	Owner	Vendor	
637							
638	<b>J7</b>	<b>Temporary office areas for Team staff during construction</b>	Owner	Vendor	Owner	Vendor	
639							
640		<b>Subtotal - Miscellaneous &amp; Other Areas</b>					
641							
642		Subtotal - All above for calculation					
643							
644	<b>K</b>	<b>CONTINGENCY</b>					For cost versions
645		City Contingency					
646		<b>Subtotal - Contingency</b>					
647							
648		<b>TOTAL</b>					
649							

# **Exhibit E**

## **Preliminary Facility Program**



1	E	MNSF - Mansfield Multi-Use Stadium at Harvest Point									
2	TAB	PSA Exhibit E - Preliminary Facility Program									
3	1	Seating Summary	TAB 2 is the control Tab						v5 issued with Architect PSA	January 17, 2024	
4			Number of	ADA	Total Seating	Anticipated Location		Seating for	Seating for		
5		Seating Area	Seats	wheel chair & companion	Fixed + WC + Comp	Lower Level (Main Concourse)	Upper Level (Club & Suite)	Main Concourse Toilets	Main Concourse Concessions	Type of Seat	
6								Main Concourse			
7		Seating Location								to be confirmed	
8	5.03a	West Grandstand	3,267	68	3,335	2,791	544	2,791	2,791		
9	5.03b	East Grandstand	2,786	59	2,845	2,845		2,845	2,845		
10	5.03c	North End Stand	647	13	660	660		660	660		
11	5.03d	South End Stand	647	13	660	660		660	660		
12	5.03e	Other Seating	412	0	412	412		nic	nic		
13											
14		<b>Total - Seating Capacity</b>	<b>7,759</b>	<b>153</b>	<b>7,912</b>	<b>7,368</b>	<b>544</b>	<b>6,956</b>	<b>6,956</b>		
15					<b>Total Capacity</b>						
16											
17			<b>Total</b>	<b>West</b>	<b>East</b>	<b>North</b>	<b>South</b>	<b>Other</b>			
18		<b>Seating Summary by Type</b>	<b>by Type</b>	<b>Grandstand</b>	<b>Grandstand</b>	<b>End Stand</b>	<b>End Stand</b>	<b>Seating</b>			
19											
20		Bench Seats	0	0	0	0	0				
21		Plastic Flip Seats	6,083	2,655	2,550	515	363				
22		Padded Club Seats	408	408	0	0	0			Exterior Seating with interior Lounge	
23		Padded Suite or Cabana Seats	136	136	0	0	0				
24		Field Seats	127	68	59						
25		Wheelchair and Companion Seats	153	68	59	13	13				
26											
27		East Concourse Terrace & Bar	177		177						
28		Stage/Viewing Terrace with Roof Canopy	132			132					
29		Supporters Section - Standing Terraces	251				251				
30		Supporters Bar - Standing Terrace	33				33				
31		<b>Total Seating (not incl Other Seating)</b>	<b>7,500</b>	<b>3,335</b>	<b>2,845</b>	<b>660</b>	<b>660</b>	<b>0</b>			
32											
33		Grass Berms	0					0			
34		Corner Kick Terraces	192					192			
35		Perimeter Concourse Drink Rails	220					220			
36		SRO (Standing Room Only)	0					0			
37		<b>Total - Seating Capacity (incl Other)</b>	<b>7,912</b>	<b>3,335</b>	<b>2,845</b>	<b>660</b>	<b>660</b>	<b>412</b>			
38						Fixed Seating	7,500				
39											
40											
41			<b>Seating Recap</b>								
42			Total Seating Capacity			7,912					
43			Total Seating Capacity - less SRO			7,912	SRO not included in Total				
44			Total Seating Capacity - less Other Seating			7,500	Fixed Seating				
45											
46			Total Seating Capacity - Main Concourse Less Other Seating			6,956	TRUE				
47			Total Seating Capacity - Club & Suite Level			544	TRUE				
48			Math Check = Total Seating Capacity - less Other Seating			7,500	TRUE				
49											
50			<b>Main Concourse, only</b>				use for:			Math Check with Tab 2 - 5.03	
51			Total Seating Capacity - less Other			100%	6,956	for Concessions	Calculate POS Quantities	TRUE	
52			Spectators - Women			50%	3,478	for Restrooms	Calculate Restrooms Fixtures / SF	TRUE	
53			Spectators - Men			50%	3,478	for Restrooms	Calculate Restrooms Fixtures / SF	TRUE	
54											

1	E	MNSF - Mansfield Multi-Use Stadium at Harvest Point					
2	TAB	PSA Exhibit E - Preliminary Facility Program					
3	2	Detail (Control Tab)			v5 issued with Architect PSA	January 17, 2024	
4	Class No.	Space Type	Function	Units	SF	Total SF	Description
5							
6		<b>Table of Contents</b>					
7	1.0	SITE REQUIREMENTS (IFG inserted)					
8	2.0	SITE SELECTION					
9	3.0	PLAYING FIELD				103,356	
10	4.0	TEAM and OFFICIALS' AREAS				15,068	
11	5.0	SEATING AREA				70,884	
12	6.0	SPECTATOR AMENITIES				79,404	
13	7.0	BROADCAST and MEDIA				5,025	
14	8.0	FACILITY OPERATIONS				12,832	
15	9.0	BUILDING SYSTEMS and SUSTAINABILITY				4,095	
16	10.0	MISCELLANEOUS				0	
17		<b>TOTAL</b>			<b>Total Seating Capacity</b>	<b>290,664</b>	
18					7,912	TRUE	
19							
20		Less (Not Included in Stadium SF)				(110,228)	For example Playing Field and exterior service/equipment Areas
21		<b>TOTAL - Building Area</b>				<b>180,437</b>	Stadium Program Area (Enclosed and not enclosed areas)
22		SF / Total Seating Capacity			22.8	TRUE	
23						TRUE	
24	1.0	<b>SITE REQUIREMENTS (IFG inserted)</b>					<b>To be coordinated with Harvest Point Development</b>
25							
26	1.01	Site Ingress & Egress					Provide adequate ingress & egress onto and around site
27	1.02	Site Circulation					Provide easily understood vehicle circulation, parking & pedestrian flow
28	1.03	Site Graphics					Provide appropriate graphics, safety & control devices to aid movement
29	1.04	On-Site Drainage & Utilities					Provide in accordance with applicable codes and ordinances
30	1.05	Parking - General	30.0%	2,374	number of parking spaces		Provide min stalls (at 1 stall per 3.5 patrons) within 10 minute walk
31	1.06	Parking - HC & Seniors		incl above			Provide in accordance with applicable codes and ordinances
32	1.07	Parking - VIP		400			Provide controllable zone of 300-400 stalls for VIP patrons
33	1.08	Parking - Team / Staff		100			Provide fenced/secured zone of 100 stalls for players and team staff
34	1.09	Bicycle Parking					Identify City requirements and/or project goal
35	1.10	Pedestrian Circulation					Pedestrian walkways & plazas, including landscaping to meet ordinances
36	3.08	Ambulance/Emergency Vehicle Parking Area					Provide a designated area to park an ambulance during the event, close to field, first aid and medical room
37							
38	2.0	<b>SITE SELECTION</b>					
39		<i>from USL Stadium Development Guidelines</i>					
40	2.01	General					
41	2.02	Urban vs. Suburban					
42	2.03	Environmental Impact					
43	2.04	Access					
44	2.05	Visibility					
45	2.06	Physical Nature					
46	2.07	Land Area					
47	2.08	Playing Field Orientation					
48							
49	3.0	<b>PLAYING FIELD</b>					
50							
51	3.01	<b>Playing Surface</b>					
52	8.1.2	Playing Field Surface					Natural grass (preferred) or FIFA 2-Star level approved synthetic turf
53							Provide irrigation, ventilation, drainage and sand based root zone mix
54	3.02	<b>Playing Field Dimensions</b>				81,000	
55		Playing Field		1	81,000	81,000	Recommended 75 x 120 yards or 225 x 360 feet = 81,000sf
56							Maximum 80 x 120 yards
57	3.03	<b>Field Markings</b>					
58							
59	3.04	<b>Bench and Technical Area</b>					
60						22,356	
61	3.05	<b>Auxiliary Area</b>		1	22,356	22,356	6 yards wide surrounding the perimeter playing area. 6 yards = 22,356 sf
62							
63	3.06	<b>Advertising Boards</b>					
64							
65	3.07	<b>Field Access and Control</b>					Provide a large opening for emergency vehicles and maintenance equipment.
66							
67	3.08	<b>Ambulance/Emergency Vehicle Parking Area</b>					Provide clear and direct path to the field for ambulance
68							

4	Class No.	Space Type	Function	Units	SF	Total SF	Description
5							
69	3.09	Field Lighting					Refer to Section 9.01
70							
71		<b>Total - Net Areas</b>				<b>103,356</b>	<b>NSF</b>
72		Net to Gross			0%	0	Net to Gross SF
73		<b>TOTAL - PLAYING FIELD</b>				<b>103,356</b>	<b>GSF</b>
74						TRUE	
75							
76	4.0	<b>TEAM and OFFICIALS' AREAS</b>					
77							
78	4.01	General					Four Separate Team Locker Rooms - to be confirmed
79							Home Men's, Home Women, Visitor 1 and Visitor 2
80	4.02	Team Areas				0	
81		controlled access parking		0	0	0	
82		direct route is private and separate from public					
83		team areas close to field		0	0	0	
84		field access at mid field		0	0	0	
85							
86	4.03	Home Men's Team Locker Room				4,076	
87	4.03a	Home Team Changing Area		1	800	800	Provide twenty-24 (24) 24"x 24" x full height lockers
88	4.03b	Home Team Wet Area					
89		Shower Room		8	30	240	Provide 6-8 shower heads and drying area
90		Toilet Room (Grooming)		1	240	240	Provide 3 urinals, 3 water closets, 4 lavs
91		Custodial Closet		1	36	36	Locate adjacent to Shower Room & Toilet Room
92	4.03c	Home Training Room		1	600	600	Provide training equipment, tables, ice bath with cabinets, sink and storage
93	4.03d	Multi-Purpose Room		1	0	0	Area for light warm-up/cool down and meeting as a group
94		Head Coaches Offices		1	400	400	Head Coach office+ 6 -8 open office cubicles
95	4.03e	Home Coaches Lockers					
96		Changing Area		1	160	160	Provide six (6) 24"x 24" x full height lockers
97		Shower Room		3	30	90	Provide 3 shower heads and drying area
98		Toilet Room (Grooming)		1	150	150	Provide 1 urinal, 1 water closets, 2 lavs
99	4.03f	Entry Lobby/Vestibule		1	120	120	Enhance security and address sightlines
100	4.03g	Pre- and Post- Game Waiting Area		0	300	0	Not required
101		Clubhouse Manager Office/Storage		0	160	0	Not required
102		Player's Lounge with Kitchenette		1	600	600	Food & beverage buffet + seating to accommodate group assembly
103		Boot Room		1	120	120	
104		Boot Cleaning Sink		1	20	20	
105		Kit Room / Equipment Storage		1	500	500	
106		Laundry Room (see below)		0	600	0	
107		Film Viewing Room		0	400	0	
108							
109		<b>Home Women's Team Lockers</b>				<b>5,276</b>	
110		Home Team Changing Area		1	800	800	Provide twenty-four (24) 24"x 24" x full height lockers
111		Home Team Wet Area					
112		Shower Room		8	30	240	Provide 6-8 shower heads and drying area
113		Toilet Room (Grooming)		1	240	240	Provide 3 urinals, 3 water closets, 4 lavs
114		Custodial Closet		1	36	36	Locate adjacent to Shower Room & Toilet Room
115		Home Training Room		1	600	600	Provide training equipment, tables, ice bath with cabinets, sink and storage
116		Multi-Purpose Room		1	1,200	1,200	Area for light warm-up/cool down and meeting as a group
117		Head Coaches Offices		1	400	400	Head Coach office+ 6 -8 small open office cubicles
118		Home Coaches Lockers					
119		Changing Area		1	160	160	Provide six (6) 24"x 24" x full height lockers
120		Shower Room		3	30	90	Provide 3 shower heads and drying area
121		Toilet Room (Grooming)		1	150	150	Provide 1 urinal, 1 water closets, 2 lavs
122		Entry Lobby/Vestibule		1	120	120	Enhance security and address sightlines
123		Pre- and Post- Game Waiting Area		0	300	0	Not Required
124		Clubhouse Manager Office/Storage		0	160	0	
125		Player's Lounge with Kitchenette		1	600	600	Food & beverage buffet + seating to accommodate group assembly
126		Boot Room		1	120	120	
127		Boot Cleaning Sink		1	20	20	
128		Kit Room / Equipment Storage		1	500	500	
129		Laundry Room (see below)		0	400	0	
130		Film Viewing Room		0	400	0	
131							

4	Class No.	Space Type	Function	Units	SF	Total SF	Description
5							
132	4.04	Visiting Team Locker Room 01				1,576	If possible, arrange Vesting Lockers to be combined for use as one.
133		(serves as Auxiliary Locker Room)					
134	4.04e	Entry Lobby/Vestibule		1	120	120	Enhance security and address sightlines
135	4.04a	Visiting Team Changing Area		1	500	500	Provide twenty (20) 24"x 24" x full height lockers
136	4.04b	Visiting Team Wet Area					
137		Shower Room		6	30	180	Provide 6-8 shower heads and drying area
138		Toilet Room (Grooming)		1	200	200	Provide 3 urinals, 3 water closets, 4 lavs
139		Custodial Closet		1	36	36	Locate adjacent to Shower Room & Toilet Room
140	4.04c	Visiting Team Training room		1	180	180	
141	4.04d	Visiting Coaches Lockers					
142		Changing Area		1	120	120	Provide six (6) 24"x 24" x full height lockers
143		Shower Room		3	30	90	Provide 3 shower heads and drying area
144		Toilet Room (Grooming)		1	150	150	Provide 1 urinal, 1 water closets, 2 lavs
145							
146		Visiting Team Locker Room 02				1,576	If possible, arrange Vesting Lockers to be combined for use as one.
147		(serves as Auxiliary Locker Room)					
148		Entry Lobby/Vestibule		1	120	120	Enhance security and address sightlines
149		Visiting Team Changing Area		1	500	500	
150		Visiting Team Wet Area					
151		Shower Room		6	30	180	
152		Toilet Room (Grooming)		1	200	200	
153		Custodial Closet		1	36	36	
154		Visiting Team Training room		1	180	180	
155		Visiting Coaches Lockers					
156		Changing Area		1	120	120	
157		Shower Room		3	30	90	
158		Toilet Room (Grooming)		1	150	150	
159							
160	4.06	Officials' Areas (Male)					Provide one each for Male and Female Officials
161	4.06a	Officials' Areas (Male)				290	
162		Changing Area		1	120	120	Provide five (5) 24" x 24" x full height lockers
163		Shower Room		2	25	50	Provide 2 shower heads and drying area
164		Toilet Room (Grooming)		1	120	120	Provide 1 urinals, 1 water closets, 2 lavs
165							
166	4.06b	Officials' Areas (Female)				290	
167		Changing Area		1	120	120	Provide five (5) 24" x 24" x full height lockers
168		Shower Room		2	25	50	Provide 2 shower heads and drying area
169		Toilet Room (Grooming)		1	120	120	Provide 2 water closets, 2 lavs
170							
171	4.07	Medical Room				150	
172	4.07a	Exam Room		1	150	150	
173	4.07b	Toilet		0	64	0	
174							
175	4.08	Field Toilet				64	
176		Unisex Toilet		1	64	64	Locate in close proximity to the field
177							
178	4.09	Laundry Room				400	Locate near Home and Visiting Locker Rooms. Used by all.
179		Laundry Room		1	400	400	Minimum 2 - 50lb washers and 2 - 70lb dryer. Add one stacked W/D?
180							
181	4.10	Additional Room Considerations				0	
182	4.10a	Multi-Purpose Room (see Interview Room)		0	0	0	Locate near Player Lockers and Media Room
183							
184							
185		<b>Total - Net Areas</b>				<b>13,698</b>	<b>NSF</b>
186		Net to Gross (Circulation)	10.0%			1,370	SF
187		<b>TOTAL - TEAM and OFFICIALS' AREAS</b>				<b>15,068</b>	<b>GSF</b>
188						TRUE	

4	Class No.	Space Type	Function	Units	SF	Total SF	Description
5							
189	5.0	SEATING AREA					
190							
191	5.01	General					
192							
193	5.02	Sightlines					
194							
195	5.03	Types of Seating Products					ADA Seating = 1 HC per 100 seats + 1 companion seat for each 2%
196							
197	5.03a	West Grandstand	TRUE	3,335		20,894	
198		Capacity	100%	3,335			
199		Bench Seats	0%	0	5.5	0	
200		Plastic Flip Seats	80%	2,655	6.0	15,930	For example 20 - 21" wide arm chairs on 36" treads
201		Padded Club Seats	12%	408	6.5	2,652	
202		Padded Suite or Cabana Seats	4%	136	8.0	1,088	
203		Field Seats	2%	68	6.0	408	
204		Wheelchair and Companion Seats	2%	68	12.0	816	
205							
206		West Partial Roof Canopy (Not in SF)	50%	1,668	6.5	10,839	Not in SF. Assumes cantilevered roof over 33% of seats
207							
208	5.03b	East Grandstand	TRUE	2,845		18,132	
209		Capacity	100%	2,845			
210		Bench Seats	0%	0	6.0	0	
211		Plastic Flip Seats	90%	2,550	6.0	15,300	
212		Padded Club Seats	0%	0	6.5	0	
213		Padded Suite Seats	0%	0	8.0	0	
214		Field Seats	2%	59	6.0	354	
215		Wheelchair and Companion Seats	2%	59	12.0	708	
216		East Concourse Terrace & Bar	6%	177	10.0	1,770	
217							
218		East Partial Roof Canopy (Not in SF)	50%	1,423	6.0	8,535	Not in SF. Assumes cantilevered roof over 33% of seats
219							
220	5.03c	North End Stand	TRUE	660		13,246	
221		Capacity	100%	660			
222		Bench Seats	0%	0	6.0	0	
223		Plastic Flip Seats	78%	515	6.0	3,090	
224		Padded Club Seats	0%	0	6.5	0	
225		Padded Suite Seats	0%	0	8.0	0	
226		Wheelchair and Companion Seats	2%	13	12.0	156	
227							
228		Stage/Viewing Terrace with Roof Canopy (in SF)	20%	132		10,000	Assumes cantilevered roof over 33% of seats
229							
230	5.03d	South End Stand		660		5,040	
231		Capacity	100%	660			
232		Bench Seats	0%	0	6.0	0	
233		Supporters Section - Standing Terraces	38%	251	6.0	1,506	Team to confirm if large enough
234		Supporters Bar - Standing Terrace	5%	33		1,200	
235		Plastic Flip Seats	55%	363	6.0	2,178	
236		Padded Club Seats	0%	0	6.5	0	
237		Padded Suite Seats	0%	0	8.0	0	
238		Wheelchair and Companion Seats	2%	13	12.0	156	
239							
240		East Partial Roof Canopy (Not in SF)	0%	0		0	Not in SF. Assumes cantilevered roof over 33% of seats
241		Total Seating (not incl Other Seating or SRO)		7,500			
242							
243	5.03e	Other Seating		412		4,120	NOT included in FIXED SEATING TOTAL
244		capacity	100%	412			
245		Grass Berms	0%	0	10	0	
246		Corner Kick Terraces	47%	192	10	1,920	192 included in Upgrades
247		Perimeter Concourse Drink Rails	53%	220	10	2,200	
248		SRO (Standing Room Only)	0%	0	0	0	SRO included in Circulation
249		Wheelchair and Companion Seats	0%	0	12	0	Wheelchair & Companion included with Grandstand Seating
250							
251		Total - Seating Capacity (incl Other & SRO)		7,912		61,432	
252							
253		Main Concourse - Seating					
254		Total Seating Capacity - less Other	100%	6,956	for concessions		
255		Spectators - Women	50%	3,478	for Restrooms		
256		Spectators - Men	50%	3,478	for Restrooms		
257							

4	Class No.	Space Type	Function	Units	SF	Total SF	Description
5							
258	<b>5.04</b>	<b>Seating Area Facilities</b>					
259	<b>5.04.a</b>	<b>Stadium Club</b>		<b>200</b>		<b>3,800</b>	Confirm Lounge Area(sf) requirements during Programming
260		Stadium Club Lounge		200	10	2,000	Indoor lounge area for use by 50% of exterior seating (200 @ 10sf each)
261		Banquet Storage		0	600	0	For tables and chairs etc.
262		Bar		1	500	500	Assume 25' x 20' area
263		Kitchen (Finish Kitchen)		1	600	600	Finish Kitchen to serve, Ballpark Club (Banquets), Suites & Party Deck.
264		Toilets (also serves Suites)		2	350	700	Shared with Suites
265		Circulation (See Circulation)		0	0	0	
266							
267	<b>5.04b</b>	<b>Private Suites</b>		<b>13</b>		<b>4,950</b>	Typical Suite Interior 14'x 28' enclosed space
268		Season Long		8	400	3,200	Located suites on same level as Stadium Club
269		Team		1	400	400	
270		City Use		1	400	400	
271		Party Suites		2	400	800	Locate adjacent to each other, with moveable partition between.
272		Suite Pantry		1	150	150	
273		Toilets (see Stadium Club)		0	0	0	Share with Stadium Club
274		Circulation (See Circulation)		0	0	0	
275							
276		<b>Total - Net Areas</b>				<b>70,182</b>	<b>NSF</b>
277		Net to Gross	1.0%			<b>702</b>	<b>SF</b>
278		<b>TOTAL - SEATING AREA</b>				<b>70,884</b>	<b>GSF</b>
279							
280	<b>6.0</b>	<b>SPECTATOR AMENITIES</b>					
281							
282	<b>6.01</b>	<b>General</b>					
283							
284	<b>6.02</b>	<b>Accessibility</b>					
285							
286	<b>6.03</b>	<b>Entry and Egress</b>					1 entry for each 750 patrons, 3 ft wide each. SF in Circulation
287							
288	<b>6.04</b>	<b>Signage and Wayfinding</b>					
289							
290	<b>6.05</b>	<b>Vertical Circulation</b>					
291	6.05a	<b>Stairs &amp; Ramps</b>				<b>1,920</b>	
292		Ramps		0	0	0	Not Used
293		Stair 1		3	240	720	Assume at three (3) levels @ 240sf /level. Locker - Concourse - Upper.
294		Stair 2		3	240	720	Assume at three (3) levels @ 240sf /level. Locker - Concourse - Upper.
295		Stair 3		2	240	480	Assume at two (2) levels @ 240sf /level. Concourse - Upper.
296							
297	6.05b	<b>Elevators - Public</b>				<b>700</b>	Assume at three (3) levels @ 80sf /level. Locker, Concourse, Upper.
298		Elevators - Passenger		1	300	300	
299		Elevator Machine Room		1	50	50	Locate on Locker Level
300		Elevators - Service		1	300	300	Assume at three (3) levels @ 100sf/level. Locker, Concourse, Upper
301		Elevator Machine Room		1	50	50	Locate on Locker Level
302							
303	6.05c	<b>Elevator Lobbies</b>				<b>0</b>	
304		Public Elevator Lobby		0	240	0	Assume in Circulation, Lobby and/or Concourse areas
305		Service Elevator Lobby		0	300	0	Assume in Circulation, Lobby and/or Concourse areas
306							
307	<b>6.06</b>	<b>Concourse (Circulation)</b>				<b>53,880</b>	
308		<b>Circulation</b>					
309		Locker Level Corridor		1	600	600	Confirm if Dedicated Service Corridor or part of Net to Gross.
310		Main Concourse		1	40,000	40,000	Assume 25' wide average all around the seating bowl (approx.) or 4sf/seat min per USL Guidelines
311		Stadium Entry plazas with gates & canopy		1	10,000	10,000	
312		Suite Concourse		1	2,000	2,000	Circulation between lobby, suites, toilets, pantry, storage, etc.
313		Stage/Viewing Terrace		incl in Seating 5.03c			
314							
315		Field Access					
316		Player Access		2	640	1,280	Provide enclosed access from Locker areas to Field
317		Officials/Public Field Access		0	320	0	Provide separate access ?
318		Public Field Access		0	320	0	Share with one of the Team tunnels?
319							

4	Class No.	Space Type	Function	Units	SF	Total SF	Description
5							
320	6.07	<b>Restroom Facilities</b>					All large Restrooms to have separate Entry/Exit Doors
321		Architect to confirm Area(SF) required during Programming					
322							
323	6.07a	<b>Main Concourse Restrooms</b>				<b>8,028</b>	Assume 4 separate M/W locations
324		Women's Toilet	50%	3,478	1.25	4,348	Total Fixtures = Water Closets + Lavatories
325		Men's Toilet	50%	3,478	0.90	3,130	Total Fixtures = Water Closets + Urinals + Lavatories (add Urinals)
326		Family Toilet		3	100	300	Provide 1 water closet and 1 lav
327		Custodial / Storage Closet		5	50	250	One Janitor Closet per each pair of Men & Women toilets
328							
329		<b>Dedicated restrooms included at other locations</b>					included with at other locations
330		VIP Seating					
331		Stadium Club / Suites					
332		Player / Auxiliary Locker Rooms					
333		Administration Offices					
334		Stadium Operations					
335		First Aid					
336		Staff Toilets					
337							
338	6.08	<b>Food Service</b>					
339		<b>Main Concourse Spectators</b> nic Others		<b>6,956</b>			
340		<b>Permanent POS Ratio</b> (1 per number of spectators)		<b>200</b>			per USL guidelines 1 POS per 200
341		<b>POS Quantity</b> (Concession Stands, only)		<b>35</b>			
342		<b>Portable POS Ratio</b> (1 per number of spectators)		<b>500</b>			per USL guidelines 1 POS per 500
343		<b>POS Quantity</b> (Portables, only)		<b>14</b>			
344		<b>Combined POS Quantity</b> (Concession Stands + Portables)		<b>49</b>			
345		<b>Combined POS Ratio</b> (1 per number of spectators)		<b>143</b>			
346							
347	6.08a	<b>Permanent Concession Stands</b>	POS/Seat			<b>4,000</b>	
348		Enclosed stands distributed on Concourse	200	35	115	4,000	per USL guidelines 1 POS per 200
349							
350	6.08b	<b>Portable Concession Carts</b>	POS/seat			<b>0</b>	Locate on Main Concourse - no additional sf required.
351		Portable carts distributed on Concourse	500	14	0	0	per USL guidelines 1 POS per 500
352							
353	6.08c	<b>Vendor Commissaries</b>				<b>400</b>	1 POS per 250 spectators and 15sf/pos
354		Vendor Commissary 1		1	200	200	West Side
355		Vendor Commissary 2		1	200	200	East Side
356							
357	6.08d	<b>Open Bars (Beverages, only)</b>				<b>600</b>	
358		North Goal Bar		1	600	600	Covered/Sponsored Open Bar - 4 POS
359		South Goal Bar		0	600	0	Covered/Sponsored Open Bar - 4 POS
360		Stadium Club Bar (included in Stadium Club)					
361							
362	6.08e	<b>Drinking Fountains</b>				<b>0</b>	Confirm if required / desired
363		Main Concourse		7	0	0	Provide drinking fountains on concourse at 1 per 1,000 spectators
364		Suite Level Stands		1	0	0	Provide drinking fountains on concourse at 1 per 1,000 spectators
365							
366	6.08f	<b>Commissary / Food Prep</b>				<b>2,500</b>	
367		Commissary Storage		1	1,500	1,500	Locate convenient to Loading Dock area
368		Central Kitchen (in Commissary)		1	1,000	1,000	Main food prep area. Locate adjacent to Stadium Club (Upper Level)
369		Suite Pantry (in Seating Amenities)		0	200	0	
370							
371	6.08g	<b>Concessionaire Offices</b>				<b>680</b>	May be included within Admin Offices (to be determined)
372		Reception		0	100	0	
373		Food Service Manager Office		1	120	120	Enclosed Office
374		Food Service Assistant Manager Office		0	120	0	Enclosed Office
375		Staff Open Office		4	60	240	Open office workstations
376		Cash Room		1	120	120	Enclosed and secure room.
377		Storage		1	120	120	
378		Toilet		1	80	80	
379							
380	6.09	<b>Ticketing (Box Office)</b>				<b>1,111</b>	Locate near primary entry and/or adjacent to Team Store
381	6.09a	Ticket Windows		6	50	300	6 per 10,000 seats
382	6.09b	Ticket Manager's Office		1	120	120	Include in Admin Office?
383	6.09c	Workstations		1	160	160	4 workstations at 40sf each
384	6.09d	Staff Restroom		1	64	64	
385	6.09e	Storage		1	64	64	
386	6.09f	Vault Space		1	120	120	Include in Admin Office?
387	6.09g	Reception Area		0	121	0	Confirm if Reception Area is required
388	6.09h	Conference Room		0	120	0	Confirm if small Conference Room is required
389	6.09i	Internal Circulation	10%	1	83	83	
390	6.09j	Remote Ticket Windows		4	50	200	Locate at secondary entry

4	Class No.	Space Type	Function	Units	SF	Total SF	Description
5							
391							
392	6.10	Merchandise Store and Novelty Stands				1,200	
393	6.10a	Team Store		1	800	800	Locate at Primary Entry. Direct access to inside & outside of park.
394	6.10b	Team Store Storage		1	400	400	Locate adjacent to Team Store
395	6.10c	Team Store Office		0	120	0	Include workstation in Storage
396	6.10d	Novelty Stand		0	200	0	Portable Merchandise Cart(s) on East side
397	6.10e	Novelty Storage		0	100	0	Locate near each of 2 primary entrances
398	6.10f	Portable Novelty Sales		2	0	0	Locate on Main Concourse 1 on East side - no additional SF required.
399							
400	6.11	Fan Accommodations and Spectator Services				150	
401	6.11a	Fan Accommodations (West)		1	150	150	Locate in highly visible location on Main Concourse
402	6.11b	Fan Accommodations (East)		0	150	0	Confirm if needed on opposite side of Stadium
403							
404	6.12	Security Office				175	
405	6.12a	Command Post (Security Office)		1	150	150	Command Post for game day security
406	6.12b	Security Storage Closet		1	25	25	Secured Storage for Radios, gun safe, etc.
407							
408	6.13	First Aid				280	
409	6.13a	First Aid		1	200	200	Locate on Main Concourse near Guest Services
410	6.13b	Toilet		1	80	80	M/W Toilet
411							
412	6.14	Automated Teller Machines				0	
413	6.14a	ATM		2	0	0	Locate strategically on concourse - one on each side
414	6.14b	Public Telephones		2	0	0	Confirm if Required. Locate strategically on concourse - one on each side
415							
416		<b>Total - Net Areas</b>				<b>75,623</b>	<b>NSF</b>
417		Net to Gross	5%			3,781	SF
418		<b>TOTAL - SPECTATOR AMENITIES</b>				<b>79,404</b>	<b>GSF</b>
419						TRUE	
420							
421	7.0	BROADCAST and MEDIA					
422							
423	7.01	General					
424							
425	7.02	Camera Positions		6		288	USL = 8' x 6' camera position
426		1. Main Follow		1	48	48	Located at top of seating bowl
427		2. Left 18 Yard Line		1	48	48	Located at top of seating bowl
428		3. Right 18 Yard Line		1	48	48	Located at top of seating bowl
429		4. Reverse Follow		1	48	48	Located at top of seating bowl
430		5. Left Goal		1	48	48	Located at Field Level (elevated)
431		6. Right Goal		1	48	48	Located at Field Level (elevated)
432							
433	7.03	Broadcast Booths				970	Locate on West Side
434		1. Main Broadcast		1	150	150	Sized to accommodate talent + camera
435		2. Radio 1		1	120	120	Locate adjacent to Home TV Broadcast Booth
436		3. Radio 2		1	120	120	Locate adjacent to Home TV Broadcast Booth
437		4. Scoreboard and PA		1	120	120	
438		5. Production Equipment (see Scoreboard Control)		1	400	400	
439		6. Electrical Room		1	60	60	
440							
441		Home Coaches		0	120	0	Team confirm if required/desired
442		Visitor Coaches		0	120	0	Team confirm if required/desired
443							
444	7.04	Press Box				610	
445		Writing Press		10	25	250	Accommodate 10 writers. Work/serving counters at back of room
446		Workroom		1	160	160	Provide area for copier, fax and media materials
447		Statisticians		0	0	0	
448							
449		Storage		1	40	40	Secured storage closet
450		Press Toilet - Women		1	80	80	Provide 1 water closet, 1 lav
451		Press Toilet - Men		1	80	80	Provide 1 water closet, 1 urinal, 1 lav
452							
453	7.05	Interview Room				0	
454		Interview Room		0	300	0	Not Used - Locate near Clubhouse
455							
456	7.06	Media Workroom				300	
457		Media Workroom & Lounge		1	300	300	Included in Press Box Support
458							
459	7.07	Mixing Zone				0	
460		Required for Media if no access to Locker Rooms		1	0	0	Included in Circulation



4	Class No.	Space Type	Function	Units	SF	Total SF	Description
5							
461							
462	7.08	Flash Interview				0	
463		Area on Player/Coaches route to/from Locker Rooms		1	0	0	Included in Circulation
464							
465	7.09	Photography Area				0	
466		On Field photography area		1	0	0	Included in Playing Field
467							
468	7.10	Broadcast Compound				2,400	
469		TV Van Parking		1	2,400	2,400	Locate adjacent to stadium, near Press Facilities or Loading Dock
470							
471	7.11	Scoreboard Control				0	
472		<i>included in Broadcast Booths, above</i>					
473		PA / Scoreboard / Sound		0	120	0	Locate at end of Press Box
474		Production Equipment Room		0	400	0	Locate adjacent to PA / Scoreboard / Sound Room
475		Electrical Room		0	60	0	Locate in Press Box
476							
477							
478		<b>Total - Net Areas</b>				<b>4,568</b>	<b>NSF</b>
479		Net to Gross	10%			457	SF
480		<b>TOTAL - BROADCAST and MEDIA</b>				<b>5,025</b>	<b>GSF</b>
481						TRUE	
482							
483	8.0	<b>FACILITY OPERATIONS</b>					
484							
485	8.01	<b>General</b>					
486							
487	8.02	<b>Administration and Team Operations</b>				<b>4,281</b>	May include consolidate other office functions in this location
488		Reception / Waiting (Lobby)		1	200	200	
489		Conference Room		1	250	250	
490		Cash Room		1	150	150	Replaced Conference Room 2 with Cash Room (Team to confirm)
491							
492		Team Owner		0	225	0	15'x15'
493		General Manager		1	225	225	15'x15'
494		Enclosed Office		6	150	900	10'x15' typical
495		Open Office (cubicles)		16	50	800	7'x7' cubicles
496							
497		Kitchen / Breakroom		1	200	200	
498		Copy / Mail / Work Room		1	100	100	
499		IT / Telecommunications Room		1	240	240	IDF or may also serve as the MDF room?
500							
501		Toilet - Women		1	180	180	Provide 2 water closets, 2 lavs
502		Toilet - Men		1	180	180	Provide 2 urinal, 1 water closet, 2 lavs
503		Office Circulation		25%	3,425	856	
504							
505	8.03	<b>Facility Operations Staff</b>				<b>120</b>	
506		Entrance/Staff Check-in		1	120	120	Provide direct access to toilets
507		Toilet Room - Women		0	150	0	Provide 2 water closets, 2 lavs
508		Toilet Room - Men		0	150	0	Provide 1 urinal, 1 water closet, 2 lavs
509		Break Room		0	200	0	Provide indoor or covered outdoor space screened from ticket holders
510							
511	8.04	<b>Field Maintenance Staff</b>				<b>1,850</b>	
512		Field Maintenance Storage		1	1,200	1,200	Equipment storage
513		Groundskeeping Office		1	120	120	
514		Maintenance / Groundskeeping Break Room		1	160	160	Casework with sink
515		Maintenance / Groundskeeping Lockers		1	160	160	6-8 lockers with integral combination lock
516		Groundskeeping Toilet		1	160	160	1 wc, 1 urinal, 1 lavs, 1 showers/drying areas
517		Janitor Closet		1	50	50	
518							
519	8.05	<b>Field Equipment Storage</b>				<b>400</b>	
520		Field Equipment Storage		1	400	400	
521							
522	8.06	<b>Bldg. Maintenance, Engineering Offices and Shops</b>				<b>920</b>	
523		Maintenance Office		1	120	120	
524		Maintenance Shop		1	400	400	
525		General Maintenance Storage		1	400	400	Reconcile with Storage above
526		General Custodial Storage		1	0	0	Included in Cleaning Supply Storage, above.
527		Trash Room		0	0	0	
528							
529	8.07	<b>Building Manager Office</b>				<b>0</b>	
530		Included in Administration Office		0	120	0	
531							

4	Class No.	Space Type	Function	Units	SF	Total SF	Description
5							
532	8.08	Cash Room and Vault				100	Is Cash Room required? Duplicated?
533		Included in Tickets & Food Service		1	100	100	
534							
535	8.09	Event Staff				200	
536		Event Staff Locker & Storage		1	200	200	
537							
538	8.10	General Storage				720	
539		Concourse General Storage		2	200	400	Locate on Main Concourse
540		Suite Level General Storage		1	120	120	Use Storage Room at Stadium club
541		Attic Stock		1	200	200	Adjacent to Maintenance Area. For Storage of surplus seating parts, etc.
542		Other?					
543							
544	8.11	Janitor Closets				0	
545		Included with Toilets		0	36	0	
546							
547	8.12	Housekeeping				200	
548		Cleaning Supply Storage		1	200	200	Locate near Dock or on Main Concourse
549							
550	8.13	Loading / Receiving Dock and Marshalling				2,500	
551		Truck Dock		2	800	1,600	Semi-Truck parking at Loading Dock (12'x65)
552		Trash Compactor Area		1	500	500	Open area adjacent to Loading Dock (12'x40')
553		Fork lift access to grade		1	400	400	Ramp/surface access for fork lift to access trucks at grade
554							
555	8.14	Trash and Recycling				530	
556		Recycling Bins		1	500	500	Open area adjacent to Loading Dock (12'x40')
557		Cooking Oil Storage (for disposal)		1	30	30	Area for storage tank accessed from Loading Dock
558							
559	8.15	Game-Day Operations Storage				0	
560		Included in Concourse General Storage		0	200	0	
561							
562	8.16	Novelty Storage				200	
563		Promo Storage		1	200	200	Game day promotions/program storage, locate near dock.
564							
565	8.17	Command Post				0	Same as Security, above
566					200	0	
567							
568	8.18	Meeting Room				0	
569				0	200	0	
570							
571	8.19	Supporter's Storage				200	
572				1	200	200	
573							
574							
575		<b>Total - Net Areas</b>				<b>12,221</b>	<b>NSF</b>
576		Net to Gross	5%			611	
577		<b>TOTAL - FACILITY OPERATIONS</b>				<b>12,832</b>	<b>GSF</b>
578						TRUE	
579							
580	9.0	<b>BUILDING SYSTEMS and SUSTAINABILITY</b>					
581							
582	9.01	Field Lighting				0	
583		Field Lighting System		0	0	0	See USL Stadium Development Guidelines for Requirements
584							
585	9.02	BMS and Communication Infrastructure					
586							
587	9.03	Green Goal					
588							
589	9.04	LEED Certification					
590							
591	9.05	Energy and Water Efficiency					
592							
593	9.06	Show Power					
594							
595	9.07	Surveillance					
596							

4	Class No.	Space Type	Function	Units	SF	Total SF	Description
5							
597	9.08	Heating and Air Conditioning Systems					
598		HVAC				400	
599		Mechanical Space		1	400	400	Assume RTUs for most HVAC equip. Provide for duct chases & misc. equip.
600							
601		Electrical				1,960	
602		Main Service/Transformer		1	500	500	Area included in Site Work
603		Emergency Generator		1	500	500	Area included in Site Work
604		Main Electrical Room		1	400	400	Location to be determined
605		Emergency Electric Room (ATS)		1	160	160	
606		Secondary Electrical Room		4	100	400	Location to be determined
607		Show Power		0	0	0	Provide Show Power capabilities - Assume stage at outfield
608		Shore Power		0	0	0	See USL Stadium Development Guidelines for Requirements
609							
610	9.09	Plumbing Systems				400	
611		Water Heater Room		1	200	200	Location to be determined.
612		Water Pumps		1	200	200	
613							
614	9.10	Fire Protection				300	
615		Fire Pump Room		1	300	300	Location to be determined.
616		Fire and Security System		0	0	0	Provide Fire and Security Systems
617							
618	9.11	Scoreboard				0	
619		Main Scoreboard		1	0	0	
620							
621	9.12	Audio				200	
622		Sound System		1	0	0	Confirm areas served
623		Sound Rack / AV		4	50	200	Location to be determined. Combine with IDFs?
624							
625	9.13	Television				0	
626				0	0	0	
627							
628	9.14	Telecommunications				640	
629		Telecommunications					
630		MDF		1	240	240	May be located in Admin Office?
631		IDF		8	50	400	Locations to be determined.
632		Fiber Optic Connectivity				0	Provide connectivity for offices, ticketing, gift shop, press box, etc.
633							
634	9.15	Wi-Fi				0	Team to provide WAP locations
635		Utilize the Converged Network		0	0	0	WAP installed throughout for Spectators and Team
636							
637	9.16	Distributed Antenna System (DAS)				0	
638		Team to confirm if required/desired		0	0	0	To be determined
639							
640							
641		Total - Net Areas				3,900	NSF
642		Net to Gross %	5%			195	SF
643		TOTAL - BUILDING SYSTEMS & SUSTAINABILITY				4,095	GSF
644						TRUE	
645							
646	10.0	MISCELLANEOUS					
647							
648	10.01	Kid's Play Area				0	
649		Soccer Fundamentals		0	0	0	Play Equipment & Fundamentals
650		Kid's Play Area Storage		0	200	0	Locate adjacent to Kids' Play Area
651							
652	10.02	Other(s)				0	
653		Flag Poles		3	0	0	US and Canadian flags required. State and City flags recommended.
654		Placeholder		0	0	0	
655							
656		Total - Net Areas				0	NSF
657		Net to Gross %	0%			0	SF
658		TOTAL - MISCELLANEOUS				0	GSF
659						TRUE	
660		TOTAL - ALL AREAS				290,664	
661						TRUE	
662		Less Not Included in Stadium SF				(110,228)	
663		Total - Enclosed + Exterior (not enclosed)				180,437	
664		Program Building Area			Area/Seat	22.8	TRUE

# **Exhibit F**

## **Milestone Schedule**

F	MNSF - Mansfield Muti-Use Stadium at Harvest Point	
2	PSA Exhibit F - Milestone Schedule	
3	v8 issued with Architect PSA	January 17, 2024
4	<b>Activity / Description</b>	<b>Date / Duration</b>
5		
6	PROJECT TEAM SELECTION	(CMAR during Preconstruction Phase)
7	City Issues RFQ to Candidate Architects	October 17, 2023
8	Last Date for Architect to Submit Questions	October 24, 2023
9	City Reponse to Architect Questions	October 30, 2023
10	Responses to Architect RFQ (submissions) Due	November 7, 2023
11	City Review of Responses to Architect RFQ	November 8 thru 10, 2023
12	Architect Interviews (optional)	November 14, 2023 (optional)
13	City Selection of Architect	December 11, 2023
14	Architect Professional Services Agreement (PSA) Negotiations	Decmber 11, 2023 thru January 17, 2024
15	City Council Approval of Architect PSA (optional)	January 22, 2024
16	City Executes the Architect PSA (or issues a Notice to Proceed)	January 22, 2024
17	Architect commences Design	January 22, 2026
18		
19	PRECONSTRUCTION PHASE	January 22 thru November 30, 2024
20	City issues RFQ/P for Construction Manager at Risk (CMAR)	January 12, 2024
21	City Executes the CMAR Agreement	February 26, 2024
22	CMAR commences Preconstruction Activities	February 27, 2024
23	Schematic Design Phase	January 22 thru March 29, 2024
24	Design Development Phase	April 1 thru June 30, 2024
25	Construction Documents Phase (overlap GMP Documents)	July 1 thru November 1, 2024
26	Architect delivers GMP Scope Documents to CMAR	August 15, 2024
27	Procure Long Lead Items and/or Site Enabling	to be scheduled as needed
28	CMAR prepares GMP Proposal	August 15 thru September 30, 2024
29	CMAR submits GMP Proposal to City	October 1, 2024
30	City Review and Aproval of GMP Proposal	October 1 thru 15, 2024
31	City Executes GMP Amendment for Construction	November 1, 2024
32		
33	CONSTRUCTION PHASE	November 1, 2024 thru March 31, 2026
34	On-Site Construction Begins	December 1, 2024
35	Date of Substantial Completion	February 28, 2026
36	First Event	April 1, 2026
37	Project Close-Out	April 1 thru June 30, 2026
38	Final Completion	June 30, 2026

# **Exhibit G**

## **Design Team & Key Personnel/Hourly Rates**

**G.1 Organization Chart**

**G.2 Description of Primary A&E Firms**

**G.3 Key Personnel Resumes**

**G.4 2024 Personnel Billing Rates**

Organization Chart



**Project Leadership**

<p><b>Jeff Sittner, AIA, LEED AP</b> Managing Principal</p>	<p><b>Michael Monthan, AIA, LEED AP</b> Project Manager</p>
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**Architectural Design Team**

<p><b>Ron Stelmarski, FAIA, LEED AP</b> Design Principal</p>	<p><b>Erica Muhlenbruch, IIDA, LEED AP</b> Senior Interior Designer</p>	<p><b>Don Dethlefs, FAIA, LEED AP</b> Sports Venue Expert</p>
<p><b>Matthew Crummey, AIA, LEED AP</b> Senior Project Architect</p>	<p><b>Lee Sterrett, AIA, LEED AP</b> Programming</p>	

**Consultant Team**

<p><b>ME Engineers</b> MEP+FP, Acoustic, Low Voltage</p> <p><b>Andrew Shivley, PE, LEED AP</b> Electrical Engineer of Record</p> <p><b>Lauren Berry, PE</b> Mechanical Engineer of Record</p> <p><b>Matthew Wilton</b> Plumbing Lead</p>	<p><b>Kimley-Horn</b> Civil Engineering &amp; Landscape Architecture</p> <p><b>Shay Geach, PE</b> Lead Civil Engineer</p> <p><b>Jason Kanak, PLA</b> Sports Field Design</p> <p><b>Kenzie Porter, PLA, LI, ASLA</b> Landscape Architect</p>
<p><b>Martin/Martin Consulting Engineers</b> Structural Engineering</p> <p>Ralph Rempel - EOR Nicholas Ereckson - Principal in Charge Andrew Lack -</p>	

# Perkins&Will

www.perkinswill.com / 2218 Bryan Street, Suit 200, Dallas, TX 75201

We believe that design has the power to make the world a better, more beautiful place. That's why clients and communities on nearly every continent partner with us to design healthy, happy places in which to live, learn, work, play, and heal. We're passionate about human-centered design, and committed to creating a positive impact in people's lives through sustainability, resilience, well-being, diversity, inclusion, and research. In fact, Fast Company named us one of the World's Most Innovative Companies in Architecture. Our global team of creative and critical thinkers provides integrated services in architecture, interior design, landscape architecture, and more.

Founded in

**1935**

Studios

**28**

Total Staff

**2600+**

## #2

### Architecture Firm, 2022

*Architectural Record and  
Interior Design Magazine*

### Most Innovative Companies in Architecture 2018

*Fast Company*

## Our Dallas Studio

Here in Dallas, our studio is abuzz with designers and planners who think and dream big every day. Innovation is both our highway and our destination. And our depth of creative talent is unrivaled. Plus, we offer a Texas sensibility combined with global design insights you simply can't find anywhere else. Kind of a big deal? We think so. Through our localized culture, we engage clients in a thoughtful way.

## Our Denver Studio

If we had to choose one word to describe our Denver studio, it would be active. Our lifestyles are active (many of us bike to work, no matter the weather). Our workplace is active (as a dog-friendly bunch, there's boundless canine energy coursing through the halls). And our practice is active (most of our work is for Sports, Recreation and Entertainment clients). We're also actively involved in carrying out our firm's commitment to well-being: we design transformative places that enliven campuses, foster social connections, and promote physical fitness.



*Baylor Scott & White Sports Therapy and  
Research at the Star in Frisco*





## SERVICES

- Mechanical Engineering
- Electrical Engineering
- Plumbing Engineering
- Technology System Design
- Fire Protection Design
- Lighting Design
- Sports Lighting Design
- Sustainability
- Building Performance
- Commissioning
- Applied Research
- Event Services

## Firm Overview

Progressive engineering.  
Unconstrained by tradition.  
Better through collaboration.

ME Engineers is a full service mechanical, electrical, plumbing, lighting, and telecommunications engineering firm with a staff of over 350 and 15 offices around the world. We are wholly owned by our staff resulting in a long-term commitment to our firm and continuity of key personnel during our projects.

ME Engineers is a global leader in the design of building and technology systems for sports and entertainment facilities. For over 40 years we've worked on over 200 sports venues, including 32 soccer stadiums (13 of which were MLS stadiums). Our projects range from master planning to new construction, renovations and additions, and energy retrofits.

ME Engineers also assists professional leagues in developing building systems guidelines. Our work includes the U.S. Major League Soccer Venue Design Guide and the Federation Internationale de Football Association (FIFA) World Cup venue guidelines. ME Engineers also develops overall mechanical, electrical, lighting and technology standards for the NBA, NHL, and FIFA.



WEIDNER FIELD



TIDEWATER STADIUM



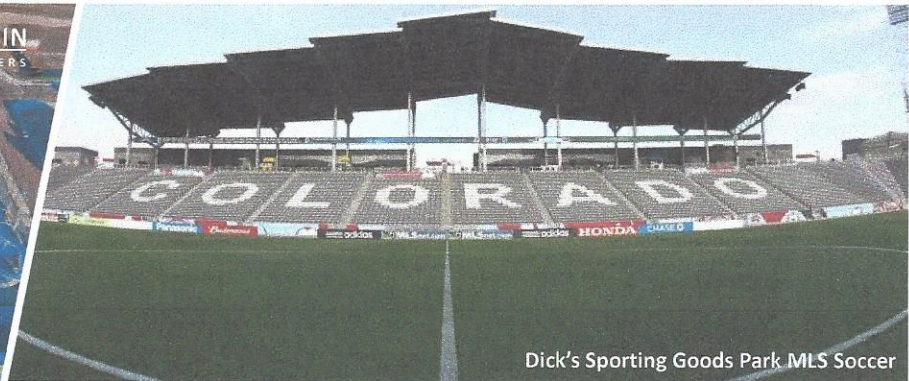
EXPLORIA STADIUM

## SELECT PROJECT EXPERIENCE

- MLS Venue Design Guidelines
- Weidner Field, Colorado Springs, CO
- Tidewater Stadium, Pawtucket, RI
- CITYPARK, St. Louis, MO
- PNC Stadium, Houston, TX
- Dignity Health Sports Park, Carson, CA
- Exploria Stadium, Orlando, FL
- Allianz Field, St. Paul, MN
- Audi Field, Washington, D.C.
- Children's Mercy Park, Kansas City, MO
- GEODIS Park, Nashville, TN
- Al Bayt Stadium, Al Khor, Qatar
- BMO Field, Toronto, ON
- Banc of California Stadium, Los Angeles, CA
- NYC Football Club Training Facility, Purchase, NY
- Rio Tinto Stadium, Salt Lake City, UT
- TQL Stadium, Cincinnati, OH
- Aviva Stadium, Dublin, IR



USL Switchbacks FC Stadium



Dick's Sporting Goods Park MLS Soccer

**SERVICES**

- New Buildings
- Remodel/Renovation
- Repair/Repurpose/Retrofit
- Master Planning
- Sustainable Design/LEED
- Investigative Engineering
- Construction Engineering
- Foundations for Equipment
- Progressive Collapse Analysis
- Seismic Evaluation/Upgrades
- Façade Access/Fall Protection
- Structural Analysis



UCCS Recreational Field and Parking Garage

**FIRM OVERVIEW**

Martin/Martin, Inc. is a full service structural and civil consulting engineering firm that has been a leader in the industry for many years. Martin/Martin has vast experience with the structural design of stadiums, arenas, and performance centers. Through our experience in designing many of these structures with varying conditions, from fully-enclosed arenas to open-air stadiums with fixed and retractable roofs, we have learned the critical aspects of design that affect the spectator experience and the long-term functionality of these structures.

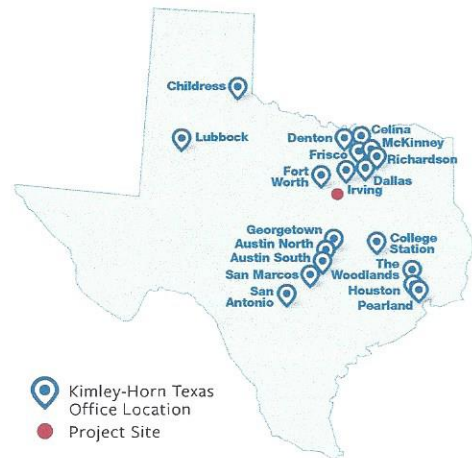
**SELECT PROJECT EXPERIENCE**

- **United Soccer League (USL) Switchbacks Football Club (FC) Stadium** Colorado Springs, CO
- **Dick's Sporting Goods Park Major League Soccer (MLS) Soccer Stadium** Commerce City, CO
- **Sporting Kansas City (KC) Children's Mercy Park MLS Soccer Stadium Structural Engineering On-Call Services** Kansas City, KS
- **University of Denver (DU) Soccer Stadium, Varsity Conditioning Center, and Art Studio Annex** Denver, CO
- **University of Colorado Colorado Springs (UCCS) Recreational Field and Parking Garage** Colorado Springs, CO
- **Colorado State University Canvas Stadium** Fort Collins, CO
- **University of Colorado Folsom Field Stadium Expansion and Champions Center** Boulder, CO
- **CommonSpirit Health Training Center (Denver Broncos Indoor Practice Facility)** Englewood, CO
- **Regis University Soccer Fields** Denver, CO
- **DU Peter Barton Lacrosse Stadium** Denver, CO
- **Coors Field** Denver, CO
- **Chase Field** Phoenix, AZ
- **Dodger Stadium Renovations** Los Angeles, CA
- **Kino Veterans Memorial Stadium** Tucson, AZ
- **MAPS 4 Multi-Purpose Soccer Stadium (In Design)** Oklahoma City, OK

READY TO PARTNER ON THE MANSFIELD  
**MULTI-USE STADIUM AT HARVEST POINT**

**FIRM OVERVIEW**

Kimley-Horn has been providing a wide variety of services for public and private development projects since our founding in 1967. Over the years, we have grown from a small group of engineers to a 7,400-person, multidisciplinary firm recognized as a leader in sports, recreation, entertainment, mixed-use, and site development projects, including being ranked #2 on the national *Engineering News-Record (ENR)* sports list. Our staff's capabilities encompass all phases of a project—from early planning through final design and construction administration. Our history of sports and recreation projects both in the City of Mansfield and across the country—efficiently managed from project inception through project completion—is your assurance that Kimley-Horn can successfully guide you through the development process. **At Kimley-Horn, we have the specialists, professionals, and communicators capable of delivering a successful multi-use stadium project, and we know Mansfield—you get the best of both worlds with Kimley-Horn.**



-  **56 YEARS IN BUSINESS**
-  **19 OFFICES IN TEXAS**
-  **110+ OFFICES NATIONWIDE**
-  **#2 FOR SPORTS BY ENR, 2023**

**TYPICAL SERVICES ON A SPORTS FACILITY PROJECT**

We bring together a collaborative, innovative, and solutions-oriented approach to provide seamless coordination and a deep resource pool to meet aggressive timelines. Services specific to sports facilities include:

**✓ SERVICES ON WHICH WE ARE PROPOSING UNDER PERKINS&WILL**

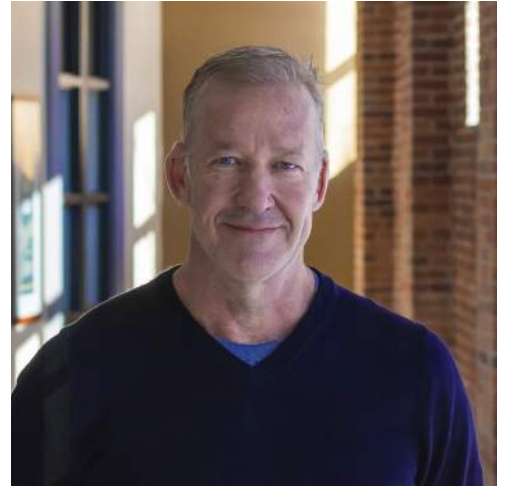
✓ Construction Phase Services	✓ Parking Consulting and Design
Emergency Evacuation Modeling	Predevelopment Services
✓ Entitlements and Permitting	Public Involvement
Environmental Assessments	Rideshare and Autonomous Vehicle Planning
Event Traffic Management	Roadway and Bridge Design
Feasibility Studies and Due Diligence	Security Infrastructure Design
✓ Field Turf Design	✓ Site Civil Engineering
Land Planning	Structural Engineering
✓ Landscape Architecture and Urban Design	Sustainability Design and LEED®
Multi-Modal Transportation Engineering and Planning	Transit Services Planning and Design
	✓ Utility Design and Coordination

# Jeff Sittner, AIA, LEED AP®

## Managing Principal

Jeff's passion lies in the art of reinventing existing sports and entertainment venues to better serve their communities. He envisions architecture as a catalyst for community synergy, helping to bridge economic, social, and cultural divides. For the last 30 years, Jeff has been involved in a variety of projects encompassing adaptive-reuse, stadiums, arenas, entertainment destinations, and everything in between. . He brings a thoughtful approach to architecture, fostering a collaborative atmosphere that elevates both the client and designer experience.

Jeff has played a key role on many recognizable U.S. projects, including Mercedes-Benz Stadium in Atlanta, Georgia and the Columbus Crew Training Facility in Columbus, Ohio.



### Education

Bachelor of Architecture, 1992  
Kansas State University

### Accreditations

LEED AP®  
U.S. Green Building Council®

### Project Experience

#### Kroenke Sports and Entertainment

Ball Arena Improvements  
Denver, Colorado

#### Charlotte Hornets

Spectrum Center Renovations  
Charlotte, North Carolina

#### Colorado Rapids

Dicks Sporting Goods Park  
Renovations  
Commerce City, Colorado

#### City of Edmonton

Rogers Place Arena\*  
Edmonton, Alberta

#### City of Kansas City

FIFA 2026 World Cup - Kansas  
City Bid\*  
Kansas City, Kansas

#### Franklin County Convention Facilities Authority

Nationwide Arena -  
Masterplan\*  
Columbus, Ohio

#### MLS Columbus Crew

Columbus Crew Training  
Facility\*  
Columbus, Ohio

#### NFL Chicago Bears

Halas Hall\*  
Lake Forest, Illinois

#### Atlanta-Fulton County Recreation Authority

State Farm Arena Renovation\*  
Atlanta, Georgia

#### NBA Atlanta Hawks

Emory Healthcare Sports  
Medicine Complex\*  
Brookhaven, Georgia

#### NFL Miami Dolphins

Hard Rock Stadium  
Renovation\*  
Miami Gardens, Florida

#### Georgia World Congress Center Authority

Mercedes-Benz Stadium\*  
Atlanta, Georgia

#### Franklin County

Huntington Park Stadium\*  
Columbus, Ohio

#### Ministry of Youth and Sport - Iraq

Basrah Sports City\*  
Basrah, Iraq

#### Ministry of Youth and Sport - Iraq

Al-Minaa Olympic Stadium\*  
Basrah, Iraq

#### Ministry of Youth and Sport - Iraq

Al-Najaf International  
Stadium\*  
Najaf, Iraq

\* Project completed by Jeff Sittner while at HOK.

# Michael Monthan, AIA, LEED AP®

## Project Manager

Michael is an experienced project architect that prides himself on his collaborative team approach and successful completion of projects. He is passionate about the design and artistic interpretation of his builds, and insures a successful project for all stakeholders. He has a clear and consistent communication style that allows him to meet each project's budget, schedule, and program. Michael's strengths include maintaining the goals of complex projects through innovative design solutions, and his ability to adapt to the unique needs of a variety of projects and teams.

Michael's passion for efficient and thoughtful sports, recreation, and entertainment design drives him to find the most comprehensive design solutions to satisfy the needs of the client, staff, and users.



### Education

Master of Architecture, 2008\*  
University of Colorado, Denver

B.A. Architecture, 2005\*\*  
University of New Mexico

\*UCD College of Architecture &  
Planning Deans List

\*\*UNM School of Architecture &  
Planning Deans Lists, National  
Deans List

### Professional Affiliations

American Institute of Architects

National Council of  
Architectural Registration  
Boards

LEED Accredited Professional

### Project Experience

#### Colorado Springs Switchbacks FC

Weidner Field Soccer Specific  
Stadium and Concert Venue  
Colorado Springs, Colorado

#### Colorado Avalanche

NHL Home Team and Visiting  
Team Locker Room Renovation  
Denver, Colorado

#### Classic Center Arena

Arena, Event Center, Georgia  
Music Hall of Fame, ECHL  
Offices  
Athens, Georgia

#### Georgia State University

Arena and Convocation Center  
Atlanta, Georgia

#### Tahoe South Event Center

Event Center, Meeting Spaces,  
and TDVA Offices  
Stateline, Nevada

#### High Point University

Nido & Mariana Qubein Arena  
and Conference Center  
High Point, North Carolina

#### University of Colorado

(SEEL) Sustainability, Energy  
and Environment Laboratory  
Building  
Boulder, Colorado\*

#### Colorado State University

Avenir Museum of Design and  
Merchandising  
Fort Collins, Colorado\*

#### The Source Hotel and Market Hall

Denver, Colorado\*

#### Zeppelin Station

Mixed-Use Office/Retail/  
Restaurant  
Denver, Colorado\*

#### Flight Office Building

Denver, Colorado\*

#### Hi-Plains PK-12 School

Seibert, Colorado\*

#### Limon K-12 School

Limon, Colorado\*

#### ViewHouse Restaurant and Eatery

Colorado Springs, Colorado\*

#### ViewHouse Restaurant and Eatery

Thornton, Colorado\*

#### DaVita World Headquarters

High Rise Office Building  
Denver, Colorado\*

#### Denver Hospice

Denver, Colorado\*

#### Crossgates Mall Renovation

Albany, New York\*

#### Independence Mall Renovation

Kingston, Massachusetts\*

#### Standing Rock Elementary School

Fort Yates, North Dakota\*

#### Rawlins Elementary School

Rawlings, Wyoming\*

#### Nederland Middle / Senior High School

Nederland, Colorado\*

#### Southern Hills Elementary School

Boulder, Colorado\*

\*Denotes project completed with  
previous firm

# Ron Stelmarski, FAIA, LEED AP®, NCARB

## Design Principal

Ron has spent the past twenty-two years with Perkins&Will relentlessly advancing the cause of design, ten in Chicago and the most recent twelve in Dallas. His work is recognized for navigating complex programs, unique sites, tight budgets, and challenging schedules while producing award-winning designs that elevate the public realm and galvanize communities with architecture of enduring aesthetic, environmental, and social value.

Under his design leadership the Dallas studio has received over four dozen national, state, and local design awards and has grown to be the largest of all Perkins&Will studios. His multi-faceted approach spans disciplines at all scales, including architecture, interiors, brand experience and urban design. Ron believes that architecture is the connective tissue that unites people, place, and culture – a philosophy that informs every project he undertakes.

He was recently elevated into the AIA College of Fellows, class of 2022. Ron was granted fellowship on object one, which is given to architects who have produced distinguished bodies of work through design, urban design, or preservation.



### Education

Master of Architecture, 2000  
Yale University

Bachelor of Architecture, 1993  
University of Cincinnati

### Registrations

Architect  
Texas  
#23938

Architect  
Illinois  
#001.019754

### Accreditations

LEED AP®  
U.S. Green Building Council®

### Project Experience

**Fair Park Master Plan**  
*City of Dallas*  
Dallas, Texas

**Fire Station No. 27**  
*City of Dallas*  
Dallas, Texas

**Carrollton Police Headquarters**  
*City of Carrollton*  
Carrollton, Texas

**Eastside Regional Recreation Park**  
*City of El Paso*  
El Paso, Texas

**Golden Triangle Branch Library**  
*City of Fort Worth*  
Fort Worth, Texas

**North Belt Police Station**  
*City of Houston*  
Houston, Texas

**Lubbock City Hall**  
*City of Lubbock*  
Lubbock, Texas

### University of Cincinnati

- Richard E. Lindner Athletic Center  
- George & Helen Smith Athletic Museum  
Cincinnati, Ohio

**The Intrepid Sea, Air & Space Museum**  
*Architectural & Exhibit Framework*  
New York, New York

**Port of Houston Authority Marine Emergency Building**  
Houston, Texas

**St. Elizabeths West Campus U.S. Homeland Security Campus**  
*Adaptive Reuse*  
Washington, DC

**Singing Hills Recreation Center**  
City of Dallas  
Dallas, Texas

**Preston Royal Replacement Library**  
*City of Dallas*  
Dallas, Texas

**The Art Institute of Chicago Ten Visions Exhibit**  
Chicago, Illinois

**CoverMyMeds Ground Up Office**  
Columbus, Ohio

**Baylor Scott & White Health Administrative Center**  
Dallas, Texas

**The Richards Group Headquarters**  
Dallas, Texas

**The Epic at Deep Ellum Building I**  
Dallas, Texas

**The Epic at Deep Ellum Building II**  
Dallas, Texas

**Pittman Hotel**  
Dallas, Texas

**Austin Community College Highland Mall Phase II**  
Austin, Texas

# Don Dethlefs, FAIA

## Sports Venue Expert

As Sports, Recreation, and Entertainment Global Practice Leader of Perkins&Will, Don has built a reputation as one of the nation's premier designers of the most successful, cost-effective and award-winning arenas, sports facilities, and mixed-use entertainment destination districts in the nation. He prides himself on his ability to listen and put the wants and needs of the client ahead of all other project criteria.



### Education

Master of Architecture, 1979  
University of Colorado, Denver

B.A. in Environmental Design,  
1977\*

University of Colorado, Boulder  
\*Graduated with Honors

### Registrations

Architect  
Alberta (CAN), Arizona,  
Colorado, Georgia, Illinois,  
Indiana, Kansas, Maine,  
Manitoba (CAN), Maryland,  
Michigan, Minnesota, Missouri,  
Nevada, New Mexico, North  
Carolina, Ohio, Oklahoma,  
Pennsylvania, South Dakota,  
Utah, Virginia, Wisconsin

### Project Experience

**City of Allentown**  
PPL Center & Mixed Use  
Development  
Allentown, Pennsylvania

**City of Athens**  
Classic Center Arena  
Athens, Georgia

**City of Rapid City**  
Rushmore Plaza Arena  
Rapid City, South Dakota

**City of Savannah**  
Enmarket Arena + Canal  
District Development  
Savannah, Georgia

**City of Sioux Falls**  
Denny Sanford Premier Center  
& Site Study  
Sioux Falls, South Dakota

**City of Oklahoma City**  
Ford Center and Chesapeake  
Energy Arena NBA Renovation  
Oklahoma City, Oklahoma

**City of Minneapolis**  
Target Center Renovation  
(Home of the NBA  
Timberwolves)  
Minneapolis, Minnesota

**True North Sports &  
Entertainment**  
MTS Centre and 2011 NHL  
Renovations  
Winnipeg, Manitoba

**City of San Jose**  
HP Pavilion and SAP Center  
Renovation Studies and  
Proposed Twin Ice Facility  
San Jose, California

**Kroenke Sports and  
Entertainment**  
Pepsi Center Lexus Club  
and Guest Experience  
Improvements  
Denver, Colorado

**Ülker Sports Arena**  
Istanbul, Turkey

**SM Bay Arena**  
Manila, Philippines

**Inner Mongolia Arena &  
Olympic Practice Facility**  
Huhhot, Inner Mongolia, China

**City of Bangor**  
Cross Insurance Arena  
Bangor, Maine

**Erie County Convention Center  
Authority**  
Erie Insurance Arena and Jerry  
Uht Ballpark Renovation  
Erie, Pennsylvania

**Broomfield Urban Renewal  
Authority**  
1st Bank Event Center  
Broomfield, Colorado

**MGM Resorts International**  
Mandalay Bay Events Center  
Las Vegas, Nevada

**City of Allen**  
Allen Event Center  
Allen, Texas

**City of South Lake Tahoe**  
Tahoe South Events Center  
South Lake Tahoe, California

**Cumberland County**  
Cross Insurance Arena  
Renovation  
Portland, Maine

# Erica Muhlenbruch, IIDA, LEED AP®

## Senior Interior Designer

With over 20 years experience in the industry and a passion for designing places for player performance and elevating fan experiences, Erica positions interiors as integral to the success of every project. Her designs have delighted her clients, and won awards across the country - something she believes is only possible due to the strong designer/client collaborations and relationships she values. Capturing feelings, nurturing emotions, expressing beliefs – it's in these intimate moments that Erica's soulful craftsmanship finds inspiration. With her keen sensitivity to human nature, she imagines the spaces that give us permission to reinvent ourselves. In architecture that's created for the totality of human experience, she believes we can transcend the ordinary into the realm of the unexpected. It's something Erica's inspiring life and career path has prepared her for.



### Education

Bachelor of Interior  
Architecture  
Kansas State University

### Project Experience

#### AHL Portland Winterhawks

Beterans Memorial Coliseum,  
Club Additions  
Location, Location

#### NBA Charlotte Hornets

Spectrum Center Arena, Master  
Plan Renovation  
Charlotte, North Carolina

#### MLS NextPRO

NextPRO Stadium Concept

\*Study

#### Nationwide Arena

Masterplan Vision\*  
Charlotte, North Carolina

#### FIFA Committee

FIFA 2026 World Cup, Kansas  
City Bid\*

Kansas City, Missouri

#### MLS Columbus Crew

Columbus Crew Training  
Facility\*  
Columbus, Ohio

#### NFL Chicago Bears

Halas Hall\*  
Lake Forest, Illinois

#### NBA Atlanta Hawks

State Farm Arena\*  
Atlanta, Georgia

#### NBA Atlanta Hawks / Emory Orthopedic

Emory Healthcare Sports  
Medicine Complex\*  
Brookhaven, Georgia

\* Project completed prior to joining  
Perkins&Will



# Matthew Crummey, AIA, LEED AP®

## Senior Project Architect

Born in Addis Ababa, Ethiopia to Canadian parents, Matthew moved to the U.S. Midwest at an early age. This combination of broad perspective and Midwestern practicality continues to guide his working style.

Matthew thrives on engaging large teams to solve complex architectural challenges. Through his work on museums, schools, multi-unit residential, hospitals, corporate campuses, civic complexes, and other typologies, Matthew has gained experience with multiple strategies that provide high-value solutions to complicated problems.

His two daughters have moved out of house and into the world, leaving more room for the two cats and his wife. He hopes to visit Alaska this summer, so he can finally tell people he's been to all 50 states.



### Education

Master of Architecture, 1999  
University of Illinois at Chicago

Bachelor of Art, 1992  
College of Wooster

### Registrations

Architect  
Texas  
#18128

### Accreditations

LEED AP®  
U.S. Green Building Council®

### Professional Affiliations

American Institute of Architects  
(AIA)

Texas Society of Architects  
(TSA)

US Green Building Council  
(USGBC)

1. Completed by Matthew while an Architect at Booziotis & Company Architects
2. Completed by Matthew while an Architect at Frank Welch and Associates

### Project Experience

**DFW International Airport**  
On Call Planning Services  
Dallas, TX

**The EPIC at Deep Ellum**  
Office Tower  
Dallas, Texas

**Baylor Scott & White**  
Administration Building  
Dallas, Texas

**CoverMyMeds**  
Ground Up Office  
Headquarters  
Columbus, Ohio

**Alcuin School**  
- 9th Grade Academy  
- Campus Master Plan  
- North+South Wing Interior Renovations

**City of Dallas PD Modification**  
Dallas, Texas

**Baylor University**  
Nurse Housing Feasibility Study  
Dallas, Texas

**Broken Arrow Public Schools**  
South Intermediate High School  
Broken Arrow, Oklahoma

### Dallas Independent School District

- Booker T. Washington High School<sup>1</sup>
- Justin F. Kimball High School
- T.W. Browne Middle School
- Zan Holmes, Jr. Middle School  
Dallas, Texas

### Notre Dame School of Dallas

Dallas, Texas

### Round Rock Independent School District

Cedar Ridge High School  
Round Rock, Texas

### Southern Methodist University

- Shuttle Residence Hall Addition and Renovation
- Peyton Residence Hall Renovation
- Mary Hay Residence Hall Renovation
- Boaz Hall Renovation
- Perkins Administration Building Renovation
- Development Group Building Renovation
- Counseling Center Renovation
- Future Student Housing Feasibility Study  
Dallas, Texas

### Blue Star Development/Baylor Scott & White Health System

Blue Star Health and Wellness Center  
Frisco, Texas

### City of Carrollton

Carrollton Police Station  
Carrollton, Texas

### City of Lubbock

Citizens Tower, City Hall  
Lubbock, Texas

### City of El Paso

Eastside Natatorium  
El Paso, Texas

### University of Texas at Austin<sup>1</sup>

Jack S. Blanton Museum of Art  
Austin, Texas

### Single Family Residential<sup>2</sup>

Multiple Confidential

### First United Methodist Church of Richardson<sup>2</sup>

Sanctuary/Education Buildings  
Richardson, Texas



## ANDREW SHIVLEY, PE, LEED AP PRINCIPAL | OFFICE DIRECTOR

### ELECTRICAL ENGINEER OF RECORD

#### REGISTRATION

Registered Professional Engineer in Alabama, Arkansas, Colorado, North Carolina, **Texas**

#### EDUCATION

Bachelor of Science, Architectural Engineering, University of Colorado, Boulder, CO

#### PROFESSIONAL ASSOCIATIONS

USGBC: U.S. Green Building Council

Drew Shivley is a principal and office director for the Dallas office. He has over 20 years of experience in sports arenas and stadiums, commercial buildings, residential developments, civic and public safety facilities, and healthcare facilities. Drew is an expert in medium voltage power distribution, environmental impact, and control systems. His top priority is listening to the client and owner's vision and needs. Firm wide, Drew has led the implementation of new communication tools to allow our teams to collaborate more efficiently, track ongoing status of topics, and document our systems more accurately.

#### SELECT PROJECT EXPERIENCE

Shell Energy Stadium, Houston, TX

Exploria Stadium, Orlando, FL

Globe Life Field, Arlington, TX

AT&T Stadium, Arlington, TX

AT&T Stadium Club & Suite Renovations, Arlington, TX

McLane Stadium, Baylor University, Waco, TX

Jones AT&T Stadium South Endzone Expansion, Texas Tech University, Lubbock, TX

Crusader Stadium, University of Mary Hardin-Baylor, Belton, TX

TDECU Stadium, University of Houston, Houston, TX

Anthony Field at Wildcat Stadium, Abilene Christian University, Abilene, TX

Horner Ballpark, Dallas Baptist University, Dallas, TX

Grand Prairie Cricket Stadium, Grand Prairie, TX

US Bank Stadium, Minneapolis, MN

Bank of America Stadium Renovations, Charlotte, NC

LoanDepot Park, Miami, FL

Great American Ballpark, Cincinnati, OH

Busch Stadium, St. Louis, MO

USAF Academy Falcon Stadium Upgrade Phase 3, Colorado Springs, CO

Daytona Rising, Daytona, FL

La Rinconada Baseball Park, Caracas, Venezuela



## LAUREN BERRY, PE PRINCIPAL

### MECHANICAL ENGINEER OF RECORD

#### REGISTRATION

Registered Professional Engineer in  
Arkansas, Maryland, **Texas**

#### EDUCATION

Bachelor of Science, Architectural  
Engineering, Kansas State University,  
Manhattan, KS

#### PROFESSIONAL ASSOCIATIONS

ASHRAE: American Society of Heating,  
Refrigeration and Air Conditioning Engineers

Lauren Berry is a principal at ME Engineers with over 14 years of experience with sports, recreation, commercial and healthcare projects. Her projects focus on sustainable mechanical systems that are highly functional and easy to maintain. Her responsibilities include HVAC and plumbing system design, energy modeling, coordination with clients and other team members, and construction administration.

#### SELECT PROJECT EXPERIENCE

Globe Life Field, Arlington, TX

AT&T Stadium Club & Suite Renovations, Arlington, TX

McLane Stadium, Baylor University, Waco, TX

Jones AT&T Stadium South Endzone Expansion, Texas Tech University, Lubbock, TX

Crusader Stadium, University of Mary Hardin-Baylor, Belton, TX

Anthony Field at Wildcat Stadium, Abilene Christian University, Abilene, TX

Horner Ballpark, Dallas Baptist University, Dallas, TX

Grand Prairie Cricket Stadium, Grand Prairie, TX

US Bank Stadium, Minneapolis, MN

USAF Academy Falcon Stadium Upgrade Phase 3, Colorado Springs, CO

Daytona Rising, Daytona, FL

La Rinconada Baseball Park, Caracas, Venezuela





**MATTHEW WILTON**  
**SENIOR ASSOCIATE**

**PLUMBING LEAD**



**EDUCATION**

Oklahoma State University, Okmulgee, OK

Matt Wilton is a senior associate with 24 years of experience in project management, plumbing systems design and fire protection design. Matt's projects include large-scale sports and entertainment venues, recreation facilities, commercial, healthcare, and educational facilities. Matt brings a deep knowledge of systems, standards, and codes to his projects.



**SELECT PROJECT EXPERIENCE**

Globe Life Field, Arlington, TX

Jones AT&T Stadium South Endzone Expansion, Texas Tech University, Lubbock, TX

Darrell K Royal-Texas Memorial Stadium Renovation, University of Texas, Austin, TX

Anthony Field at Wildcat Stadium, Abilene Christian University, Abilene, TX

Grand Prairie Cricket Stadium, Grand Prairie, TX

Buffalo Bills New Stadium, Buffalo, NY

US Bank Stadium, Minneapolis, MN

TIAA Bank Field East & West Club Renovation, Jacksonville, FL

Ross-Ade Stadium Improvements, Purdue University, West Lafayette, IN

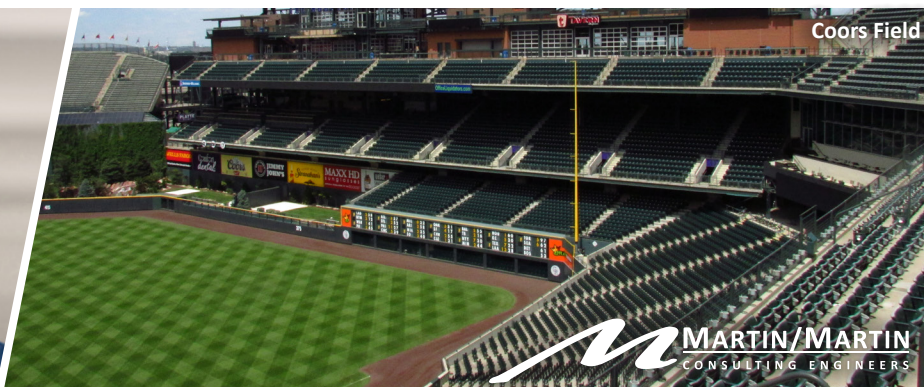
Daytona Rising, Daytona, FL

La Rinconada Baseball Park, Caracas, Venezuela

Daily's Place, Jacksonville, FL

Purdue Football Performance Complex, West Lafayette, IN





## RALPH REMPEL, PE

### PRINCIPAL, STRUCTURAL ENGINEERING

Ralph has been principal-in-charge and/or project manager for the design and construction management of a variety of new and renovation/addition projects, including sports and recreation, hospitality, public administration, office, laboratory, commercial, and industrial facilities. He specializes in the design of long-span structures and high-rise construction. He is also well-versed in the design of projects in high-seismic zones and the design of cast-in-place concrete, precast concrete, structural steel, and reinforced masonry. Ralph currently serves as the firm's Structural Department Technical Director.

#### SELECT PROJECT EXPERIENCE

**Coors Field** Denver, CO

**Chase Field** Phoenix, AZ

**SAP Center at San Jose**  
San Jose, CA

**Bell MTS Place** Winnipeg, Canada

**HARBORCENTER** Buffalo, NY

**Missouri State University  
John Q. Hammons Arena**  
Springfield, MO

**Tahoe South Event Center**  
Stateline, NV

**University of Arizona Stadium  
Renovation** Tucson, AZ

**University of Colorado Folsom  
Field Expansion and Champions  
Center** Boulder, CO

**National Western Center  
Equestrian Center** Denver, CO

**Colorado Convention Center  
Expansion** Denver, CO

**University of Wyoming War  
Memorial Stadium and Suite  
Expansion and Renovation**  
Laramie, WY

**SpaceX Rocket Assembly Building**  
Boca Chica, TX

**Phillips 66 Company Central  
Computer Control Facility**  
Borger, TX

**Furniture Row** Abilene, TX

**Furniture Row** Corpus Christi, TX

#### EXPERIENCE

**41 Years** in Industry

**41 Years** with Martin/Martin

#### EDUCATION

##### Graduate Studies

University of Colorado Denver

##### BS, Civil Engineering

University of Colorado  
Boulder, 1981

#### REGISTRATIONS

##### Professional Engineer

TX No. 84086

CO No. 24272

12 additional states  
and provinces

#### AFFILIATIONS

National Council of Examiners  
for Engineering and Surveying

Structural Engineers Association  
of Colorado

American Society of Civil  
Engineers – Standard for  
Foundations Committee

American Institute of Steel  
Construction (Colorado)



## NICK J. ERECKSON, PE

### PRINCIPAL, STRUCTURAL ENGINEERING

Nick leads the structural design of both new buildings and the renovation of existing facilities for a variety of projects, including stadiums, arenas, convention centers, sports and recreation, and mixed-use facilities. His design expertise includes reinforced concrete (cast-in-place, precast, and post-tensioned), structural steel, reinforced masonry, and wood. As the structural production manager, Nick develops and maintains department graphic standards and is dedicated to staying abreast of the latest technical standards and products. He is proficient in Building Information Modeling (BIM), including Revit.

#### SELECT PROJECT EXPERIENCE

**United Soccer League (USL) Switchbacks Football Club (FC) Stadium** Colorado Springs, CO

**Dick's Sporting Goods Park Major League Soccer (MLS) Soccer Stadium** Commerce City, CO

**Sporting Kansas City Children's Mercy Park MLS Soccer Stadium Structural Engineering On-Call Services** Kansas City, KS

**Colorado State University Canvas Stadium** Fort Collins, CO

**University of Colorado Folsom Field Stadium Expansion and Champions Center** Boulder, CO

**High Point University Nido and Mariana Qubein Arena, Conference Center, and Jana and Ken Kahn Hotel** High Point, NC

**MAPS 4 Multi-Purpose Soccer Stadium (In-Design)** Oklahoma City, OK

**Saint Louis University Chaifetz Arena** Saint Louis, MO

**Summit Arena at the Monument** Rapid City, SD

**PPL Center** Allentown, PA

**Pepperdine University Arena and Parking Garage** Malibu, CA

**SAP Center at San Jose** San Jose, CA

**National Western Center Livestock Arena** Denver, CO

**South Suburban Parks and Recreation District Sports Complex** Littleton, CO

#### EXPERIENCE

20 Years in Industry

19 Years with Martin/Martin

#### EDUCATION

**MS, Civil Engineering – Structural Emphasis**

Missouri University of Science and Technology, 2004

**BS, Civil Engineering**

Missouri University of Science and Technology, 2001

#### REGISTRATIONS

**Professional Engineer**

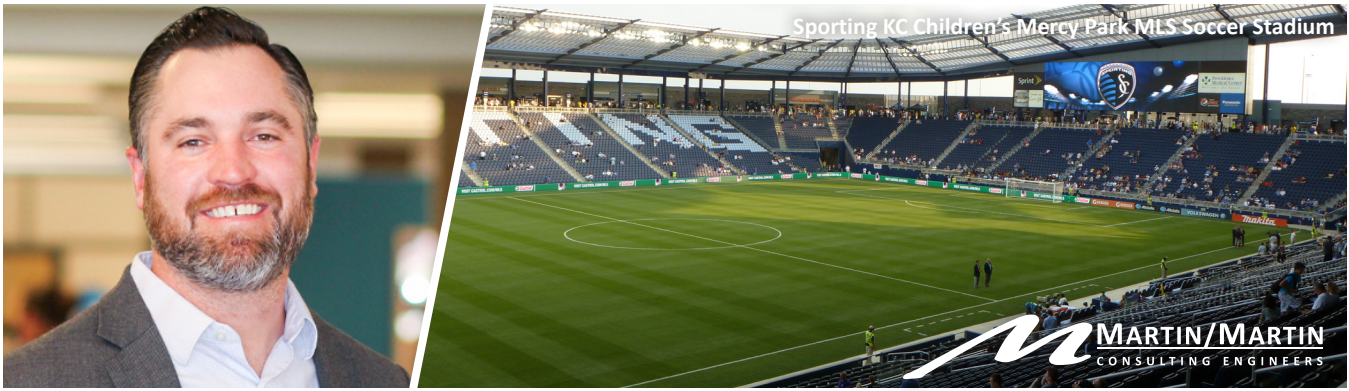
CO No. 41674

KS No. 28330

NC No. 46681

#### AFFILIATIONS

American Institute of Steel Construction



## ANDREW C. LACK, PE

### ASSOCIATE, STRUCTURAL ENGINEERING

Andrew has 17 years of experience in ground-up new design, renovation, analysis, investigation, and construction administration of various building types, with a focus on sports venues and convention centers. He specializes in structural analysis and design of steel, masonry, timber, and concrete buildings. Andrew works directly with architects, owners, contractors, fabricators, and other stakeholders to ensure that project needs are met in an effective and efficient manner.

#### SELECT PROJECT EXPERIENCE

**Sporting Kansas City (KC) Children's Mercy Park Major League Soccer (MLS) Soccer Stadium** Kansas City, KS\*

**Sporting KC Children's Mercy Park MLS Soccer Stadium Structural Engineering On-Call Services** Kansas City, KS

**Al-Najaf Sports Complex** Najaf, Iraq\*

**Yankee Stadium** Bronx, NY\*

**MAPS 4 Paycom Arena Renovation Projects** Oklahoma City, OK

**Esports Stadium** Arlington, TX\*

**Pennsylvania State University Lasch Football Renovations Phase I** University Park, PA\*

**Wrigley Field Renovation Phases 4 and 5** Chicago, IL\*

**Lambeau Field North End Zone and South End Zone Expansions** Green Bay, WI\*

**Caesars Superdome Renovations** New Orleans, LA\*

**Paycom Arena Renovation** Oklahoma City, OK

**PPG Paints Arena** Pittsburgh, PA\*

**Fusion Arena** Philadelphia, PA\*

**National Western Center Livestock Arena** Denver, CO

**Coors Field Suite and Press Box Renovations** Denver, CO

**Pepperdine University Arena and Parking Garage** Malibu, CA

**GameDay Lighting Sky Ridge Complex** Spearfish, SD

#### EXPERIENCE

**17 Years** in Industry

**3 Years** with Martin/Martin

#### EDUCATION

**BS, Civil Engineering**

Iowa State University, 2005

#### REGISTRATIONS

**Professional Engineer**

MO No. 2020002968

IA No. 20566

SD No. 14509

#### AFFILIATIONS

ACE Mentor Program of Greater Kansas City – Board Chairman

Missouri SAVE Coalition

\*With prior firm

**RESUME**



**SHAY  
GEACH, P.E.**

**LEAD CIVIL ENGINEER**

Shay is a project manager with Kimley-Horn and has 10 years of experience in a wide variety of multifamily, mixed-use, retail, commercial, and office projects across Texas. Shay’s project management and design experience includes site planning, entitlements, zoning, design of grading, drainage, site permitting, cost estimation, and construction management. She is known for her responsiveness and organizational skills, key components that lead to successful projects and exceeding client expectations.

Shay’s wealth of experience working in Mansfield will serve as a strong foundation for coordinating with the city effectively. As lead civil engineer, she will work closely with all team members to assure project success with creative solutions to any complex design challenges.

**PROFESSIONAL CREDENTIALS**

Bachelor of Science, Civil Engineering, Texas A&M University

Professional Engineer in Texas (#127857)

**RELEVANT EXPERIENCE**

Fieldhouse USA Recreational Facility – Mansfield, TX

Mansfield StarCenter – Mansfield, TX

Mansfield Innovation Center – Mansfield, TX

Bridgeview Mansfield – Mansfield, TX

City of Mansfield Hike and Bike Trails – Mansfield, TX

Covenant Multifamily – Greenville, TX

The Columns Multifamily – Celina, TX

Pioneer Multifamily – Midland, TX

Dalcor Multifamily – Allen, TX

The Avenue Mixed-Use – Allen, TX

Hardin Virginia Retail – McKinney, TX

CityLine Mixed-Use – Richardson, TX

Buckman Office Frisco – Frisco, TX

Wade Park – Frisco, TX

World Cup Centre – Frisco, TX

Honda North – Frisco, TX

Frisco 67 Acres – Frisco, TX



**RESUME**

Kimley»Horn



**KENZIE  
PORTER, PLA, LI, ASLA**

**LANDSCAPE ARCHITECT**

Kenzie has more than eleven years of experience serving private and public sector clients at local and national levels. She is an energetic individual whose goal is to serve clients in all sectors of practice, ranging from entertainment, community development, higher education, retail, mixed-use, parks and recreation, and urban living. Her passion for understanding the client’s desires drives her to approach each project with a distinctive vision for design while implementing a strong problem-solving process and consciousness of time and budget. She believes innovative and thoughtful design is key to the success of a project and quality of life for the surrounding community.

As a project landscape architect, Kenzie will coordinate seamlessly with all teams involved to navigate any challenges that may arise. She will provide landscape solutions that integrate the natural fabric of the environment, enabling a special project identity.

**PROFESSIONAL CREDENTIALS**

Bachelor of Landscape Architecture (Minor: Urban Planning & Regulatory Science), Texas A&M University

Professional Landscape Architect in Texas (#3128) and Alabama (#912)

Licensed Irrigator in Texas (#0026724)

**RELEVANT EXPERIENCE**

Walnut Creek Trail – Mansfield, TX

Village at South Point Multifamily Open Space – Mansfield, TX

Village at South Point Roadway Right-of-Way – Mansfield, TX

Mansfield Innovation Center – Mansfield, TX

Broad Street Marketplace Retail – Mansfield, TX

Bridgeview Mansfield Parking – Mansfield, TX

StarCenter Parking – Mansfield, TX

Legends of Mansfield – Mansfield, TX

Floor & Décor – Mansfield, TX

Andy’s Frozen Custard – Mansfield, TX

World Cup Centre – Frisco, TX

Life Time Alliance Club – Fort Worth, TX

Burleson Dog Park and Splash Pad – Burleson, TX

Burleson Splash Pad – Burleson, TX

Raising Cane’s Headquarters – Plano, TX

Gates of Prosper – Prosper, TX

# TODD SEMPLE

## PRINCIPAL | Principal-In-Charge

972.934.3700

tsemple@wjhw.com

27 Years of Experience, 17 with WJHW



### EDUCATION:

BACHELOR OF ARTS, BROADCAST JOURNALISM; UNIVERSITY OF ARKANSAS, FAYETTEVILLE, ARKANSAS, 1993

As Principal, Todd is an integral part of WJHW's Audio Visual Group. With a background in project management, Todd has the ability to provide expertise in developing, managing and coordinating successfully integrated audio-visual systems in a diverse range of project types, including university projects, professional arenas and stadia, and other sports facilities, medical facilities and operating rooms, private residences, and civic and commercial facilities.

Since 1987, Todd has been involved in radio, television, print, live music, digital video production and audio-visual presentation production. These hands-on experiences coupled with his project management skills give him valuable insight into producing a successfully integrated finished space.

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### REPRESENTATIVE PROJECTS:

- ▶ CHARLOTTE FC | BANK AMERICA STADIUM | CHARLOTTE, NORTH CAROLINA (SERVES AS BOTH AN NFL & MLS STADIUM)
- ▶ COLUMBUS CREW | LOWER.COM FIELD | COLUMBUS, OHIO
- ▶ FC CINCINNATI | TQL STADIUM | CINCINNATI, OHIO
- ▶ MINNESOTA UNITED FC | ALLIANZ STADIUM | MINNEAPOLIS, MINNESOTA
- ▶ MONTEREY FC | CARDINALE STADIUM (FORMERLY FREEMAN FIELD) | SEASIDE, CALIFORNIA
- ▶ NASHVILLE SC | GEODIS PARK | NASHVILLE, TENNESSEE
- ▶ ORLANDO CITY SC | EXPLORIA STADIUM | ORLANDO, FLORIDA
- ▶ PORTLAND TIMBERS | PROVIDENCE PARK | PORTLAND, OREGON
- ▶ SAN JOSE EARTHQUAKES | AVAYA STADIUM | SAN JOSE, CALIFORNIA
- ▶ CINCINNATI BENGALS | PAYCOR STADIUM | CINCINNATI, OHIO
- ▶ ST. LOUIS BATTLEHAWKS XFL | THE DOME AT AMERICA'S CENTER | ST. LOUIS, MISSOURI (DOMED STADIUM)
- ▶ TENNESSE TITANS | NISSAN STADIUM | NASHVILLE, TENNESSEE
- ▶ CINCINNATI REDS | GREAT AMERICAN BALL PARK | CINCINNATI, OHIO
- ▶ KANSAS CITY ROYALS | KAUFFMAN STADIUM | KANSAS CITY, MISSOURI
- ▶ NEW YORK YANKEES | YANKEE STADIUM | BRONX, NEW YORK
- ▶ AKRON RUBBERDUCKS | AKRON AEROS CANAL PARK | AKRON, OHIO
- ▶ BINGHAMTON RUMBLE PONIES | MIRABITO STADIUM (FORMERLY NYSEG STADIUM) | BINGHAMTON, NEW YORK
- ▶ CHICAGO DOGS | IMPACT FIELD | ROSEMONT, ILLINOIS
- ▶ CLEBURNE RAILROADERS | THE DEPOT AT CLEBURNE STATION | CLEBURNE, TEXAS
- ▶ DAYTON DRAGONS | DAY AIR BALLPARK (FORMERLY FIFTH THIRD FIELD) | DAYTON, OHIO

# CHUCK PRIMROSE

## SENIOR DESIGNER | Project Manager

972.934.3700

cprimrose@wjhw.com

40 Years of Experience

Chuck's professional experience includes College/Major League sports and the television broadcast industry. He has worked in Engineering, IT, News, and Production for Disney/ABC Television Group, Univision, and Times Mirror. His work includes remotes for ABC Good Morning America, Nightline, 20/20 and This week with David Brinkley.

Chuck Primrose spent seven years as Chief Broadcast Engineer in the athletic department at Texas A&M University. Projects included the renovation of Kyle Field, adding four control rooms and three studios for 12th Man Productions, new softball and outdoor track stadiums, and new video boards for indoor track and baseball. He joined the Texas Rangers in 2019 to be their first production engineer. During his time at the Rangers, Chuck was lead engineer for Globe Life Field and Choctaw Stadium.



### EDUCATION:

BBB ORGANIZATION BEHAVIOR AND MANAGEMENT; UNIVERSITY OF HOUSTON, HOUSTON, TEXAS, 1993

PROJECT MANAGEMENT PROFESSIONAL (PMP); PROJECT MANAGEMENT INSTITUTE, DALLAS, TEXAS

### PROFESSIONAL ASSOCIATIONS:

SOCIETY OF BROADCAST ENGINEERS

CERTIFIED BROADCAST NETWORK ENGINEER

CERTIFIED SENIOR BROADCAST ENGINEER

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### REPRESENTATIVE PROJECTS:

- ▶ BUFFALO BILLS | NEW STADIUM | ORCHARD PARK, NEW YORK - CONFIDENTIAL
- ▶ TENNESSEE TITANS | NEW STADIUM | NASHVILLE, TENNESSEE
- ▶ TEXAS RANGERS | GLOBE LIFE FIELD | ARLINGTON, TEXAS\*
- ▶ FLORIDA STATE UNIVERSITY | DOAK CAMPBELL STADIUM | TALLAHASSEE, FLORIDA
- ▶ MISSISSIPPI UNIVERSITY | DAVIS WADE STADIUM | STARKVILLE, MISSISSIPPI
- ▶ NORTHWESTERN UNIVERSITY | RYAN FIELD | EVANSTON, ILLINOIS
- ▶ TEXAS A&M UNIVERSITY | KYLE FIELD 12TH MAN PRODUCTIONS STUDIOS | COLLEGE STATION, TEXAS\*
- ▶ UNIVERSITY OF KANSAS | LAWRENCE, KANSAS
- ▶ UNIVERSITY OF SOUTH FLORIDA | TAMPA, FLORIDA
- ▶ UNIVERSITY OF WYOMING | WAR MEMORIAL STADIUM | LARAMIE, WYOMING
- ▶ NORTHWESTERN UNIVERSITY | SOFTBALL STADIUM | EVANSTON, ILLINOIS
- ▶ TEXAS A&M UNIVERSITY | OLSEN FIELD AT BLUE BELL PARK | COLLEGE STATION, TEXAS\*
- ▶ TEXAS A&M UNIVERSITY | DAVIS DIAMOND SOFTBALL STADIUM | COLLEGE STATION, TEXAS\*
- ▶ CHOCTAW STADIUM | ARLINGTON, TEXAS
- ▶ TEXAS A&M UNIVERSITY | E.B. CUSHING TRACK STADIUM | COLLEGE STATION, TEXAS\*
- ▶ UNIVERSITY OF COLORADO | PRENTUP SOCCER FIELD | BOULDER, COLORADO
- ▶ KTRK-TV NEWSROOM REMODEL | HOUSTON, TEXAS\*
- ▶ KXLN-TV TRANSMITTER FACILITY | HOUSTON, TEXAS\*
- ▶ KFTH-TV TRANSMITTER FACILITY | HOUSTON, TEXAS\*

## Perkins and Will 2024 Rates

Principal	\$350
Associate Principal	\$310
Technical Director	\$275
Sr. Project Manager	\$275
Sr. Project Designer	\$250
Sr. Project Architect	\$250
Sr. Technical Coordinator	\$240
Project Manager	\$240
Project Designer	\$220
Project Architect	\$220
Technical Coordinator	\$220
Sr. Visualization Artist	\$190
Visualization Artist	\$160
Arch III/Design III	\$175
Arch II/Design II	\$150
Arch I/Design I	\$140/\$210 OT
Administrative	\$110/\$165 OT
Intern	\$90/\$135 OT

\* Hourly rates are applicable for basic services rendered prior to an agreed upon lump sum or percentage-based fee agreement, for additional services and for changes and re-design of previously approved work. Rates are subject to annual calendar year adjustment on May 1 annually. Rates above are for May 2023 – May 2024.



F. HOURLY RATES:

Principal.....	\$250 per hour	Sr. Designer .....	\$160 per hour
Bridge Design Manager .....	\$235 per hour	Designer .....	\$140 per hour
Associate.....	\$215 per hour	Technician III .....	\$125 per hour
Sr. Façade Access Consultant ...	\$200 per hour	Technician II .....	\$115 per hour
Sr. Bldg. Envelope Specialist .....	\$200 per hour	Technician I .....	\$105 per hour
Sr. Project Engineer .....	\$195 per hour	Sr. Construction Services Rep ...	\$160 per hour
Project Engineer .....	\$160 per hour	Intern.....	\$85 per hour
Project Manager .....	\$160 per hour	Project Coordinator.....	\$100 per hour
Bldg. Envelope Specialist.....	\$155 per hour	Administrative Assistant .....	\$90 per hour
Professional Engineer .....	\$145 per hour	Survey Crew (two-man) .....	\$245 per hour
Bldg. Envelope Consultant.....	\$135 per hour	Survey Crew (one-man).....	\$165 per hour
Engineer EIT II.....	\$130 per hour	Professional Land Surveyor.....	\$150 per hour
Engineer EIT I.....	\$120 per hour	Survey Technician I.....	\$105 per hour
Engineering Intern .....	\$110 per hour		

Rates for personnel above are subject to change each year.

- G. If Martin/Martin, Inc. is required to provide services under this Agreement beyond June 2026, compensation will be increased 5% per six-month period beyond that date.



ME Engineers  
14143 Denver West Parkway, Suite 300  
Golden, CO 80401  
Office: 303.421.6655  
me-engineers.com

**ME ENGINEERS  
HOURLY RATE SCHEDULE – 2024  
DENVER OFFICE**

Senior Principal	\$350/hr.
Principal	\$315/hr.
Associate Principal	\$300/hr.
Sr. Associate	\$275/hr.
Associate	\$260/hr.
Senior Project Manager	\$250/hr.
Project Manager	\$215/hr.
Project Engineer	\$185/hr.
Engineer	\$170/hr.
Designer	\$160/hr.
Sr. BIM Coordinator	\$150/hr.
BIM Coordinator	\$145/hr.
CAD Technician	\$130/hr.
Administrative Staff	\$125/hr.

***An additional 10% cost will be charged on all reimbursable expenses such as travel, rental car, hotel, postage, overnights, long-distance telephone, printing, etc.***

Architect PSA Exhibit G.4



1893 West Kettle Avenue  
Littleton, CO 80120-4402

Phone: (303) 730-1440  
Fax: (303) 730-2627

**Hourly Billing Rate Schedule**  
January 2023

<b>Project Principal .....</b>	<b>\$ 250.00/hr</b>
<b>CAD Draftsman.....</b>	<b>\$ 125.00/hr</b>
<b>Administrative .....</b>	<b>\$ 75.00/hr</b>