



Exhibit B

January 7, 2015

Richard Wright
City of Mansfield, Texas
1200 East Broad Street
Mansfield, Texas 76063

Re: Mansfield Starscenter
City of Mansfield
MA Job # 1646-15S

Dear Richard,

From the various meetings we have had we will design a building to house the Mansfield Starscenter.

The facility program will consist of 2 ice rinks, offices, skate rental, concession area, meeting/party rooms, locker rooms, special team locker rooms, entry area, “whitebox” lease area, mechanical rooms, and various support functions.

The site is to be determined, but for the base contract there will be a pre-prepared pad-site, rough graded with all utilities (water, storm, gas, electrical, sewer, etc.) ready to commence construction. Construction will consist of concrete piers, concrete foundation slab on grade, brick veneer and /or stone veneer, metal stud walls, gypsum board finishes, plaster finishes, lay-in ceilings, concrete panel walls, metal wall panels, steel structure, metal roof, concrete floors, paint, ceramic tile, modified bitumen roof, concrete paving, and landscaping.

The scope of the project will include the following as a part of the basic services which will be based on a standard AIA document B101 – 2007 contract.

1. Building Design
2. Parking
3. Sidewalk and Pedestrian connections
4. Landscaping, plants and irrigation
5. Site work on a prepared pad site to be determined
 - A. Basic Finish Grading

B. On site Utilities

6. Coordination and inclusions of owner selected equipment, phones, computers, etc.
7. Design and help in procurement of furniture
8. Coordination of soil testing
9. Coordination of surveying.

Once the programming conceptual phase is approved we would then do the detail design work and construction in five basic phases.

A. PHASE ONE-SCHEMATIC: We would design a schematic plan based on the approved program and input received from the latest design meetings. This would include presentation boards and computer presentations to relay the scope and appearance of the design for approval. This phase would also include a preliminary cost estimate, value engineering, and material selection and furniture/equipment layout.

B. PHASE TWO-DESIGN DEVELOPMENT: This would be design development, where we would ascertain detail design requirements for mechanical, structural, electrical and architectural materials based on the approved schematic. This would include another cost review and the beginning of specifications for detail materials.

C. PHASE THREE-CONSTRUCTION DOCUMENT: This would be the production of construction documents and finalization of details for specifications. A cost update would be provided as well.

D. PHASE FOUR-BIDDING: This would be the bid phase where contract documents are distributed to contractors for detail bids.

E. PHASE FIVE-CONSTRUCTION ADMINISTRATION: This would be the construction phase where we would administer the contract including review shop drawings, have regular meetings at the site to review the construction progress, review project construction issues, cost, and schedules. All of these items would be coordinated and reported to city representatives.

F. Lastly, there would be a series of meetings for the start up or commissioning of the building, including the installation of furniture and equipment.

I propose that the fee be based on a percentage of construction cost approximately as follows:

- | | | |
|----|------------------------|--------|
| 1. | Architecture | 4.325% |
| 2. | Structural Engineering | .75% |

3.	Mechanical, Electrical and Plumbing Engineer	1.00%
4.	Specifications	.025%
5.	Structural/ Civil Engineer	.50%
6.	Interior Design	.05%
7.	Landscape	<u>.30%</u>
	Total	6.95%

Additional Services

For additional services requested for the work beyond basic services, billings will be based on the following criteria or other agreed upon amounts in writing.

Additional Architectural Services:

Principal:	Alan Magee - \$150.00
Project Coordinator:	\$65.00 - \$95.00
Draftsman:	\$40.00 - \$65.00
Intern:	\$30.00 - \$57.50
Administration:	\$38.00 - \$57.50

Additional Consultant Services:

Consultants:	Direct Reimbursable
Presentation Material:	Direct Reimbursable

We are looking forward to working with you on another successful project for the City of Mansfield. If you have any questions, please contact us.

Sincerely,



Alan R. Magee, AIA
Principal