

December 30, 2019

Ms. Heather Tykoski
Community Development Director
City of Ludington
400 S. Harrison St.
Ludington, MI 49431

Re: Proposal for Engineering Services – Legacy Park

Dear Heather:

We are very pleased to hear that you've been recommended for funding from the Michigan Economic Development Corporation. We are happy to have helped during the conceptual design and estimation phase and welcome the opportunity to see this project through to construction. Please find below our proposal scope of services to serve as your consultant for the project is provided below.

Scope of Services

Preliminary Design

Topographic & Boundary Survey with Title Search

In order to be working off the most accurate and up to date survey document we feel getting new survey in order is important. Along with knowing the specifics of the elements of the site it is important to know and confirm the bounds of property ownership along with any existing easements, deeds, restrictions, or licenses that may cover some or all of the former road right of way property.

Soil Borings and Geotechnical Evaluation

In order to understand the structural and drainage capacity of the existing soils, we are proposing to have (4) 10' and (1) 15' soil boring taken at strategic locations. Our team of geotechnical engineers will conduct the borings and they will draft a report giving their recommendations based on the proposed design for the site.

Design and Construction

Construction Plans & Specifications

This project phase includes the engineering and detailed designed necessary to produce construction plans and specifications for all aspects of the site such as: layout, grading, site sewer, site water, storm drainage, restroom building, shelter, fire pit, rain garden, entry arch, seat walls, concrete & permeable pavements, masonry columns with ornamental fence, site furnishings, landscape plantings, and irrigation. All design elements will be up to current industry standards to ensure safety and accessibility of public spaces.

Bidding & Contract Execution

This project phase includes the following: Advertising the project, holding a public bid opening, reviewing construction bids for completeness, reviewing bonding and insurance, and assisting the City with awarding the contract.

Construction Engineering Services

During this phase we propose to assist the City with Construction phase engineering. This involves (2) owner meetings, a pre-construction meeting with the contractor, providing construction staking, observing construction for a 24-week period on a part-time basis, reviewing and approving contractor payment applications, and performing a punch list to complete the project.

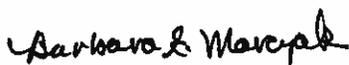
Cost – \$283,100

This proposal does not include the design and construction phase services for replacement of any existing municipal water mains and sanitary sewer utilities. We recommend completing a condition assessment of the 60-inch sanitary sewer running through the park site. This is a critical piece of the City's sanitary sewer system which if it fails could cause significant damage to the proposed park. Assessment of the 60-inch sanitary sewer is not included. Construction testing services will be paid for by the contractor as described in the construction specifications.

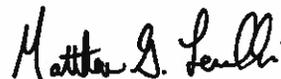
Any revisions or changes to the plans that are outside of this scope may require additional fee. Should you find this proposal acceptable, we will provide to you a professional services agreement. If you have any questions about our proposal please contact us, we'd be happy to discuss.

Sincerely,

Prein&Newhof



Barbara Marczak, PE
Team Leader



Matt Levandoski, PLA
Project Manager

MGL/mgl

Enclosure(s): None

Standard Terms & Conditions

- A. General** - As used in this Prein&Newhof Standard Terms and Conditions for Professional Services (hereinafter "Terms and Conditions"), unless the context otherwise indicates: the term "Agreement" means the Professional Services Agreement inclusive of all documents incorporated by reference including but not limited to this P&N Standard Terms and Conditions for Professional Services; the term "Engineer" refers to Prein & Newhof, Inc.; and the term "Client" refers to the other party to the Professional Services Agreement.

These Terms and Conditions shall be governed in all respects by the laws of the United States of America and by the laws of the State of Michigan.

- B. Standard of Care** - The standard of care for all professional and related services performed or furnished by Engineer under the Agreement will be the care and skill ordinarily used by members of Engineer's profession of ordinary learning, judgment or skill practicing under the same or similar circumstances in the same or similar community, at the time the services are provided.
- C. Disclaimer of Warranties** - Engineer makes no warranties, expressed or implied, under the Agreement or otherwise.
- D. Construction/Field Observation** - If Client elects to have Engineer provide construction/field observation, client understands that construction/field observation is conducted to reduce, not eliminate the risk of problems arising during construction, and that provision of the service does not create a warranty or guarantee of any type. In all cases, the contractors, subcontractors, and/or any other persons performing any of the construction work, shall retain responsibility for the quality and completeness of the construction work and for adhering to the plans, specifications and other contract documents.
- E. Construction Means and Methods** - Engineer shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures, or for any safety precautions and programs in connection with the construction work, for the acts or omissions of the Contractor, Subcontractors, or any other persons performing any of the construction work, or for the failure of any of them to carry out the construction work in accordance with the plans, specifications or other contract documents.
- F. Opinions of Probable Costs** - Client acknowledges that Engineer has no control over market or contracting conditions and that Engineer's opinions of costs are based on experience, judgment, and information available at a specific period of time. Client agrees that Engineer makes no guarantees or warranties, express or implied, that costs will not vary from such opinions.
- G. Client Responsibilities**
1. Client shall provide all criteria, Client Standards, and full information as to the requirements necessary for Engineer to provide the professional services. Client shall designate in writing a person with authority to act on Client's behalf on all matters related to the Engineer's services. Client shall assume all responsibility for interpretation of contract documents and construction observation/field observation during times when Engineer has not been contracted to provide such services and shall waive any and all claims against Engineer that may be connected thereto.
 2. In the event the project site is not owned by the Client, the Client must obtain all necessary permission for Engineer to enter and conduct investigations on the project site. It is assumed that the Client possesses all necessary permits and licenses required for conducting the scope of services. Access negotiations may be performed at additional costs. Engineer will take reasonable precaution to minimize damage to land and structures with field equipment. Client assumes responsibility for all costs associated with protection and restoration of project site to conditions existing prior to Engineer's performance of services.
 3. The Client, on behalf of all owners of the subject project site, hereby grants permission to the Engineer to utilize a small unmanned aerial system (sUAS) for purposes of aerial mapping data acquisition. The Client is responsible to provide required notifications to the property owners of the subject project site and affected properties where the sUAS services will be performed. The Engineer will operate the sUAS in accordance with applicable State and Federal Laws.

H. Hazardous or Contaminated Materials/Conditions

1. Client will advise Engineer, in writing and prior to the commencement of its services, of all known or suspected Hazardous or Contaminated Materials/Conditions present at the site.
2. Engineer and Client agree that the discovery of unknown or unconfirmed Hazardous or Contaminated Materials/Conditions constitutes a changed condition that may require Engineer to renegotiate the scope of or terminate its services. Engineer and Client also agree that the discovery of said Materials/Conditions may make it necessary for Engineer to take immediate measures to protect health, safety, and welfare of those performing Engineer's services. Client agrees to compensate Engineer for any costs incident to the discovery of said Materials/Conditions.

to the extent allowed by law,

3. Client acknowledges that Engineer cannot guarantee that contaminants do not exist at a project site. Similarly, a site which is in fact unaffected by contaminants at the time of Engineer's surface or subsurface exploration may later, due to natural phenomena or human intervention, become contaminated. The Client waives any claim against Engineer, and agrees to defend, indemnify and hold Engineer harmless from any claims or liability for injury or loss in the event that Engineer does not detect the presence of contaminants through techniques commonly employed.
 4. The Client recognizes that although Engineer is required by the nature of the services to have an understanding of the laws pertaining to environmental issues, Engineer cannot offer legal advice to the Client. Engineer urges that the Client seek legal assistance from a qualified attorney when such assistance is required. Furthermore, the Client is cautioned to not construe or assume that any representations made by Engineer in written or conversational settings constitute a legal representation of environmental law or practice.
 5. Unless otherwise agreed to in writing, the scope of services does not include the analysis, characterization or disposal of wastes generated during investigation procedures. Should such wastes be generated during this investigation, the Client will contract directly with a qualified waste hauler and disposal facility.
- I. Underground Utilities** – To the extent that the Engineer, in performing its services, may impact underground utilities, Engineer shall make a reasonable effort to contact the owners of identified underground utilities that may be affected by the services for which Engineer has been contracted, including contacting the appropriate underground utility locating entities and reviewing utility drawings provided by others. Engineer will take reasonable precautions to avoid damage or injury to underground utilities and other underground structures. Client agrees to hold Engineer harmless for any damages to below ground utilities and structures not brought to Engineers attention and/or accurately shown or described on documents provided to Engineer. To the extent allowed by law,

J. Insurance

1. Engineer will maintain insurance for professional liability, general liability, worker's compensation, auto liability, and property damage in the amounts deemed appropriate by Engineer. Client will maintain insurance for general liability, worker's compensation, auto liability, and property damage in the amounts deemed appropriate by Client. Upon request, Client and Engineer shall each deliver certificates of insurance to the other evidencing their coverages.
2. Client shall require Contractors to purchase and maintain commercial general liability insurance and other insurance as specified in project contract documents. Client shall cause Engineer, Engineer's consultants, employees, and agents to be listed as additional insureds with respect to any Client or Contractor insurances related to projects for which Engineer provides services. ~~Client agrees and must have Contractors agree to have their insurers endorse these policies to reflect that, in the event of payment of any loss or damages, subrogation rights under these Terms and Conditions are hereby waived by the insurer with respect to claims against Engineer.~~

- K. Limitation of Liability** - The total liability, in the aggregate, of Engineer and Engineer's officers, directors, partners, employees, agents, and consultants, whether jointly, severally or individually, to Client and anyone claiming by, through, or under Client, for any and all injuries, losses, damages and expenses, whatsoever, arising out of, resulting from, or in any way related to the Project or the Agreement, including but not limited to the performance of services under the Agreement, from any cause or causes whatsoever, including but not limited to the negligence, professional errors or omissions, strict liability or breach of contract or warranty, expressed or implied, of Engineer or Engineer's officers, directors, partners, employees, agents, consultants, or any of them, shall not exceed the amount of the compensation paid to Engineer under this Agreement, or the sum of fifty thousand dollars and no cents (\$50,000.00), whichever is less. Recoverable damages shall be limited to those that are direct damages. Engineer shall not be responsible for or held liable for special, indirect or consequential losses or damages, including but not limited to loss of use of equipment or facility, and loss of profits or revenue.

Client acknowledges that Engineer is a corporation and agrees that any claim made by Client arising out of any act or omission of any director, officer, or employee of Engineer, in the execution or performance of the Agreement, shall be made against Engineer and not against such director, officer, or employee.

L. Documents and Data

1. All documents prepared or furnished by Engineer under the Agreement are Engineer's instruments of service, and are and shall remain the property of Engineer. but subject to disclosure by client pursuant to FOIA.
2. Hard copies of any documents provided by Engineer shall control over documents furnished in electronic format. Client recognizes that data provided in electronic format can be corrupted or modified by the Client or others, unintentionally or otherwise. Consequently, the use of any data, conclusions or information obtained or derived from electronic media provided by Engineer will be at the Client's sole risk and without any liability, risk or legal exposure to Engineer, its employees, officers or consultants.

3. Any extrapolations, conclusions or assumptions derived by the Client or others from the data provided to the Client, either in hard copy or electronic format, will be at the Client's sole risk and full legal responsibility.
- M. Differing Site Conditions** - Client recognizes that actual site conditions may vary from the assumed site conditions or test locations used by Engineer as the basis of its design. Consequently, Engineer does not guarantee or warrant that actual site conditions will not vary from those used as the basis of Engineer's design, interpretations and recommendations. Engineer is not responsible for any costs or delays attributable to differing site conditions.
- N. Terms of Payment** - Unless alternate terms are included in the Agreement, Client will be invoiced on a monthly basis until the completion of the Project. All monthly invoices are payable within 30 days of the date of the invoice. Should full payment of any invoice not be received within 30 days, the amount due shall bear a service charge of 1.5 percent per month or 18 percent per year plus the cost of collection, including reasonable attorney's fees. If Client has any objections to any invoice submitted by Engineer, Client must so advise Engineer in writing within fourteen (14) days of receipt of the invoice. Unless otherwise agreed, Engineer shall invoice Client based on hourly billing rates and direct costs current at the time of service performance. Outside costs such as, but not limited to, equipment, meals, lodging, fees, and subconsultants shall be actual costs plus 10 percent. In addition to any other remedies Engineer may have, Engineer shall have the absolute right to cease performing any services in the event payment has not been made on a current basis.
- O. Termination** - Either party may terminate services, either in part or in whole, by providing 10 calendar days written notice thereof to the other party. In such an event, Client shall pay Engineer for all services performed prior to receipt of such notice of termination, including reimbursable expenses, and for any shut-down costs incurred. Shut-down costs may, at Engineer's discretion, include expenses incurred for completion of analysis and records necessary to document Engineer's files and to protect its professional reputation.
- P. Severability and Waiver of Provisions** - Any provision or part of the Agreement held to be void or unenforceable under any laws or regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Client and P&N, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision. Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of the Agreement.
- Q. Dispute Resolution** - If a dispute arises between the parties relating to the Agreement, the parties agree to use the following procedure prior to either party pursuing other available remedies:
1. Prior to commencing a lawsuit, the parties must attempt mediation to resolve any dispute. The parties will jointly appoint a mutually acceptable person not affiliated with either of the parties to act as mediator. If the parties are unable to agree on the mediator within twenty (20) calendar days, they shall seek assistance in such regard from the Circuit Court of the State and County wherein the Project is located, who shall appoint a mediator. Each party shall be responsible for paying all costs and expenses incurred by it, but shall split equally the fees and expenses of the mediator. The mediation shall proceed in accordance with the procedures established by the mediator.
 2. The parties shall pursue mediation in good faith and in a timely manner. In the event the mediation does not result in resolution of the dispute within thirty (30) calendar days, then, upon seven (7) calendar days' written notice to the other party, either party may pursue any other available remedy.
 3. In the event of any litigation arising from the Agreement, including without limitation any action to enforce or interpret any terms or conditions or performance of services under the Agreement, Engineer and Client agree that such action will be brought in the District or Circuit Court for the County of Kent, State of Michigan (or, if the federal courts have exclusive jurisdiction over the subject matter of the dispute, in the U.S. District Court for the Western District of Michigan), and the parties hereby submit to the exclusive jurisdiction of said court.
- R. Force Majeure** - Engineer shall not be liable for any loss or damage due to failure or delay in rendering any services called for under the Agreement resulting from any cause beyond Engineer's reasonable control.
- S. Assignment** - Neither party shall assign its rights, interests or obligations under this Agreement without the express written consent of the other party.
- T. Modification** - The Agreement may not be modified except in writing signed by the party against whom a modification is sought to be enforced.
- U. Survival** - All express representations, indemnifications, or limitations of liability included in the Agreement shall survive its completion or termination for any reason.
- V. Third-Party Beneficiary** - Client and Engineer agree that it is not intended that any provision of this Agreement establishes a third party beneficiary giving or allowing any claim or right of action whatsoever by a third party.

Current Fee Schedule

Prein&Newhof bills for each hour spent on a project at the hourly rate of the employees assigned. Mileage is charged at \$0.60 per mile. Direct expenses and sub-consultant costs are billed at invoice plus a 10% handling charge.

Identified below are the hourly rates for various employee classifications:

Employee Classification	Hourly Billing Rate*
Senior Consultant	\$180
Senior Project Manager II	\$153
Senior Project Manager	\$140
Project Manager, Senior Engineer II, Landscape Architect III, Senior Technician III	\$128
Senior Engineer, Senior Technician II, Surveyor II, Geologist, Landscape Architect II, Airport Planner, Lab Manager	\$113
Engineer, Senior Technician, Surveyor, Senior Construction Observer	\$98
Technician IV, Construction Observer II, Landscape Architect	\$90
Technician III, Construction Observer, Lab Technician, Office Technician	\$82
Technician II	\$72
Technician	\$60

*Hourly rates are typically adjusted yearly.

NOTE: Includes overhead, fringe benefits and profit; effective January, 2020.

Professional Services Agreement

This Professional Services Agreement is made this 29th day of January, 2020 (“Agreement”) by and between Prein & Newhof, Inc. (“P&N”), of 3355 Evergreen Drive NE, Grand Rapids, MI 49525, and City of Ludington (“Client”), of 400 South Harrison Street, Ludington, MI 49431.

WHEREAS Client intends to:

Rebuild Legacy Park located in the James Street Right-of-way from Ludington Avenue to Court Street including new pavement, restroom building, pavilion and various site amenities as described in the October 2019 Concept Plan and the October 22, 2019 Cost Estimate. Project will be funded through the MEDC CDBG program.

NOW THEREFORE, for and in consideration of the terms and conditions contained herein, the parties agree as follows:

ARTICLE 1 – DESIGNATED REPRESENTATIVES

Client and P&N each designate the following individuals as their representatives with respect to the Project.

For Client

For P&N

Name: Mitch Foster
Title: City Manager
Phone Number: 231-845-6237
Facsimile Number: 231-845-1146
E-Mail Address: mfoster@ci.ludington.mi.us

Name: Matthew Hulst
Title: Project Manager
Phone Number: 231-798-0101
Facsimile Number: 231-798-0337
E-Mail Address: mhulst@preinnewhof.com

ARTICLE 2 – GENERAL CONDITIONS

This Agreement consists of this Professional Services Agreement and the following documents which by this reference are incorporated into and made a part of this Agreement.

- P&N Standard Terms and Conditions for Professional Services
- P&N Proposal dated, December 30, 2019
- P&N Standard Rate Schedule
- P&N Supplemental Terms and Conditions
- Other:

ARTICLE 3 – ENGINEERING SERVICES PROVIDED UNDER THIS AGREEMENT:

Client hereby requests, and P&N hereby agrees to provide, the following services:

- P&N Scope of Services per Proposal dated, December 30, 2019
- Scope of Services defined as follows:

ARTICLE 4 – COMPENSATION:

- Lump Sum for Services Described in Article 3 above - \$.
Additional services to be billed per P&N's Standard Rate Schedule in effect on the date the additional service are performed.
- Hourly Billing Rates plus Reimbursable Expenses per P&N's Standard Rate Schedule in effect on the date services are performed.
- Other: Time and Materials not to exceed \$283,100

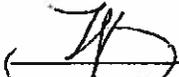
ARTICLE 5 – ADDITIONAL TERMS (If any)

None

This Agreement constitutes the entire Agreement between P&N and Client and supersedes all prior written or oral understandings. This Agreement may not be altered, modified or amended, except in writing properly executed by authorized representatives of P&N and Client.

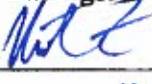
Accepted for:

Prein&Newhof, Inc.

By: 
Printed Name: Thomas J. Newhof
Title: President
Date: 1/29/2020

Accepted for:

City of Ludington

By:  
Printed Name: Mitchell Foster DEBORAH L. LUSK
Title: City Manager CITY CLERK
Date: 2/11/2020 2/11/2020

City of Ludington - Legacy Park

#2190425

22-Oct-19

Order of Magnitude Cost Projection

Prein&Newhof

Site Preparation & Removals	UNIT	QUANTITY	UNIT PRICE	COST
Mobilization (preparation & staging) 5% Max	LS	1	\$ 100,000.00	\$ 100,000.00
Construction Staking	LS	1	\$ 5,000.00	\$ 5,000.00
Tree Removal	Ea	21	\$ 300.00	\$ 6,300.00
Curb and Gutter Removal	Ft	310	\$ 5.00	\$ 1,550.00
Sidewalk/Pavement Removals	Syd	2252	\$ 8.00	\$ 18,016.00
Restroom Building Removal	Ea	1	\$ 20,000.00	\$ 20,000.00
Light Pole Removal	Ea	8	\$ 250.00	\$ 2,000.00
Sawcut	Ft	330	\$ 5.00	\$ 1,650.00
Excavation	Cyd	500	\$ 8.00	\$ 4,000.00
Subtotal Site Preparation & Removals				\$ 158,500.00

Site Improvements				
Seat Walls	SFF	1133	\$ 65.00	\$ 73,645.00
Seat Wall Cap	Ft	280	\$ 20.00	\$ 5,600.00
Decorative Arch with signage	LS	1	\$ 50,000.00	\$ 50,000.00
Clock relocation	LS	1	\$ 3,500.00	\$ 3,500.00
Pavillion Structure (40'x90')	SFt	3600	\$ 110.00	\$ 396,000.00
Restroom/Storage structure (29' x 64')	SFt	1800	\$ 225.00	\$ 405,000.00
Aggregate base	Cyd	470	\$ 25.00	\$ 11,750.00
Decorative Concrete	SFt	12900	\$ 12.00	\$ 154,800.00
Decorative Pavers	SFt	1500	\$ 16.00	\$ 24,000.00
Standard Concrete Paving - 4" thick	SFt	4800	\$ 8.00	\$ 38,400.00
Concrete Banding	Ft	610	\$ 25.00	\$ 15,250.00
Propeller Foundation	LS	1	\$ 2,500.00	\$ 2,500.00
Propeller Display Area	SFt	80	\$ 8.00	\$ 640.00
Asphalt (HMA) ramps/patch	Ton	13	\$ 120.00	\$ 1,560.00
Concrete curb & gutter	Ft	115	\$ 25.00	\$ 2,875.00
Memorial brick salvage & installation	LS	1	\$ 4,000.00	\$ 4,000.00
Subtotal Site Improvements				\$ 1,189,500.00

Site Furnishing & Landscape				
Canopy Trees	Ea	3	\$ 600.00	\$ 1,800.00
Ornamental Trees	Ea	9	\$ 500.00	\$ 4,500.00
Columnar Evergreen Trees	Ea	10	\$ 300.00	\$ 3,000.00
Shrubs	Ea	80	\$ 60.00	\$ 4,800.00
Grasses/Perennials	Ea	140	\$ 40.00	\$ 5,600.00
Topsoil	Cyd	25	\$ 40.00	\$ 1,000.00
Planting mix	Cyd	50	\$ 50.00	\$ 2,500.00
Sod	Syd	100	\$ 10.00	\$ 1,000.00
Mulch	Cyd	50	\$ 50.00	\$ 2,500.00
Steel edging	Ft	75	\$ 12.00	\$ 900.00
Irrigation	LS	1	\$ 40,000.00	\$ 40,000.00
Benches	Ea	12	\$ 2,500.00	\$ 30,000.00
Interactive Illuminated Art Tree	LS	1	\$ 20,000.00	\$ 20,000.00
Litter/recycling receptacles	Ea	8	\$ 1,500.00	\$ 12,000.00
Bike racks	Ea	14	\$ 500.00	\$ 7,000.00
Removable Bollards	Ea	16	\$ 1,500.00	\$ 24,000.00
Tree grates	Ea	5	\$ 2,000.00	\$ 10,000.00
Cafe Table & Chair Sets	Ea	14	\$ 2,500.00	\$ 35,000.00
Outdoor gas fireplace	LS	1	\$ 50,000.00	\$ 50,000.00
Subtotal Site Furnishings & Landscape				\$ 255,600.00

Site Utilities				
Storm drainage	LS	1	\$ 50,000.00	\$ 50,000.00
Sanitary	LS	1	\$ 10,000.00	\$ 10,000.00
Water	LS	1	\$ 7,500.00	\$ 7,500.00
Security Cameras	LS	1	\$ 5,000.00	\$ 5,000.00
Gas Service to Fireplace	LS	1	\$ 5,000.00	\$ 5,000.00
Pedestrian Lights	Ea	18	\$ 6,000.00	\$ 108,000.00
Site Electrical Power & Control	LS	1	\$ 30,000.00	\$ 30,000.00
Digital Message Board (with power & data)	LS	1	\$ 30,000.00	\$ 30,000.00
Power Pedestal Relocation	LS	1	\$ 25,000.00	\$ 25,000.00
Tent Tie Downs	Ea	12	\$ 350.00	\$ 4,200.00
Manhole/Structure adjustment	LS	12	\$ 750.00	\$ 9,000.00
Subtotal Site Utilities				\$ 283,700.00

Subtotal All Categories				\$ 1,887,300.00
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Design & Construction Contingency	10%			\$ 188,700.00
Engineering & Construction Administration	15%			\$ 283,100.00
Grand Total				\$2,359,100.00

* Cost Subtotals Rounded * Estimate not a guarantee of actual costs

