



## JLG 17246 ED ROBSON ARENA

RE:C4C Compliance and Certification Engagement  
June 19, 2020

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Jariah Walker, Executive Director  
Colorado Springs Urban Renewal Authority  
30 S. Nevada Avenue, Suite 600  
Colorado Springs, CO 80903

Dear Mr. Walker,

We are pleased to provide you with our fee proposal to provide a monthly certificate for construction related costs for the Colorado College Robson Arena Project. The outline below lays out the parameters of the project that we have used to develop our proposal.

### A. Scope of Services

Per Section 8.C of Resolution No. 3 of the Colorado Economic Development Commission concerning the Allocation of States sales tax increment revenue for the Colorado Springs City of Champions Project dated December 13, 2013. JLG Architects has been asked by the Colorado Springs Urban Renewal Authority to serve as the Independent Entity responsible for preparing a monthly certification for construction related costs. Additionally, JLG will prepare a certificate stating that the proposed plans and on-going construction for the Colorado College Robson Arena are in accordance with Section 5.B to Resolution No. 3.

### B. Form of Agreement

City of Colorado Springs - Fixed Fee Contract

### C. Assumptions

#### 1. Schedule

- a. The construction duration is approximately 17 months for the Colorado College Robson Arena with substantial completion planned for June 2021.
- b. Project close-out and testing will occur for another 2 months approximately concluding in September 2021.
- c. JLG will provide 19 monthly certifications from February 2020 To September 2021.

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

D. Exclusions

1. Preparations of certifications regarding construction costs other than the Colorado College Robson Arena Project.
2. Preparation of the Owner's soft cost budget
3. Cost consulting, geotechnical, materials testing or inspection services

E. Scope of Work

1. Certificate of Construction Related Costs (Monthly)

- a. After the CMGC submits the monthly application of payment, JLG's project representative will travel to the project site to walk the site with the CMGC and Project Manager of the Colorado College Robson Arena to review the detailed schedule of values, work completed, and materials, stored, on-site or in place.
- b. Once the site visit is complete, JLG and project administrator will review the monthly application for payment with the project architect and CMGC to confirm amounts to be submitted.
- c. The proposed fee for each monthly certificate is \$2,160.00 (Two Thousand One Hundred & Sixty Dollars and Zero Cents)

2. Annual Certificate

- a. Each year, JLG will prepare an annual certificate with an area exhibit stating that on-going construction is in accordance with Section 5B and Exhibit B to Resolution No. 3.
- b. This effort involves the project architect preparing a plan and spreadsheet noting the areas for the Colorado College Robson Arena Project. This is a one-day effort and includes JLG project architect reviewing the exhibits.
- c. The proposed fee for this effort is \$1,440.00 (One Thousand Four Hundred & Forty Dollars and Zero Cents) per annual certificate.

3. Quarterly and Semi-Annual Meetings (Optional)

- a. If required, JLG can participate in the Quarterly and Semi-Annual Meetings of the Commission of the Colorado Economic Development Commission per Resolution No. 3 Section 6.a.
- b. We would ask to be reimbursed for our time at the meeting and travel to and from Colorado Springs.
- c. This is an optional fee and does not need to be incorporated into the agreement if JLG does not need to attend the quarterly meetings.

- d. The proposed fee for each meeting is \$1,360.00 (One Thousand Three Hundred & Sixty Dollars and Zero Cents)

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

- a. If required, JLG can prepare a summary exhibit of the monthly Certificate of Construction Related Costs for the Quarterly and Semi-Annual Meetings of the Commission of the Colorado Economic Development Commission per Resolution No. 3, Section 6A.
- b. We would ask to be reimbursed for our time preparing the exhibit.
- c. This is an optional fee and does not need to be incorporated into this agreement if JLG does not need to prepare the exhibit.
- d. The proposed fee for each meeting is \$360.00 (Three Hundred & Sixty Dollars and Zero Cents)

F. Proposed Fee

a. Base Fee		
Monthly Certificates Construction Cost - Qty 17		\$36,720.00
Annual Certificates / Area Exhibits - Qty 2		\$2,880.00
Total		\$39,600.00
b. Optional Fee		
Quarterly Meetings - Qty 7		\$9,520.00
Quarterly Meetings Exhibit Preparation - Qty 7		\$2,520.00
Total		\$12,040.00

G. Reimbursement Expenses

- a. All final documents will be delivered electronically. Travel by JLG Architects to the site for field verification is included in the fixed compensation amount; any other travel costs will not be incurred without the Owner's prior approval. Other expenses, per the Owner's direction and approval to be provided at direct cost plus 10%.

H. Insurance

JLG carries a professional liability insurance policy with a limit of Four million (\$4,000,000) aggregate and Two million (\$2,000,000) per claim.

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

Sincerely,



Adam E. Davidson, AIA  
JLG Architects

*Please sign and date below to acknowledge your acceptance of this proposal.*

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Urban Renewal Authority Signature

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Date