



"Quality: often discussed, seldom practiced"

May 29, 2001

Mr. Karl C. Wetherholt, P.E.
City Engineer
City of Gahanna
200 South Hamilton Road
Gahanna, Ohio 43230

Re: Creekside Development -- Phase II
Architectural/Engineering Proposal

Dear Mr. Wetherholt:

We are pleased to present this proposal for the referenced project. The Stilson Consulting Group Team is prepared to begin work on this project as soon as possible and look forward to working with the City. Our proposal is based upon the following tasks and understanding of the Scope of Services to be performed.

SCOPE OF SERVICES

PROJECT TASKS

1. Construction of a waterway from the north end of the existing millrace northeasterly to Mill Street, adjacent to the north side of the existing Fire Station. Refrigeration piping is to be included in the concrete waterway bottom to provide for ice-skating during the winter months. All equipment necessary to provide a functional chiller system is to be included in the project.
2. Design of an 8-foot wide concrete sidewalk, along both sides of the proposed waterway, and a connector to the proposed parking area. Adjacent to the Fire Station, the walkway is to be widened to provide a public gathering area. The walkways will be constructed to meet minimum ADA requirements.
3. Construction of a lighted, cascading fountain at the eastern terminus of the waterway described under Item 1 above.

EXHIBIT A

4. Construction of retaining walls as required along the western right-of-way of Mill Street, the northern side of the Fire Station, to support the existing grades & structures and form the walls of the proposed waterway.
5. Construction of a parking lot south of the Fire Station providing a minimum of 66 parking spaces. This is also to include the construction of a driveway access to Mill Street.
6. Complete ADA-compliant, Fire Station style building with a total of approximately 12,000 SF of lease-ready space and provide elevator access to the lower proposed waterway. It will be the intent of this renovation to provide suitable renovated space that could be divided by lessee/tenants. Our design will be lease-ready, excluding any tenant special equipment. To be included with the building is the construction of an outdoor terrace and public rest rooms.
7. Design of a landscaping and lighting plan that will address all proposed construction areas as well as the immediate areas of Mill Street bordering the project. This work is to include provisions for public pedestrian access routes that will serve as transitions between the existing Mill Street surfaces and the proposed waterway surfaces. A tree survey is to be conducted so that the proposed features can be designed around existing trees. Landscape design will provide vegetation in keeping with the Creekside Design Guidelines.
8. Construction of all required infrastructure relocations and upgrades in accordance with the City of Gahanna's IT (infrastructure technology) programs to include street lighting, traffic control devices, waterlines, sanitary conveyance systems and storm water conveyance systems. Our proposal assumes adjacent utilities are of adequate size to support this phase of the development.
9. Subsurface investigations and geotechnical engineering required to address all subsurface conditions that will affect the construction of the proposed improvements will be included along with the preparation of Phase I and Phase II Environmental Assessments for all properties affected by the proposed items of construction. The Phase II sampling and testing shall be performed on the basis of the Phase I investigation findings utilizing a budgetary figure established as a part of this scope of services.

SCHEDULE

We are prepared to begin work immediately upon written authorization from the City. Our Design Phase services are scheduled to be complete in seven months (exclusive of client review).

FEE

Our fee proposal for the work indicated is a lump sum of \$285,500.00 for Basic Services as defined in the Scope of Services. Invoicing will occur monthly, base upon our estimated percentage of completion.

Supplemental Services may be provided according to the following schedule:

▪ Site Model	\$7,750.00
▪ Surveying	7,900.00
▪ Phase I Environmental (4 Sites)	6,300.00
▪ Phase II (est. per site, as req'd)	8,500.00
▪ Subsurface Investigations	7,800.00

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\$323 750

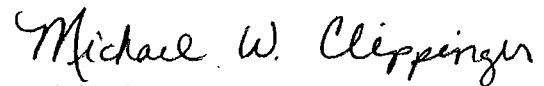
We appreciate the opportunity to be of service to the City in this exciting project and look forward to participating in its successful completion. If you have any questions regarding this proposal, please call.

Sincerely,

STILSON CONSULTING GROUP, LLC



William E. Stilson, P.E.
President



Michael W. Clippinger
Senior Project Manager