

AGREEMENT

THIS AGREEMENT, made and entered into the _____ day of **March, 2026**, by and between LANDMARK DESIGN, INC., a Utah Corporation, hereinafter referred to as "Consultant" and **Greater Salt Lake Municipal Services District (MSD)**, hereinafter referred to as "Client."

WITNESSETH

WHEREAS the Client desires to engage Consultant to provide professional and technical services to complete the **Parks Master Plan** for **the Greater Salt Lake Municipal Services District**, and

WHEREAS, the Consultant has the resources expertise and the desire to perform such services for and on behalf of the Client.

NOW, THEREFORE, in consideration of the mutual covenants herein set forth and for other good and valuable consideration, the parties agree as follows:

1. Agreement: The Client agrees to engage the Consultant as an independent contractor, and the consultant agrees to provide its professional and technical services as hereinafter provided.
2. Scope of Services: The Client and the Consultant agree that the Scope of Service shall consist of Tasks shown on Exhibit "A" attached hereto and incorporated herein. All work must be performed and completed to the satisfaction of the Client.
3. Commencement of Work: Work shall begin on the date of this agreement and will be completed within a period of **11 months** beginning in **March 2026** and completed by **February 2027**, unless extended by mutual agreement of the Client and the Consultant.
4. Compensation: As total compensation and expenses, the Consultant shall be paid for services under this Agreement a not to exceed sum of **\$121,080.00** as shown in the Proposed Fees, to be paid monthly for work completed to date. Client agrees to make payment within 30 days of receipt of invoice.
5. Amendments: This Agreement can only be modified or amended in writing. Any change in this Agreement, including any increase or decrease in the amount of Consultant's compensation, shall be mutually agreed upon by the Client and the Consultant and shall be set forth only in written amendments to this Agreement.
6. Independent Contractor Relationship: The legal relationship of the Client to the Consultant with respect to the services required under this Agreement shall be that of an independent contractor and not that of an agent or employee.
7. Representations and Notices: The following are designated as representatives of parties to this Agreement:

(a) The Consultant designates Sam Taylor, President of Landmark Design, Inc., as its representative in all matters under this agreement and all notices given to Consultant shall be by regular U.S. mail to:

Landmark Design Inc.
850 South 400, #104
Salt Lake City, Utah 84101
Attention: Sam Taylor

(b) The Client designates Daniel Torres, Economic Development Manager, as its representative in all matters under this Agreement and all notices given to Consultant shall be by regular U.S. mail to the above designated representative at:

Greater Salt Lake Municipal Services District
860 Levoy Drive, Suite 300
Taylorville, UT 84123
Attention: Daniel Torres

8. Indemnification: The Consultant agrees and covenants to hold harmless and indemnify the Client from claims, losses, injury, expenses and attorneys' fees proximately caused by any negligent conduct on the part of the Consultant, its officers, employees, or agents in the execution of the work performed in accordance with this Agreement, or which constitutes a breach of this Agreement.

9. Limit of Liability: To the maximum extent permitted by law, the Client agrees to limit the Consultant's liability to Client to the greater of the amount of available insurance coverage or the not to exceed compensation amount stated in paragraph 4 above.

10. Successors: Consultant may assign this Agreement and/or subcontract any of the work only with the prior written consent of Client, which consent may be granted or withheld in Client's sole discretion. Client hereby consents to LRB Public Finance Advisors and Sparano + Mooney Architecture as subcontractors that may perform services as provided in attached Exhibit A, which consent shall not relieve Consultant from any obligation or responsibility stated in this Agreement. Consultant shall solely be responsible for the performance of and to pay its subcontractors, and covenants and agrees to defend, indemnify and hold Client free and harmless respecting the same. The Parties agree that the provisions of this Agreement shall be binding on and apply to, as applicable, permitted assigns, successors, subcontractors, and agents.

11. Termination: Either party to this Agreement has the right to terminate the Agreement on 15 days' notice. In the event such termination occurs, regardless of who initiates the termination, Consultant shall be paid for the work completed to date of termination. In such event, all unfinished work shall become the property of the Client. All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating the responsibility or liability between Client and Consultant shall survive the completion of the services by Consultant and the termination of this Agreement.

12. Entire Agreement: This Agreement including Exhibit "A," contains the complete agreement and understanding of the parties hereto and supersedes any previous understandings, commitments, proposals, or agreements whether oral or written, and may only be modified or

amended in writing executed by authorized representatives of Consultant and Client.

13. Jurisdiction: This Agreement shall be governed by the laws of the State of Utah and courts located in Salt Lake County Utah shall have sole and exclusive jurisdiction and venue over any dispute arising under this Agreement.

14. E-Verify: Consultant covenants, represents and warrants to Client that Consultant is and at all times during the performance of services will be in full compliance with applicable requirements of Utah Code Ann. § 63G-12-302(3) (including amendments and substitutions to the law) relative to the verification of the work eligibility status of employees and, in particular, that Consultant is registered and participates in a Status Verification system as required by law, and will require the same of any subcontractor who may assist Consultant under this Agreement.

15. Governmental Immunity: Consultant understands and acknowledges that Client is a political subdivision of the state of Utah and, as such, Client and its employees is/are entitled to any and all immunity from suit, limitations on judgements, protections and defenses afforded by the Governmental Immunity Act of Utah, Title 63G, Chapter 7 of the Utah Code and other protections afforded by the Utah Code. Nothing stated in this Agreement or elsewhere is intended, nor shall it be interpreted or construed, to release, alter, waive, or minimize any immunity, limitation, protection or benefit afforded to Client and/or its employees by the laws of the state of Utah.

16. Anti-Boycott: Consultant certifies that it is not currently engaged in a boycott of the State of Israel or an economic boycott, as defined in Utah Code Ann. § 63G-27-102 and prohibited by Utah Code Ann. § 63G-27-201(1); and agrees not to engage in a boycott of the State of Israel for the duration of this Agreement. Furthermore, Consultant agrees to notify Client in writing if Consultant begins engaging in a prohibited economic boycott during the term of this Agreement. Activities which are not to be boycotted, absent an ordinary business purpose or unless the boycott is intended to comply with applicable state or federal law, include a boycott of companies that are engaged in fossil fuel-based energy, timber, mining, agriculture, or firearms; companies that do not meet or commit to meet environmental standards beyond applicable state and federal law requirements; or companies that do not facilitate or commit to facilitate access to abortion or sex characteristic surgical procedures. **Notwithstanding anything to the contrary stated in this Agreement**, pursuant to Utah Code Ann. § 63G-27-201(3), this provision does not apply to a contract with a total value of less than \$100,000 or to a contract with an entity that has fewer than 10 full-time employees, nor prohibit Client from entering into a contract with an entity that engages in an otherwise prohibited economic boycott if there is no economically practicable alternative available “to (A) acquire or dispose of a good or service; or (B) meet...[Client’s] legal duties to issue, incur, or manage debt obligations, or deposit, keep custody of, manage, borrow, or invest funds” or if the purpose of the economic boycott is to “comply with federal law.”

17. Records: Consultant recognizes that, as a governmental entity, Client is subject to the Government Records Access and Management Act, Title 63G, Chapter 2 of the Utah Code (“GRAMA”), and cannot guarantee that information or any document or record provided to Client will not be subject to disclosure unless it is properly classified as a “protected record” under GRAMA based upon a written claim of business confidentiality under Utah Code Ann. §§ 63G-2-305 and -309 and other provisions of GRAMA. For any record to be classified as a “protected record”, Consultant must provide a written claim of business confidentiality and a concise statement of reasons and justifications supporting the claim of business confidentiality with the

record when it is first submitted by Consultant to Client and, if not so provided, any claim to protected record status may be deemed to have been waived and relinquished by Consultant.

18. Consultant's Insurance: Consultant agrees to maintain worker's compensation and employer's liability insurance for Consultant's personnel as may be required by state law. Consultant also agrees to maintain general liability insurance issued by an insurance company that is satisfactory to Client naming Client as an additional insured as its interests may appear, providing coverage of not less than One Million Dollars (\$1,000,000), and a One Million Dollars (\$1,000,000) annual aggregate limit, combined bodily injury and property damage liability, which can only be canceled on thirty (30) days prior written notice to Client. Consultant further agrees to maintain auto liability insurance in the minimum amount of One Million Dollars (\$1,000,000); and professional errors and omissions insurance with coverage of not less than One Million Dollars (\$1,000,000). One or more Certificates of Insurance evidencing the coverage currently held by Consultant and/or which is obtained by Consultant as required by this Agreement will be supplied to Client upon Client's request.

19. Standard of Care/Warranty: Client covenants, represents and warrants that the Services will be performed in accordance with generally accepted principles, practices and standards of professional practice in effect at the time of performance for the locality where the Services were performed and that such covenant and warranty shall remain in full force and effect after the expiration or other termination of this Agreement.

20. Attorney's Fees: In the event any action or proceeding is brought by any Party against the other Party under this Agreement, the prevailing Party shall be entitled to recover actual attorney's fees and costs in such amount as the court may adjudge reasonable, in addition to other available relief.

21. Severability: The provisions of this Agreement are severable and, should any provision thereof be void, overly broad or unenforceable, such void, overly broad or unenforceable provision shall not affect any other portion or provision of this Agreement.

22. Waiver: Any waiver by a Party of a breach of any kind or character whatsoever by the other Party, whether such waiver be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement on the part of the other Party.

23. Notices: All notices, demands, and requests required or permitted to be given under this Agreement shall be in writing and shall be deemed duly given if delivered or if mailed by registered or certified mail, postage prepaid, addressed to the addresses stated below.

IN WITNESS THEREFORE, the Consultant and the Client have hereunto executed this Agreement the day and year first above written.

LANDMARK DESIGN, INC.

By _____
Sam Taylor, President
Landmark Design
850 S 400 W, #104
Salt Lake City, UT 84101

GREATER SALT LAKE MUNICIPAL SERVICES DISTRICT

By _____
Attn: Keith Zuspan, Chair Board GSLMSD
860 Levoy Dr., Suite 300
Taylorsville, UT 84123

Attest: _____

Greater Salt Lake MSD Parks Master Plan



GREATER SALT LAKE
**Municipal Services
District**



Scope of Work

The following outlines our approach for the scope of work, with key deliverables anticipated at each stage of the project.

TASK 1: PROJECT KICK-OFF MEETING, EXISTING CONDITIONS, INVENTORY, AND ANALYSIS

We will begin with a kick-off meeting with key Staff and elected officials to obtain background information, discuss technical issues, identify key stakeholders to engage, review the scope of work and project schedule, and coordinate responsibilities. Afterwards, we will prepare a summary report of the meeting outlining specific concerns and opportunities. Following our kickoff, we anticipate bi-weekly online coordination meetings with this group serving as advisors for the project. Meeting minutes summarizing important actions will be distributed following each meeting.

We will obtain background information and assemble necessary information and mapping data suitable for conducting a comprehensive inventory and analysis as part of this task. Our inventory will document all publicly accessible open space within the MSD at a planning level based on available GIS data, including all municipal parks, cemeteries, golf courses, public and private recreation centers, public schools, and places of worship. Natural open space and trail systems will also be documented, with recommendations for including both as part of a unified recreation system. Our analysis will conclude with a summary report of opportunities and constraints and a basic outline for the plan.

Key Deliverables

- Kickoff meeting and summary report
- Existing conditions report
- Basic outline for the master plan

TASK 2: REVIEW OF PLANS AND DOCUMENTS

Our team will review plans and documents relevant to the Parks Master Plan as outlined in the RFQ, including:

- *Copperton General Plan 2020*
- *Kearns General Plan 2020*
- *Magna General Plan 2021*
- *White City General Plan 2022*
- *SLCo Parks, Open Space, and Recreation Facilities Master Plan 2025*
- *Oquirrh Recreation and Parks District Master Plan 2020*
- *Copperton Active Transportation Plan 2024*
- *Kearns Active Transportation Plan 2023*
- *Magna Active Transportation Plan 2022*
- *White City Pedestrian Infrastructure Plan 2022*
- *Magna Transportation Master Plan 2020*
- *Kearns Transportation Master Plan 2020*
- *Copperton Annexation Policy Plan 2022*
- *Kearns Town Center Master Plan 2019*

We will summarize key goals and action items from these plans as part of our existing conditions analysis report (Task 1), noting specific items that pertain to MSD controlled parks, open space, and trails as well as relationships with those under different ownership.

Key Deliverables

- Summary of plan review findings

TASK 3: DEVELOPMENT OF SUPPLY/DEMAND & DEMOGRAPHICS/TREND ANALYSIS

Landmark Design and LRB Public Finance Advisors will assess current and future park and recreation needs and trends, including demographics, finances, and national recreation trends. Using NRPA standards adapted to local conditions and benchmark comparison, we will define Level-of-Service (LOS) targets for each community, as well as a Distribution Gap Analysis to determine where park needs are being met within proximity to residents, taking into consideration semi-public and private facilities such as schools and churches.

We will establish preferred park standards that guide both the upgrade of existing parks and the development of future parks at the planning level, including land-dedication requirements, developer contribution standards to maintain equitable service levels, and typical acreage ranges, access standards, and amenities by park type.

Finally, our analysis will consider national and regional recreation trends, such as emerging sports, inclusive play, multi-use facilities, and climate sensitive park design, to ensure recommendations reflect emerging expectations for recreation systems. Results of this

task will directly inform the needs assessment and visioning work that follows, as well as the Capital Improvement Plan in Task 6.

Key Deliverables

- Demographic assessment
- NRPA benchmark assessment and distribution gap analysis
- Recreation trend analysis
- Development of park standards

TASK 4: NEEDS ASSESSMENT / VISION /DESIGN GUIDELINES/ IMPLEMENTATION STRATEGY

Concurrently with Task 1, we will analyze the location, functionality, accessibility, condition, and lifespan of existing amenities within each of the eleven existing parks within the MSD communities utilizing an objective rating/analysis system. Simultaneously, Sparano + Mooney will provide conditions assessment for bathroom facilities and lighting structures in Magna and Copperton parks. These assessments will be limited to visual evaluations, addressing items regarding ADA accessibility, general condition and maintenance, and estimated service life. We may also include an analysis of individual park amenities based on a population-based amenity ratio, which is helpful for identifying shortcomings and/or over-provision of parks and amenities.

Building on the findings from our assessment and the analysis in Task 3, we will identify specific opportunities for improvement within the MSD park system. We will work closely with MSD staff and elected officials to establish a vision for the plan that defines community values and guides the development of design guidelines for each park type, including recommended size, amenities, accessibility, sustainability, and maintenance considerations.

The plan will conclude with an Implementation Strategy which identifies short-, medium-, and long-term goals and actions, assigns timelines and responsibilities, and outlines projected order-of-magnitude costs. These elements will create a clear and actionable roadmap to guide park investment and management decisions.

Key Deliverables

- Park and facility conditions assessment
- Design guidelines for park development
- Implementation strategy matrix

TASK 5: INDIVIDUAL PARK MASTER PLANS: DEVELOPMENT AND DELIVERABLES

We will develop individual schematic park master plans for specific park sites, including Bingham Cemetery, Copperton Park, Magna Copper Park, Magna Neighborhood Park, Big Bear Park and the Canal Trail Linear Park. We will conduct a thorough and methodical assessment of each site, aligned with our master plan documentation process. Each master plan will follow a similar process as follows:

- Conduct assessment of each park’s facilities and site conditions (see Task 4)
- Collect feedback on park use and needs with the input of MSD staff, community stakeholders, and the public (see Task 8 for more detail)
- Develop a written program narrative and 2-3 concept alternatives for each park site
- Refine the preferred concept into an illustrative master plan rendering
- Develop an opinion of probable cost, incorporating potential phasing for a short- and long-term needs

Note that the master plans will be developed using available GIS and aerial data. No survey or construction drawings are included.

Key Deliverables

- Individual park master plans for six (6) park sites
- Opinion of probable cost for each park master plan

TASK 6: CAPITAL PLANNING AND FINANCIAL ANALYSIS

LRB will lead this task, providing a comprehensive evaluation of the MSD park system’s current and projected financial position to support long-term sustainability and strategic investment. They will begin by reviewing existing budget data, analyzing trends in revenues, expenditures, fund balances, and transfers over the past 5–10 years, and assess the adequacy and efficiency of budget structures, cost-allocation methods, and accounting practices related to parks operations. This review will also identify any gaps or inconsistencies that could affect financial transparency or planning accuracy.

LRB will then conduct an operational fund analysis examining current costs and revenue streams such as general fund allocations, user fees, grants, and partnerships. From this foundation, they will develop a 10- to 20-year financial pro forma projecting revenues, expenditures, and fund balances under multiple growth and service-level scenarios.

These findings will inform the Capital Improvement Plan (CIP), which will be fully integrated with the financial projections to ensure feasibility and balance between operational and capital demands. They will also identify and evaluate potential funding sources, including

local revenues, state and federal grants, private contributions, and innovative financing mechanisms, to build a diverse and sustainable funding strategy.

Finally, they will compile findings and recommendations that summarize key fiscal trends, challenges, and opportunities, offering clear strategies to improve financial management, diversify revenue, and strengthen the long-term stability of MSD's park system. All results will be presented in concise, actionable formats for policymakers and stakeholders to guide future decision-making.

Key Deliverables

- Financial analysis
- Capital Improvement Plan and financial strategies

TASK 7: STAKEHOLDER AND COMMUNITY ENGAGEMENT

To improve the plan's effectiveness and public acceptance, we propose utilizing a multifaceted engagement approach to engage each MSD community and its stakeholders during other tasks of the project. We anticipate that the MSD will coordinate logistics and advertising for each meeting or event as required.

First, we propose meeting on four (4) occasions with an advisory stakeholder committee composed of MSD staff, elected officials, and other identified stakeholders, such as SLCo Parks and Rec and local school districts. This group will provide guidance and feedback to the MSD master plan's development at key stages in the process.

To engage the broader public as part of master plan development, we will conduct a community survey early in the project (using Survey123 or similar service) to identify general trends, needs, and usage patterns for each community and its individual sites. The results will be summarized and used to inform the development of both the master plan and individual park plans.

During the individual park master plan phase (Task 5), we propose meeting on three occasions with a local stakeholder committee for each of the communities of Copperton, Magna, and White City. The meetings will 1) identify key issues and opportunities for each park site, 2) present alternative concepts for review prior to public input, and 3) to confirm a preferred concept for the park. Following the second stakeholder meeting, we will hold a public open house with each of the three communities to present the alternative concepts for the parks and collect feedback for identifying a preferred alternative.

Finally, we will assist MSD staff in presenting the completed master plan to one planning commission or city council meeting in Magna, White City, Copperton and the MSD board. If more meetings are desired, we can provide these as an additional service.

Key Deliverables

- MSD advisory stakeholder committee meetings (4 total, online)
- Community survey with results summary
- Local stakeholder committee meetings (9 total, 3 in-person and 6 online)
- Public open house meetings (3 total)
- Leadership adoption presentations (4 total, 1 each for Magna, White City, Copperton, MSD board)

TASK 8: FINAL MASTER PLAN

Upon completing all previous tasks, Landmark will assemble the information into a comprehensive document that is graphically rich, informative, and easy to digest. We will present the draft document to MSD staff prior to the adoption phase, anticipating one round of edits from staff and one consolidated round of comments from the leadership meetings. After completing all revisions, we will deliver the finished plan to the MSD, including all working files and map data.

Deliverables

- Final MSD Parks Master Plan document (PDF, print-ready format)
- Working files and map data (ArcGIS compatible)

Proposed Schedule

As detailed in the attached chart, Landmark Design proposes a 12-month work schedule to complete the project, including a 2-month period for adoption. This schedule assumes timely review by MSD staff and stakeholders to help keep the project on track. We will regularly coordinate with our project manager to monitor progress on the project and mitigate any unforeseen issues in an expeditious manner.

Proposed Fee

As detailed in the attached chart, Landmark Design proposes a price of **\$121,080** to complete the project as described. This includes all anticipated costs, including fees, deliverables and reimbursable costs.

PROPOSED SCHEDULE - MSD PARKS MASTER PLAN	2026											2027
	MONTH	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN
		1	2	3	4	5	6	7	8	9	10	11
1 - KICKOFF, EX. CONDITIONS, INVENTORY AND ANALYSIS												
A. Kickoff and Progress Meetings (14 total)	●	◆◆	◆	◆◆	◆	◆◆	◆	◆◆	◆	◆◆	◆	◆
B. Inventory of Parks and Open Space												
C. Existing Conditions Report and Plan Outline												
2 - REVIEW OF PLANS AND DOCUMENTS												
A. Review and Summary of Existing Documentation												
3 - DEVELOPMENT OF SUPPLY/DEMAND & DEMOGRAPHIC/TREND ANALYSIS												
A. Demographic Assessment												
B. NRPA Benchmark/LOS/Distribution Analysis												
C. Recreation Trend Analysis												
D. Park Standards												
4 - NEEDS ASSESSMENT/VISION/DESIGN GUIDELINES/IMPLEMENTATION STRATEGY												
A. Park and Facility Conditions Assessment												
B. Design Guidelines for Park Development												
C. Implementation Strategy Matrix												
5 - INDIVIDUAL PARK MASTER PLANS												
A. Program and Alternative Concepts (6 Parks)												
B. Preferred Concept Finalization (6 Parks)												
C. Opinion of Probable Costs (6 Parks)												
6 - CAPITAL PLANNING AND FINANCIAL ANALYSIS												
A. Financial Analysis												
B. Capital Improvement Plan												
7 - STAKEHOLDER AND COMMUNITY ENGAGEMENT												
A. Advisory Stakeholder Committee Meetings (4 total)				◆		◆		◆		◆		
B. Community Survey												
C. Local Stakeholder Committee Meetings (3 per community)					○		○			○		
D. Public Open House Meetings (3 in-person)								***	*			
E. Adoption Presentations (4 total)												■
8 - FINAL MASTER PLAN												
A. Final Master Plan Document and Revisions												

- Kick-Off Meeting and Tour
- ◆ Staff Progress Meeting
- ◆ Advisory Committee Meeting
- Park Committee Meeting
- * Public Meeting
- Adoption Meetings

FEE PROPOSAL - MSD PARKS MASTER PLAN	LANDMARK DESIGN			SMA	LRB FINANCE			TOTAL HOURS	LANDMARK DESIGN			SMA	LRB FINANCE			FEE BY TASK
	PERSONNEL	ST	LB	STAFF	JO	FP	STAFF		ST	LB	STAFF	JO	FP	STAFF		
HOURLY RATES									\$175	\$150	\$110	\$175	\$250	\$180		
TASKS - MSD MASTER PLAN																
1 - KICKOFF, EX. CONDITIONS, INVENTORY AND ANALYSIS																
A. Kickoff and Progress Meetings (14 total)	12	12	0	0	2	1	27	\$2,100	\$1,800	\$0	\$0	\$500	\$180		\$4,580	
B. Inventory of Parks and Open Space	1	8	16	0	0	0	25	\$175	\$1,200	\$1,760	\$0	\$0	\$0		\$3,135	
C. Existing Conditions Report and Plan Outline	4	16	24	0	0	0	44	\$700	\$2,400	\$2,640	\$0	\$0	\$0		\$5,740	
2 - REVIEW OF PLANS AND DOCUMENTS																
A. Review and Summary of Existing Documentation	4	8	4	0	0	0	16	\$700	\$1,200	\$440	\$0	\$0	\$0		\$2,340	
3 - DEVELOPMENT OF SUPPLY/DEMAND & DEMOGRAPHIC/TREND ANALYSIS																
A. Demographic Assessment	1	4	4	0	0	0	9	\$175	\$600	\$440	\$0	\$0	\$0		\$1,215	
B. NRPA Benchmark/LOS/Distribution Analysis	2	8	24	0	0	0	34	\$350	\$1,200	\$2,640	\$0	\$0	\$0		\$4,190	
C. Recreation Trend Analysis	2	8	8	0	0	0	18	\$350	\$1,200	\$880	\$0	\$0	\$0		\$2,430	
D. Park Standards	4	8	8	0	0	0	20	\$700	\$1,200	\$880	\$0	\$0	\$0		\$2,780	
4 - NEEDS ASSESSMENT/VISION/DESIGN GUIDELINES/IMPLEMENTATION STRATEGY																
A. Park and Facility Conditions Assessment	2	4	4	0	0	0	10	\$350	\$600	\$440	\$0	\$0	\$0		\$1,390	
B. Design Guidelines for Park Development	2	8	8	0	0	0	18	\$350	\$1,200	\$880	\$0	\$0	\$0		\$2,430	
C. Implementation Strategy Matrix	4	24	16	0	0	0	44	\$700	\$3,600	\$1,760	\$0	\$0	\$0		\$6,060	
6 - CAPITAL PLANNING AND FINANCIAL ANALYSIS																
A. Financial Analysis	2	2	0	0	20	44	68	\$350	\$300	\$0	\$0	\$5,000	\$7,920		\$13,570	
B. Capital Improvement Plan	2	2	0	0	14	40	58	\$350	\$300	\$0	\$0	\$3,500	\$7,200		\$11,350	
7 - STAKEHOLDER AND COMMUNITY ENGAGEMENT																
A. Advisory Stakeholder Committee Meetings (4 total)	6	6	0	0	0	0	12	\$1,050	\$900	\$0	\$0	\$0	\$0		\$1,950	
B. Community Survey	2	12	20	0	0	0	34	\$350	\$1,800	\$2,200	\$0	\$0	\$0		\$4,350	
E. Adoption Presentations (1)	1	1	0	0	0	0	2	\$175	\$150	\$0	\$0	\$0	\$0		\$325	
8 - FINAL MASTER PLAN																
A. Final Master Plan Document and Revisions	4	16	40	0	0	0	60	\$700	\$2,400	\$4,400	\$0	\$0	\$0		\$7,500	
SUBTOTAL BASE HOURS		55	147	176	0	36	85	499	\$9,625	\$22,050	\$19,360	\$0	\$9,000	\$15,300	\$75,335	
SUBTOTAL BASE SERVICES BY FIRM		378			0	36	85	499	\$51,035			\$0	\$24,300		\$75,335	
MEMBER CITY CONTRIBUTIONS (7% EACH)		(\$15,820)														
SUBTOTAL MSD MASTER PLAN		\$59,515														

TASKS - MAGNA CITY PARKS																
MSD MASTER PLAN BASE CONTRIBUTION (7%)															\$5,273	
4 - NEEDS ASSESSMENT/VISION/DESIGN GUIDELINES/IMPLEMENTATION STRATEGY																
A. Park and Facility Conditions Assessment	0	4	4	18	0	0	26	\$0	\$600	\$440	\$3,150	\$0	\$0		\$4,190	
5 - INDIVIDUAL PARK MASTER PLANS (Magna Copper and Magna Neighborhood Parks)																
A. Program and Alternative Concepts (2 Parks)	8	4	28	0	0	0	40	\$1,400	\$600	\$3,080	\$0	\$0	\$0		\$5,080	
B. Preferred Concept Finalization (2 Parks)	3	3	20	0	0	0	26	\$525	\$450	\$2,200	\$0	\$0	\$0		\$3,175	
C. Opinion of Probable Costs (2 Parks)	1	3	0	0	0	0	4	\$175	\$450	\$0	\$0	\$0	\$0		\$625	
7 - STAKEHOLDER AND COMMUNITY ENGAGEMENT																
C. Local Stakeholder Committee Meetings (1 in-person, 2 online)	4	3	0	0	0	0	7	\$700	\$450	\$0	\$0	\$0	\$0		\$1,150	
D. Public Open House Meeting (1 in-person)	3	4	8	0	0	0	15	\$525	\$600	\$880	\$0	\$0	\$0		\$2,005	
E. Adoption Presentation (1)	1	1	0	0	0	0	2	\$175	\$150	\$0	\$0	\$0	\$0		\$325	
SUBTOTAL MAGNA		20	22	60	18	0	118								\$21,823	

TASKS - COPPERTON CITY PARKS																
MSD MASTER PLAN BASE CONTRIBUTION (7%)															\$5,273	
4 - NEEDS ASSESSMENT/VISION/DESIGN GUIDELINES/IMPLEMENTATION STRATEGY																
A. Park and Facility Conditions Assessment	0	4	4	18	0	0	26	\$0	\$600	\$440	\$3,150	\$0	\$0		\$4,190	
5 - INDIVIDUAL PARK MASTER PLANS (Bingham Cemetery and Copperton Park)																
A. Program and Alternative Concepts (2 Parks)	8	4	24	0	0	0	36	\$1,400	\$600	\$2,640	\$0	\$0	\$0		\$4,640	
B. Preferred Concept Finalization (2 Parks)	2	2	16	0	0	0	20	\$350	\$300	\$1,760	\$0	\$0	\$0		\$2,410	
C. Opinion of Probable Costs (2 Parks)	0	2	0	0	0	0	2	\$0	\$300	\$0	\$0	\$0	\$0		\$300	
7 - STAKEHOLDER AND COMMUNITY ENGAGEMENT																
C. Local Stakeholder Committee Meetings (1 in-person, 2 online)	4	2	0	0	0	0	6	\$700	\$300	\$0	\$0	\$0	\$0		\$1,000	
D. Public Open House Meeting (1 in-person)	3	4	8	0	0	0	15	\$525	\$600	\$880	\$0	\$0	\$0		\$2,005	
E. Adoption Presentation (1)	1	1	0	0	0	0	2	\$175	\$150	\$0	\$0	\$0	\$0		\$325	
SUBTOTAL COPPERTON		18	19	52	18	0	107								\$20,143	

TASKS - WHITE CITY PARKS																
MSD MASTER PLAN BASE CONTRIBUTION (7%)															\$5,273	
4 - NEEDS ASSESSMENT/VISION/DESIGN GUIDELINES/IMPLEMENTATION STRATEGY																
A. Park and Facility Conditions Assessment	0	4	4	0	0	0	8	\$0	\$600	\$440	\$0	\$0	\$0		\$1,040	
5 - INDIVIDUAL PARK MASTER PLANS (Big Bear and Canal Trail Linear Parks)																
A. Program and Alternative Concepts (2 Parks)	8	4	28	0	0	0	40	\$1,400	\$600	\$3,080	\$0	\$0	\$0		\$5,080	
B. Preferred Concept Finalization (2 Parks)	4	6	20	0	0	0	30	\$700	\$900	\$2,200	\$0	\$0	\$0		\$3,800	
C. Opinion of Probable Costs (2 Parks)	1	4	0	0	0	0	5	\$175	\$600	\$0	\$0	\$0	\$0		\$775	
7 - STAKEHOLDER AND COMMUNITY ENGAGEMENT																
C. Local Stakeholder Committee Meetings (1 in-person, 2 online)	4	4	0	0	0	0	8	\$700	\$600	\$0	\$0	\$0	\$0		\$1,300	
D. Public Open House Meeting (1 in-person)	3	4	8	0	0	0	15	\$525	\$600	\$880	\$0	\$0	\$0		\$2,005	
E. Adoption Presentation (1)	1	1	0	0	0	0	2	\$175	\$150	\$0	\$0	\$0	\$0		\$325	
SUBTOTAL WHITE CITY		21	27	60	0	0	108								\$19,598	

TOTAL SERVICES															\$121,080
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OPTIONAL - Additional Adoption Meeting (cost per each)															\$300
OPTIONAL - Additional Park Site Master Plan (cost per each, excl. public meeting)															\$6,000