

**RESOLUTION NO. 25-37**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES,  
COLORADO, APPROVING A PROFESSIONAL SERVICES AGREEMENT  
BETWEEN THE CITY OF CASTLE PINES AND DTJ DESIGN, INC. FOR DESIGN  
SERVICES FOR THE HAPPY CANYON ROUNDABOUT AT LAGAE ROAD**

**WHEREAS**, the City of Castle Pines, Colorado (the “City”) is authorized to enter into contracts for the performance of general municipal governance and services; and

**WHEREAS**, the City requires design and landscape architecture services for the Happy Canyon Roundabout at Lagae Road (the “Services”); and

**WHEREAS**, DTJ Design, Inc., a Colorado corporation (the “Contractor”) has the necessary skill and expertise to perform the Services; and

**WHEREAS**, the City Council desires to approve a professional services agreement with the Contractor for the performance of Services (the “PSA”).

**THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO, THAT:**

**Section 1.** The City Council hereby: (a) approves the PSA in substantially the same form as attached hereto and incorporated herein as **Exhibit A**; (b) authorizes the City Attorney, in consultation with the City Manager, to make such changes as may be necessary to correct any non-material errors that do not increase the obligations of the City; and (c) authorizes the City Manager to execute the PSA on behalf of the City when the PSA is in its final form.

**Section 2.** If any section, paragraph, clause, or provision of this Resolution is held to be invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining sections, paragraphs, clauses, or provisions of this Resolution.

**Section 3.** This Resolution shall take effect upon its approval by the City Council.

**INTRODUCED, READ, AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES BY A VOTE OF 4 IN FAVOR, 0 AGAINST, AND 3 ABSENT THIS 9<sup>th</sup> DAY OF SEPTEMBER, 2025.**

*[Signature Page to Follow]*



**ATTEST:**

*Tobi Duffey*

Tobi Duffey, MMC, City Clerk

*Tracy Engerman*

Tracy Engerman (Jan 6, 2026 07:37:01 MST)

Tracy Engerman, Mayor

**APPROVED AS TO FORM:**

*Linda Michow*

Linda Michow (Dec 2, 2025 14:23:42 MST)

Linda C. Michow, City Attorney

**EXHIBIT A**  
**PROFESSIONAL SERVICES AGREEMENT**  
**BETWEEN THE CITY OF CASTLE PINES AND DTJ DESIGN, INC. FOR DESIGN**  
**SERVICES FOR THE HAPPY CANYON ROUNDABOUT AT LAGAE ROAD**

July 16, 2025  
REVISED August 22, 2025



Michael Penny  
City Manager  
**CITY OF CASTLE PINES**  
7437 Village Square Drive, Ste 200  
Castle Pines, CO 80108

**RE: Additional Services Agreement to Provide Professional Design Services for the Happy Canyon Roundabout at Lagae Road, located in City of Castle Pines, Colorado**

Dear Michael,

We are very excited to carry on with continued design efforts for your Branding, Gateway Signage and Castle Pines Parkway Landscape Improvements. This Additional Services Agreement confirms that **DTJ DESIGN, Inc. (DTJ)** is authorized by the **CITY OF CASTLE PINES (CLIENT)** to proceed with Design Services for the **Happy Canyon Roundabout at Lagae Road adjacent to the I-25 exit ramp**. These Services are in addition to those to be provided according to our Basic Services Agreement with you dated **December 2, 2024**. All other conditions of that Basic Services Agreement also apply to this Additional Services Agreement.

This Agreement for Professional Services is organized in the following manner as **EXHIBIT A**:

- I. PROJECT UNDERSTANDING**
- II. SCOPE OF SERVICES**
- III. ADDITIONAL SERVICES**
- IV. SUBCONSULTANTS**
- V. SCHEDULE OF CONSULTANT PHASES**
- VI. PRELIMINARY COST OPINION**
- VII. COMPENSATION**

## **EXHIBIT A**

### **SCOPE OF SERVICES AND PROJECT SCHEDULE**

**Scope of Services to Provide Professional Design Services for the Happy Canyon Roundabout at Lagae Road, located in City of Castle Pines, Colorado**

#### **I. PROJECT UNDERSTANDING**

**Project Understanding:**

The Lagae Roundabout, Landscape, and associated site/landscape improvements provide a southern community entry “gateway” experience into the City. This Scope will provide one (1) design package for the purpose of construction.

The refinement of the design will be based upon the Final Concept Design packages dated **July 16, 2025**, along with any additional comments from the Client. A conceptual limit of work will be established around the monument area that will include the roundabout monument, medians and adjacent Right of Way (R.O.W.) landscape areas, planting design, and grading. These limits of work areas are conceptual in nature and may be modified through ongoing coordination.

**Program and Scope Elements:**

In conjunction with City representatives, provide the Lagae Roundabout Monumentation and Signage and Landscape for the Central Round About. All Medians and adjacent R.O.W. areas are not in this scope and will be an Additional Service.

This Scope will provide:

1. Using available aerial photography and existing conditions survey in combination with City plat and easement information, provide base plans to clearly evaluate and locate proposed improvements in conjunction with existing hardscapes and softscapes. It is estimated that an additional base survey will be required by means of a professional engineer provided by the City.
2. Provide documentation to locate, define, and build proposed Monumentation elements and associated fine grading, landscape, irrigation, and lighting.
3. Coordinate the design team and partner with Client representatives at key points during the design phases. Provide coordinated bi-weekly engagement with the project team via GoToMeeting.
4. Provide details, material schedules, and support technical information to construct Project elements.
5. Generate bid tabulation for the purpose of providing specific construction quantities for bidders.
6. Engage with Client representatives to provide Services during bidding and construction.

## II. SCOPE OF SERVICES

### Basic Project Scope

1. DTJ's Scope of Services includes basic Landscape Architecture Services and engaging a Structural Engineer, Electrical Engineer (lighting), and Irrigation Consultant, as reasonably required for the Scope of the Project.
2. The Client will provide available Project property ownership, boundary data, and easement information. DTJ will also coordinate with the Land Surveyor contracted directly through the Client.
3. DTJ will coordinate with the Civil Engineer contracted directly through the Client to provide preliminary erosion control, utility plans, and traffic safety plans for the Project areas. As required, DTJ will also coordinate with Client selected Geotechnical Engineer, contracted directly through the Client, for appropriate testing. Civil Engineer will also significantly assist in gaining approvals with the City of Castle Pines.
4. Prior to Bid, DTJ shall coordinate with City's Construction Cost Estimator/Contractor/Sign Fabricator as he/she prepares costing associated with the Monumentation and landscape components. The Client understands that DTJ has no control over the cost or availability of labor, equipment, materials, over market conditions, or the Contractor's method of pricing.
5. Time spent on Value Engineering (VE) efforts (analysis and re-design) more than 10% of each phased fee will be performed on an hourly basis.
6. The Client designates Marcus Graves as the designated representative and decision maker to act on the Client's behalf with respect to the Project. DTJ's Key Personnel for the Project include:

<i>Dave Ignatew</i>	<i>Principal in Charge</i>
<i>Jay Johnston</i>	<i>Project Leader</i>
<i>John Vaccaro</i>	<i>Project Landscape Designer</i>

DTJ organizes its staff and design approach to provide multi-discipline Services in an "integrated design" format. Various design steps take place concurrently or in related "Phases."

<b>Phase 1:</b>	<b>Concept Design</b> <i>(Completed Under Previous Agreement)</i>
<b>Phase 2:</b>	<b>Preliminary Design</b> <i>(Refinement)</i>
<b>Phase 3:</b>	<b>Final Design</b> <i>(Construction Documentation)</i>
<b>Phase 4:</b>	<b>Public Approvals, Bidding, and Construction Observation</b>

### PHASE 1 CONCEPT DESIGN (COMPLETED UNDER PREVIOUS AGREEMENT)

### PHASE 2: PRELIMINARY DESIGN (REFINEMENT)

#### LANDSCAPE ARCHITECTURE

Based on the approved **Final Concept Design** packages dated **July 16, 2025**, and the associated **Opinion of Probable Construction Costs**, DTJ will establish a preliminary limit of work and provide an integrated site and landscape approach for this Project Phase culminating in a Final Design (Construction Documentation) package. This document will be submitted to the Client for approval and suitable for cost estimating (if required). During this Phase, DTJ will coordinate with the Client to establish a cohesive "refined" landscape design approach and appropriate limits of work for the Project. The Preliminary Design Refinement package will include the following:

#### 1. Base Plan Development

In coordination with Client selected Land Surveyor, DTJ will establish a plan base for the development of Project documentation. Survey information to include planometrics of existing conditions, contours, and utility

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locates. Base information will be provided to the Client for approval prior to advancing technical design.

**2. Geotechnical, Erosion Control, and Traffic Plans**

DTJ will coordinate with the Civil Engineer contracted directly through the Client to provide preliminary erosion control and traffic safety plans for the Project areas. As required, DTJ will also coordinate with Client selected Geotechnical Engineer for appropriate testing and evaluation reporting, useful for the Structural Engineer.

**3. Landscape Fine Grading**

DTJ will demonstrate fine grading design (in CAD) within the limit of work areas through diagrammatic contouring and spot elevations.

**4. Monumentation**

DTJ will provide Monumentation design along with horizontal and vertical control of monuments and associated landscape walls. These elements include monuments, associated landscape walls, signage, and material finishes (consider various types of wall construction for economical efficiencies).

**5. Structural**

DTJ will coordinate with Structural Engineer to provide the following:

- a. Preliminary design and detail of site walls, with representative sections for unique conditions, including reinforcement.
- b. Preliminary design and detail of monument foundations including coordination of dimensions of the foundation footprint with the stone supplier and proprietary sign supplier as required to establish suitable bearing and anchor points.
- c. Preliminary design and detail of site elements.

**6. Landscape Planting**

DTJ will provide a Design Development-Level Landscape Plan (in CAD) for the limit of work area. DTJ will continue to coordinate with the proposed contextual landscape (existing conditions).

**7. Irrigation**

DTJ will provide irrigation intent (in CAD) associated with landscape areas. DTJ will evaluate the existing conditions and coordinate the design intent with the Irrigation Consultant to further understand potential point of connection, control, sleeving, and power requirements.

**8. Landscape Lighting**

DTJ will provide lighting intent (in CAD) associated with proposed Monumentation and landscape elements. DTJ will evaluate the existing conditions and coordinate the design intent with a Lighting Consultant and Product Representatives to further understand potential power alternatives.

**Deliverables:**

- Preliminary coordination with Client selected Land Surveyor, Geotechnical Engineer, and Civil Engineer
- Preliminary Planting Design for areas within limit of work
  - Shrub and turf massing with delineation for planting areas (coordinate with existing conditions)
  - Decorative stone/mulch delineation and type (coordinate with existing conditions)
  - Tree locations and character/type (coordinate with existing conditions)
- Preliminary plant schedule showing species name (botanical and common name)
  - Landscape Lighting Plan showing lighting fixture locations and character associated with proposed planting, monumentation, and hardscape elements such as walls and pilasters
- Initial Plan enlargements for each monument element location showing refined horizontal layout of monument and landscape walls, in relation to existing conditions

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- Preliminary Monumentation Documentation
  - Refined front and side elevations (in CAD) with dimensions
  - Refined plan view (in CAD) with dimensions
  - Final material selection (provide various related samples)
- Abutting landscape wall documentation
  - Refined horizontal layout plans
  - Refined top and bottom of wall elevations
- Preliminary landscape fine grading and berming and key spot elevations
- Preliminary lighting and irrigation studies
- Upon availability of survey/base information, assume one (1) on-site coordination meeting
- Assumes one (1) kick-off meeting with Client
- Assume one (1) 60% Progress Set
- Assumes one (1) on-site coordination meeting

**Proposed Duration:** Four (4) Weeks

### PHASE 3: FINAL DESIGN (CONSTRUCTION DOCUMENTATION)

#### LANDSCAPE ARCHITECTURE

Based upon the approved Preliminary Design Refinement Phase and any additional design direction surrounding costing/budget considerations, DTJ shall prepare Final Design (Construction Documents) to set forth in detail the requirements for construction of the Project. The following Services are anticipated to be included in this Project Phase.

#### 1. Geotechnical, Erosion Control, and Traffic Plans

DTJ will coordinate final plans with the Civil Engineer contracted directly through the City to provide final erosion control and traffic safety plans for the Project areas. As required, DTJ will also coordinate with Client selected Geotechnical Engineer for appropriate testing and evaluation reporting useful for the Structural Engineer.

#### 2. Landscape Fine Grading

This approach will finalize fine grading design within limit of work areas considering existing conditions and survey information. DTJ will prepare Landscape Fine Grading for landscape areas/elements utilizing 1-foot contour intervals and spot elevations. DTJ assumes that the contractor will employ a registered surveyor to layout plans using electronic file information provided in CAD by DTJ for coordination purposes

#### 3. Monumentation/Signage

DTJ will provide Monumentation design and detailing along with horizontal and vertical control of the monuments and associated landscape walls. These elements include monuments, associated landscape walls, signage, and material finishes. Some lighting components and/or signage elements may be proposed as design/build depending on final detail development. DTJ will work with qualified design/build entities to develop final elements for construction. As part of the final Construction Documentation package, the Services of a Structural Engineering will be required as part of this work. DTJ will coordinate and provide subconsultant Services as required based on a limited fee.

#### 5. Structural

DTJ will coordinate with Structural Engineer to provide the following:

- a. Final design and detail of site walls, with representative sections for unique conditions, including reinforcement.
- b. Final design and detail of monument foundations including coordination of dimensions of the foundation footprint with the stone supplier and proprietary sign supplier as required to establish suitable bearing and anchor points.



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c. Final design and detail of site elements.

**4. Landscape Planting**

DTJ shall prepare Construction Documents for the softscape planting areas including planting details.

**5. Landscape Irrigation**

DTJ will coordinate the expanded and upgraded planting design to design a permanent Irrigation system to be in place for when a future water service point of connection is available. DTJ will provide subconsultant Services for an Irrigation Consultant as required based on a limited fee.

**6. Landscape Lighting**

DTJ will continue to coordinate the lighting intent with a Lighting Consultant & Product Representative. The Project team will finalize power source with the Client. Low voltage/LED/solar powered systems will be considered for this location. As part of the final Construction Documentation package, the Services of an Electrical Engineering/Lighting Consultant will be coordinated and provided as required based on a limited fee. Photosynthesis studies, simulations/mock-ups, and lighting design alternatives for visual effects are not included but can be provided as an Additional Service.

**Deliverables:**

- Construction Documentation of landscape areas within limit of work
  - Shrub bed edger location and shrub species selection, location size, and character
  - Tree species selection, location size, and character
  - Decorative mulch (stone and/or wood) material selection and location
  - Detail call outs and planting details
  - Plant schedule with botanical and common names, sizes, quantities, and character notes
- Final coordination with Client selected/provided Land Surveyor, Geotechnical Engineer, and Civil Engineer
  - Survey – coordination with final layout
  - Geotechnical – final coordination with vertical element and structural requirements
  - Civil – final coordination for erosion control and traffic safety plans
- Plan enlargements for each monument element location showing horizontal layout of monument and landscape walls.
- Monumentation Documentation
  - Front and Side Elevations with Dimensions
  - Plan View with Dimensions
  - Sections to describe various conditions (as appropriate)
  - Material Selection
  - Material Schedule indicating material types, manufacturer, model numbers, colors, mockup, and sample criteria
  - Integrated drawings and coordination with Structural Engineer
- Abutting landscape wall documentation
  - Horizontal Layout Plans
  - Proposed top and bottom of wall elevations
- Fine grading consisting of 1- foot contour intervals and spot elevations
- In-Drawing Specifications
- Final Plans - subconsultant Services of a Structural Engineer
  - DTJ will coordinate and provide subconsultant Services based on a limited fee.
- Final Plans - subconsultant Services of an Irrigation Designer
  - DTJ will coordinate and provide subconsultant services based on a limited fee.
- Assume one (1) on-site coordination meeting
- Assume one (1) 90% Progress Set and one (1) 100% Bid Set

**Proposed Duration:** Six (6) Weeks

**\*NOTE:** DTJ will provide one (1) drawing package for the purpose of bid procurement and construction. Additional packages and phasing will be provided as an Additional Service. Furthermore, it is assumed the Client will provide all boilerplate bid advertisement and documentation as well as all boilerplate construction contract documentation and administration.

#### **PHASE 4: PUBLIC APPROVALS, BIDDING, AND CONSTRUCTION OBSERVATION (HOURLY)**

##### **PUBLIC APPROVALS (HOURLY)**

If requested by the Client, DTJ shall participate in meetings and coordination with the Public Approvals process by preparing the necessary supplemental documents/presentations and attend Public Approvals meetings. It is understood that the Contractor will obtain all permits and provide all testing Services.

##### **SERVICES DURING BIDDING (HOURLY)**

1. If requested by the Client, DTJ will participate in pre-bid conference calls with the Client and prospective Contractors to provide answers to questions and issues during bidding, if any.
2. DTJ shall be available by telephone and email during this Project Phase to answer reasonable inquiries regarding clarification of the Construction Documents (RFI's).

##### **SERVICES DURING CONSTRUCTION OBSERVATION FOR VISUAL DESIGN CONFORMANCE (HOURLY)**

1. The release of Construction Documents contemplates a further duty of cooperation between the Client and DTJ related to implementation of the Documents. The Client, Client's representative, and/or Client's contractor or construction supervisor(s) shall thoroughly review, inspect, and verify to the best of their ability all dimensions and building systems shown on the Construction Documents prior to purchasing materials or starting construction.

In the event any ambiguity or discrepancy is discovered prior to or during construction, it is the Client's responsibility to notify DTJ in writing of such perceived ambiguities or discrepancies so that changes can be made as expeditiously as possible. Following such notification, DTJ will prepare written instructions addressing such perceived ambiguities or discrepancies, and the Client or Client's contractors or subcontractors shall not proceed with the work in question until such instructions are received. If these procedures are not followed, the Client assumes responsibility for any construction errors and defects related to such ambiguities and discrepancies.

2. It is the Client's responsibility to maintain dimensional accuracy and the fit of monument components between construction of the Project and the Construction Documents. Certain field conditions may require that the Client adapt the Construction Documents to unique construction conditions, especially and specifically with regards to subsequent repetitions of monuments and that logical adjustments be made in fit, form, dimension, and quantity treated only generally by the Construction Documents.
3. DTJ will, at the request of the Client, make visits to the site as requested during construction to ascertain the construction of monuments and landscape is proceeding in accordance with the Project's visual conformance to the established Landscape Architectural Design Character. DTJ shall have full access to the Project to provide such observations.
4. Construction of the mock-ups is intended to set the standards and requirements for all other monumentation in the Project. Conformance of other monumentation construction shall be monitored by the Client or its representative, who shall be expected to immediately bring any deviations to DTJ's attention.

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5. At the request of the Client, DTJ may review submittals, shop drawings, and samples provided by the Contractor.
6. If requested by the Client, DTJ shall review and comment on "punch lists" prepared by the Contractor and to be completed by the Contractor at the time of Project completion.

**III. ADDITIONAL SERVICES**

**A. AUTHORIZATION**

1. The Additional Services described in Section III, and elsewhere in this Scope of Services, are not included in the Scope of Basic Services and shall be provided only when authorized or confirmed in writing by the Client and DTJ. Such Additional Services shall be paid for by the Client in addition to the Compensation for Basic Services.
2. If any Additional Service(s) are required for this Project due to circumstances beyond DTJ's control, or if the Client or others are requesting Service(s) beyond Basic Services, DTJ shall notify the Client in writing as to the need or desire for such Service(s).

**B. DESCRIPTIONS OF ADDITIONAL SERVICES**

**Additional Services shall include, but are not limited to the following:**

1. Providing or preparing financial feasibility, marketing, or other such special studies, or an analysis of the Client's Project requirements relative to preparing the Program for the Project.
2. Providing Services in preparation for or attendance at public meetings, homeowners' associations, other meetings, or legal proceedings other than those covered by this Scope of Services or where DTJ is a party thereto. If requested in writing, DTJ shall attend public meetings, homeowners' associations, or other meetings. Parties shall agree to an appropriate rate of compensation.
3. Providing Services in addition to those outlined in this Scope of Services because of changes in the Project Program, including but not limited to size, quality, complexity, the Client's schedule, or the method of bidding or negotiating and contracting for construction.
4. Making revisions in plans or other documents when such revisions are:
  - a. Inconsistent with approvals or instructions given previously by the Client, including revisions made necessary by adjustments in the Client's Program or Project budget after such approvals or instructions
  - b. Required by enactment, revised interpretation, jurisdictional differences in interpretation, or revisions of codes, zoning, or building ordinances, laws, or regulations subsequent to the preparation of such documents, or additional costs caused by delays resulting from such occurrences
  - c. A result of the Client's failure to render decisions in a timely manner
5. Providing visits to the Project site beyond those specified within this Scope of Services.
6. Providing Estimates of Probable Construction Cost beyond what has been furnished based upon the Conceptual-Schematic packages dated **July 16, 2025**, except those specified by this Scope of Services.
7. A conceptual limit of work will be established around each monument for the purpose of establishing an opinion of probable cost as well as determining fees associated with the documentation spelled out in this Scope of Services. While these limits of work are flexible in nature and may shift, the overall net gain should not increase more than 10% in combination.

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9. Appearing at meetings with the Client, the Client's consultants, interested parties, or representatives of any office or agencies having jurisdiction over the Project beyond those specified in this Scope of Services.
10. Preparing or providing models, renderings, or similar presentation materials other than those included in this Scope of Services, including material boards, color, and material selections and specifications.
11. Providing Services in connection with the evaluation and implementation of substitutions, change orders, and addenda proposed by the contractor or requested by the Client.
12. Providing Services made necessary by the default or termination of the contractor, by defects or deficiencies in the contractor's work, or by failure of performance of the Client, contractor, or others performing Services or providing work on the Project.

**IV. SUBCONSULTANTS**

DTJ proposes to use the following Sub-Consultants within this Scope of Services for this Project: Structural, Electrical and Irrigation contracted directly with DTJ.

**Structural Consultant:**

BORM Structural Engineers  
2211 Michelson Drive, Suite 450  
Irvine, CA 92612  
Phone: 949-752-0601 x 207  
Email: [georger@borm.com](mailto:georger@borm.com)  
**Contact: George Richards**

**Lighting/Electrical Consultant:**

AE DESIGN  
1900 Wazee St. STE 205  
Denver, CO 80202  
Phone: 303-296-3037  
Email: [jmulikin@aedesign-inc.com](mailto:jmulikin@aedesign-inc.com)  
**Contact: Jeff Mulliken, PE, LEED AP BD+C**

**Irrigation Consultant:**

Irrigation Design & Consulting, Inc.  
P.O. Box 607  
Lafayette, CO 80026  
Phone: 303-442-7027  
Email: [steveidc@aol.com](mailto:steveidc@aol.com)  
**Contact: Steve Nelson**

DTJ proposes to coordinate with the following Client selected/provided (contracted directly through the City): Land Surveyor, Geotechnical Engineer and Civil Engineer

**Survey Consultant:**

Jacobs Solutions, Inc.

**Geotechnical Consultant:**

A.G. Wassenaar, Inc.

**Civil Consultant:**

Wilson & Company, Inc.

**V. SCHEDULE OF CONSULTANT PHASES**

Phase 1 (Concept)	Completed
Phase 2 (Preliminary)	4 Weeks
Phase 3 (Final)	6 Weeks
Phase 4	TBD
<b>TOTAL DURATION:</b>	<b>10 weeks</b>

**VI. PRELIMINARY COST OPINION**

The refinement of the design will be based upon the Opinion of Probable Construction Cost packages dated **July 16, 2025**, along with any additional comments from the Client. The information was approved as budgetary costs to advance various components within the study. Specifically, the established preliminary cost opinion of the Happy Canyon Roundabout at Lagae Road for Phases 1A, 1B is recapitulated as follows:

<b>Roundabout Phase 1A &amp; 1B</b>	<b>Opinion</b>	<b>W/ 20% Contingency</b>
Vertical Construction (masonry & signage)	\$255,208	\$ 306,250
Sitework (general & grading)	\$190,128	\$ 228,154
Landscape	\$ 89,684	\$ 107,621
LED Lighting (est. assuming available power)	\$ 89,534	\$ 107,441*
<b>SUBTOTAL:</b>	<b>\$ 624,554</b>	<b>\$ 749,466</b>

*\*Dependent upon existing conditions, power source, plant viability, and development of lighting components.*

*\*\*Overall Project goal budget is \$749,466, however current surge in price increases and material availability may impact the ability to sustain budget goals.*

**VII. COMPENSATION**

Regarding the Services to be provided under this Agreement, DTJ will provide Phases 2 and 3 Services for a Fixed Fee of **\$48,200**, excluding subconsultants Services and reimbursable expenses. You will be billed for these Services monthly, based upon on the percent of completion. Phase 4 Services will be billed on an Hourly Basis, excluding expenses. You will be billed for these Services monthly, as time is expended.

**PRIME CONSULTANT FEES FOR BASIC SERVICES**

**PHASE 1: CONCEPT DESIGN** *(completed under previous Agreement)*

**PHASE 2: PRELIMINARY DESIGN** *(REFINEMENT)*

Monumentation	<b>\$10,000</b>
Landscape and Site Design	<b>\$5,200</b>
<b>SUBTOTAL:</b>	<b>\$15,200</b>

**PHASE 3: FINAL DESIGN** *(CONSTRUCTION DOCUMENTS)*

Monumentation	<b>\$25,000</b>
Landscape and Site Design	<b>\$8,000</b>
<b>SUBTOTAL:</b>	<b>\$33,000</b>

<b>DTJ TOTAL FIXED FEE:</b>	<b>\$48,200</b>	*not including expenses
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**PHASE 4: PUBLIC APPROVALS, BIDDING, & CONSTRUCTION OBSERVATION**  
*(HOURLY ESTIMATE)*

Public Approvals (City of Castle Pines)	<b>\$2,500</b>
Services During Bidding	<b>\$2,000</b>
Services During Construction	<b>\$5,500</b>

<b>DTJ HOURLY NOT – TO – EXCEED:</b>	<b>\$10,000</b>	*not including expenses
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Reimbursable Expenses Allowance (Prime Consultant)	<b>\$2,000</b>	
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<b>DTJ DESIGN TOTAL</b>	<b>\$75,400</b>	
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**SUB-CONSULTANT FEES FOR BASIC SERVICES**

Sub-Consultant services (if required) will be billed on a Fixed Fee Basis, excluding expenses. You will be billed for these services monthly, as time is expended. Phase 4 Services for sub-consultants will be billed on an Hourly Basis, excluding expenses. You will be billed for these Services monthly, as time is expended.

**PHASE 1: CONCEPT DESIGN** *(completed under previous Agreement)*

**PHASE 2: PRELIMINARY DESIGN** *(REFINEMENT)*

Structural	\$5,650
Electrical/Lighting	\$1,500
Irrigation	500
<b>SUBTOTAL:</b>	<b>\$7,650</b>

**PHASE 3: FINAL DESIGN** *(CONSTRUCTION DOCUMENTS)*

Structural	\$3,750
Electrical/Lighting	\$2,000
Irrigation	\$1,500
<b>SUBTOTAL:</b>	<b>\$7,250</b>

<b>SUBCONSULTANT TOTAL FIXED FEE:</b>	<b>\$14,900</b>	<i>*not including expenses</i>
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**PHASE 4: PUBLIC APPROVALS, BIDDING, & CONSTRUCTION OBSERVATION**  
*(HOURLY ESTIMATE)*

Public Approvals (City of Castle Pines/Colorado Department of Transportation)	
Structural	\$1,100
Electrical/Lighting	\$ 500
<b>SUBTOTAL:</b>	<b>\$1,600</b>

Services During Bidding	
Structural	\$350
Electrical/Lighting	\$300
Irrigation	\$100
<b>SUBTOTAL:</b>	<b>\$750</b>

Services During Construction	
Structural	\$2,400
Electrical/Lighting	\$ 900
Irrigation	\$ 200
<b>SUBTOTAL:</b>	<b>\$3,500</b>

<b>SUB-CONSULTANT HOURLY NOT – TO – EXCEED:</b>	<b>\$5,850</b>	<i>*not including expenses</i>
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<b>Reimbursable Expenses Allowance (Sub-Consultant)</b>	<b>\$1,200</b>
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<b>SUB-CONSULTANT TOTAL</b>	<b>\$21,950</b>
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<b>CONTRACT GRAND TOTAL</b>	<b>**\$97,350</b>
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\*\*Includes all design, sub consultant, hourly processing and reimbursable expenses

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If this Scope of Services acceptable as written, please execute and return to DTJ; this will authorize us to proceed with the referenced services.

The Client or Client's authorized agent executing this Agreement warrants he/she has read and understands its provisions and that he/she is authorized to bind the parties for which he/she signs.

Sincerely,

Accepted By:

**DTJ DESIGN, Inc.**

**THE CITY OF CASTLE PINES**



8/22/2025

Dave Ignatew  
Vice President

Date

\_\_\_\_\_  
Michael Penny  
City Manager

Date

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