

April 17, 2015

Mr. Endas Vincent  
Facilities Director  
Southern University System  
Southern University A&M  
Baton Rouge, LA 70813

RE: Southern University Baton Rouge-Master Plan Update

Mr. Vincent:

We are pleased to submit this proposal to provide design and planning services for the Master Plan project at Southern University in Baton Rouge, LA. We have include our understanding of the scope of services for your review.

**Scope of Work:**

Provide architecture and landscape design services to update the Master Plan as previously completed by Manning Architects in 2009. Our team will review the existing master plan and provide the following:

- A. Provide conceptual designs for major nodes of the campus to include the main entrance on Harding Blvd and secondary entrances.
- B. Update the plan to identify the proposed buildings to be built on the campus.
- C. Update and identify the underground utilities and above grade plants.
- D. Identify proposed development to assist in increasing enrollment and activities for a vibrant campus
- E. Pedestrian pathways at the academic core and related pedestrian friendly locations around campus.
- F. Update lighting locations for security and focal points to highlight a vibrant campus
- G. Identify focal points on the campus to develop community and student interest, such as the bluff, Harding Blvd corridor, pedestrian pathways near bodies of water, Presidents Row, etc.

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Williams & Williams Architecture, llc 9828 Siegen Lane Baton Rouge, LA 70810 225.202.4552

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Williams & Williams Architecture

## 1. Developing and Implementing the Master Plan

### **Regulatory** Principles and the Comprehensive Plan

- The Planning Review Process (Community Feedback)
- University Strategic Planning

### **Planning** Principles and Practices

- Creating Special Places
- A Pedestrian-Friendly/Walk-able Campus
- A Community of Learning
- Diversity of Use (Institutional/Residential/Retail/Recreation)
- Linking the Surrounding Neighborhoods

### **Design** Principles and Practices

- Green/Sustainable Design (economic, social and environmental)
- A Central Campus "sense of place"
- Future Design Features  
Southern University as Gateway to Scotlandville/ Harding Blvd,  
Mixed-use development (a balance of educational, cultural,  
entertainment, living, working, and commercial uses  
Southern University Town Center
- A visual connection to the Mississippi River
- Review and Refinement of Streetscape and Design Guidelines

### **Process** Principles and Practices

How will we work with you?

- What are the Major Tasks ahead? Project Schedule (from needs analysis to final)
- Community Outreach/Community Stakeholders
- Communication techniques (webpage and newsletter)

## 2. Creating the Southern University Master Planning Process

- The University's leadership/collaborative role in making a world-class City
- The advantages of existing and continuing institutional and community synergies
- Visioning and Charrettes

## 3. Identifying Southern University Core Master Planning Issues and Opportunities

- A walkable, public transit-oriented, sustainable community
- Campus/Site Circulation
- Parking needs analysis
- Defining/Reviewing University goals

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## Williams & Williams Architecture

- Establishing measurable performance indicators and long-term planning objectives
- Establishing & Prioritizing Space Needs for the Campus

### Economic Development

- Central Campus expansion
- Mixed-Use Development opportunities  
Regional Economic Development opportunities  
(Research & Technology)
- Public/Private Developer partnerships

### Landscape Design

- Creating a sense of place Central Campus; Mississippi River relationships, visibility, a comprehensive landscape)
- Recreation & Open Spaces
- City context, physical connections and a sense of security

## ADDITIONAL SERVICE

Changes made after approval will be done on an hourly rate. Additional Services that are not included in this proposal, but can be provided under separate contract; include:

- Three dimensional physical models, art work, marketing products
- As-built drawings based on contractor/construction changes
- Cost estimate
- Existing base drawing. Cadd files to be provided by Manning Architects or Southern University
- LEED Commissions and Submission

## FEE

Programming/Schematic Design	\$ 25,000.00
Progress Master Plan 50% Draft	\$ 25,000.00
Master Plan 95% Complete	\$ 30,000.00
Final Master Plan	\$ 5,000.00
<b>TOTAL</b>	<b>\$ 85,000.00</b>

The above fee is based on our understanding of the project to date and the projected project budget. The fee is subject to change once a budget is established.

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## HOURLY RATES

### Architectural/Landscape Architect

Principal	\$190.00
Sr. Designers	\$125.00
Project Manager	\$105.00
Jr. Designer	\$105.00
Project Architect	\$ 95.00
Administration	\$ 75.00

We will bill a lump sum amount on a monthly basis proportion to the percentage completed. Hourly fees will be billed separately.

Reimbursables - the following items are considered reimbursable and billed separately to the client and apart from professional fees.

Expenses for reproduction, and handling/delivery of project documents and specifications

- Messenger/Delivery services

- Mileage

- Taxis

- Parking

- Premium costs for additional insurance.

- Fees incurred by consultants

- Construction photographs

- Models, Renderings or mock-up by third party beyond basic scope

If you have any questions please do not hesitate to contact Danny Williams at 202.999.4378 x 1009 or cell at 202.246.6691.

Sincerely,

*Danny Williams*

Danny Williams, AIA, NCARB

Managing Partner

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