

**AGREEMENT
FOR
PROFESSIONAL CONSULTANT SERVICES
BETWEEN
CITY OF BROKEN ARROW
AND
FRANKFURT-SHORT-BRUZA-ASSOCIATES, P.C.
FOR
ROSE DISTRICT PLAZA - FARMER'S MARKET PHASE II
PROJECT 2417300**

This AGREEMENT, including Attachment A through Attachment E, between the City of Broken Arrow (OWNER) and Frankfurt-Short-Bruza-Associates, P.C., (CONSULTANT);

W I T N E S S E T H:

WHEREAS, OWNER intends to develop a Master Plan for the Broken Arrow Farmer's Market (PROJECT) for which, OWNER has requested that CONSULTANT provide certain professional services as required and,

WHEREAS, CONSULTANT is qualified and capable to provide the professional services required;

NOW, therefore, in consideration of the promises contained in this AGREEMENT, OWNER and CONSULTANT agree as follows:

ARTICLE 1 - EFFECTIVE DATE

This AGREEMENT shall be effective upon signature of both parties.

ARTICLE 2 - GOVERNING LAW

This AGREEMENT shall be governed by the laws of the State of Oklahoma and venue for any action concerning this Agreement shall be in the District Court of Tulsa County, Oklahoma.

ARTICLE 3 - SERVICES TO BE PERFORMED BY CONSULTANT

CONSULTANT shall perform the SERVICES described in Attachment A, Scope of Services. If construction phase services are included, the CONSULTANT shall be the OWNER'S agent and representative to observe, record and report with respect to all services that are required or authorized by the construction documents. OWNER and CONSULTANT agree that the services to be performed under this AGREEMENT by the CONSULTANT shall be as an independent contractor.

ARTICLE 4 – ORGANIZATION OF SUBMITTAL DOCUMENTS

CONSULTANT shall prepare the documents as described in Attachment B as part of this Agreement.

ARTICLE 5 - COMPENSATION

OWNER shall pay CONSULTANT in accordance with Attachment C, Compensation.

ARTICLE 6 - OWNER'S RESPONSIBILITIES

OWNER shall be responsible for all matters described in Attachment D, OWNER'S Responsibilities and Special Conditions.

ARTICLE 7 - STANDARD OF CARE

CONSULTANT shall perform the SERVICES undertaken in a manner consistent with the prevailing accepted standard for similar services with respect to projects of comparable function and complexity, and with the applicable state laws, as well as the specific codes, regulations, design criteria and construction specifications adopted by the owner and other governing policies published and generally considered authoritative by CONSULTANT'S profession that are in effect at the time of performance of these SERVICES. CONSULTANT is obligated to perform professional services in accordance with the foregoing standard with respect to the laws, codes, regulations, design criteria and construction specifications that are applicable pursuant to this AGREEMENT.

ARTICLE 8 - LIABILITY

8.1 General. Having considered the potential liabilities that may exist during the performance of these SERVICES, the benefits of the PROJECT, and CONSULTANT'S fee for the SERVICES; and in consideration of the promises contained in this AGREEMENT, OWNER and CONSULTANT agree to allocate and limit such liabilities in accordance with Article 10.

8.2 Indemnification. CONSULTANT agrees to defend, indemnify, and hold harmless OWNER, and its agents and employees, from and against legal liability for all claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are caused by the negligent or intentional acts, errors, or omissions of CONSULTANT, its agents or employees. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of OWNER and CONSULTANT, or their agents or employees, then they shall be borne by each party in proportion to each entity's own negligence.

8.3 Consequential Damages. OWNER shall not be liable to CONSULTANT for any special, indirect, or consequential damages resulting in any way from the performance of the SERVICES such as, but not limited to, loss of use, loss of revenue, or loss of anticipated profits.

8.4 Survival. Upon completion of all SERVICES, obligations, and duties provided for in this AGREEMENT, or if this AGREEMENT is terminated for any reason, the terms and conditions of this Article 8 shall survive.

ARTICLE 9 - INSURANCE

During the performance of the SERVICES under this AGREEMENT, CONSULTANT shall maintain the following insurance:

- (1) General Liability Insurance, with a combined single limit of \$1,000,000 for each occurrence and \$1,000,000 in the aggregate;
- (2) Automobile Liability Insurance, with a combined single limit of not less than \$1,000,000 for each person, not less than \$1,000,000 for each accident and not less than \$1,000,000 for property damage; and
- (3) Professional Liability Insurance, with a limit of \$1,000,000 annual aggregate.

CONSULTANT shall furnish OWNER certificates of insurance, which shall include a provision that such insurance shall not be canceled without at least thirty (30) days written notice to OWNER. All PROJECT sub-consultants shall be required to name OWNER and CONSULTANT as certificate holders on their certificate of insurance for the PROJECT, and shall be required to indemnify OWNER and CONSULTANT to the same extent. CONSULTANT shall be held responsible to submit certificates of insurance for sub-consultants to OWNER prior to the sub-consultant's release to commence work.

ARTICLE 10 - LIMITATIONS OF RESPONSIBILITY

CONSULTANT shall not be responsible for: (1) construction means, methods, techniques, sequences, procedures, or safety precautions and programs in connection with the construction

of the PROJECT; or (2) procuring permits, certificates, and licenses required for any construction unless such responsibilities are specifically assigned to CONSULTANT in Attachment A, Scope of Services.

ARTICLE 11 - LIMITATIONS OF RESPONSIBILITIES FOR ACTS OF OTHERS

CONSULTANT shall not at any time supervise, direct, control or have authority over any work performed by any employee, contractor or other agent of OWNER. CONSULTANT shall not be responsible for the acts or omissions of any employee, contractor or other agent associated with the PROJECT except for its own employees, subcontractors and other agents.

ARTICLE 12 - OPINIONS OF COST AND SCHEDULE

Since CONSULTANT has no control over the cost of labor, materials, or equipment furnished by others, or over the resources provided by others to meet PROJECT schedules, CONSULTANT'S opinion of probable costs and of PROJECT schedules shall be made on the basis of experience and qualifications as a professional. CONSULTANT does not guarantee that proposals, bids, or actual PROJECT costs will conform to OWNER'S cost estimates or that actual schedules will conform to OWNER'S projected schedules.

ARTICLE 13 - REUSE OF DOCUMENTS

All documents, including, but not limited to, drawings, specifications, and details, reports, etc. prepared by CONSULTANT pursuant to this AGREEMENT are instruments of service in respect to the PROJECT. They are not intended or represented to be suitable for reuse by CONSULTANT or others on extensions of the PROJECT or on any other project. Any reuse or adaptation without prior written verification by the OWNER for the specific purpose intended will be at CONSULTANT'S sole risk and without liability or legal exposure to the OWNER. CONSULTANT shall defend, indemnify, and hold harmless the OWNER against all claims, losses, damages, injuries, and expenses, including attorney's fees, arising out of or resulting from such reuse.

ARTICLE 14 - OWNERSHIP OF DOCUMENTS AND INTELLECTUAL PROPERTY

Except as otherwise provided herein, engineering documents, drawings, and specifications prepared by CONSULTANT as part of the SERVICES shall become the property of OWNER. CONSULTANT shall retain its rights in its standard drawing details, specifications, data bases, computer software, and other proprietary property. Rights to intellectual property developed, utilized, or modified in the performance of the SERVICES shall remain the property of CONSULTANT, but shall be provided to the OWNER, at no additional expense to the OWNER.

ARTICLE 15 - TERMINATION

This AGREEMENT may be terminated by either party upon written notice in the event of substantial failure by the either party to perform in accordance with the terms of this AGREEMENT. The non-performing party shall have fifteen (15) calendar days from the date of the termination notice to cure or to submit a plan for cure acceptable to the other party.

OWNER may suspend performance of this AGREEMENT for OWNER'S convenience upon written notice to CONSULTANT. Upon restart, an equitable adjustment may be made to CONSULTANT'S compensation, if the period of suspension has created an economic hardship for the CONSULTANT.

ARTICLE 16 - DELAY IN PERFORMANCE

Neither OWNER nor CONSULTANT shall be considered in default of this AGREEMENT for delays in performance caused by circumstances beyond the reasonable control of the non-performing party. For purposes of this AGREEMENT, such circumstances include, but are not limited to, abnormal weather conditions such as floods, earthquakes, fire; civil disturbances such as war, riots, or other civil epidemic; power outages, strikes, lockouts, work slowdowns, or other labor disturbances; sabotage; judicial restraint, and inability to procure permits, licenses, or

authorizations from any local, state, or federal agency for any of the supplies, materials, accesses, or services required to be provided by either OWNER or CONSULTANT under this AGREEMENT.

Should such circumstances occur, the non-performing party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this AGREEMENT.

ARTICLE 17 - WAIVER

A waiver by either OWNER or CONSULTANT of any breach of this AGREEMENT shall be in writing. Such a waiver shall not affect the waiving party's rights with respect to any other or further breach.

ARTICLE 18 - SEVERABILITY

The invalidity, illegality, or unenforceability of any provision of this AGREEMENT or the occurrence of any event rendering any portion or provision of this AGREEMENT void shall in no way affect the validity or enforceability of any other portion or provision of this AGREEMENT. Any void provision shall be deemed severed from this AGREEMENT, and the balance of this AGREEMENT shall be construed and enforced as if this AGREEMENT did not contain the particular portion or provision held to be void. The parties further agree to amend this AGREEMENT to replace any stricken provision with a valid provision that comes as close as possible to the intent of the stricken provision. The provisions of this Article shall not prevent this entire AGREEMENT from being void should a provision which is of the essence of this AGREEMENT be determined void.

ARTICLE 19 - INTEGRATION

This AGREEMENT represents the entire and integrated AGREEMENT between OWNER and CONSULTANT. It supersedes all prior and contemporaneous communications, representations, and agreements, whether oral or written, relating to the subject matter of this AGREEMENT.

ARTICLE 20 - SUCCESSORS AND ASSIGNS

To the extent permitted by Article 22, OWNER and CONSULTANT each binds itself and its successors and assigns to the other party to this AGREEMENT.

ARTICLE 21 - ASSIGNMENT

Neither OWNER nor CONSULTANT shall assign its duties under this AGREEMENT without the prior written consent of the other party. Unless otherwise stated in the written consent to an assignment, no assignment will release or discharge the assignor from any obligation under this AGREEMENT. Nothing contained in this Article shall prevent CONSULTANT from employing independent sub-consultants, associates, and sub-contractors to assist in the performance of the SERVICES. However, third party entities must comply with Article 9.

ARTICLE 22 - THIRD PARTY RIGHTS

Nothing in this AGREEMENT shall be construed to give any rights or benefits to anyone other than OWNER and CONSULTANT.

ARTICLE 23 - COMPLETION

CONSULTANT shall complete the services within the time frame outlined on Attachment E, Schedule, subject to conditions which are beyond the control of the CONSULTANT.

ARTICLE 24 - IMMIGRATION COMPLIANCE

24.1 Consultant shall demonstrate that he:

- 24.1.1 Has complied, and shall at all times during the term of this Contract, comply in all respects with all immigration-related laws, statutes, ordinances and regulations including without limitation, the Immigration and Nationality Act, as amended, the Immigration Reform and Control Act of 1986, as amended, and the Oklahoma Taxpayer and Citizen Protection Act of 2007 (Oklahoma HB 1804) and any successor laws, ordinances or regulations (collectively, the Immigration Laws"); and
- 24.1.2 Has properly maintained, and shall at all times during the term of this Contract, maintain any and all employee records required by the U.S. Department of Homeland Security ("DHS"), including, without limitation, properly completed and maintained Form I-9s for each of the Consultants employees; and
- 24.1.3 Has verified the employment eligibility for all employees hired on or after July 1, 2008 through DHS's E-Verify system, and shall at all times continue to verify the employment eligibility of all employees hired during the term of this Contract; and
- 24.1.4 Has required, and will at all times during the term of this Contract, require any sub-contractor utilized, hired or sub-contracted for by Consultant for the completion or undertaking of any duties, tasks or responsibilities under this Contract, to comply the requirements and obligations imposed by the Immigration Laws and set forth in Paragraph (I), parts (a), (b) and (c), above, with regards to each of the sub-contractor's employees.
- 24.2 Consultant will indemnify, defend and hold harmless City against any loss, cost, liability, expense (including, without limitation, costs and expenses of litigation and reasonable attorney's fees) demands, claims, actions, causes of action, liabilities, suits, damages, including special and consequential damages that arise from or in connection with, directly or indirectly, Consultants failure, deliberate or negligent, to fulfill its obligations and representations regarding verifying the employment eligibility of its employees and the employees of any subcontractor utilized by Consultant as set forth more fully in Paragraph 24.1 above.

ARTICLE 25 - COMMUNICATIONS

Any communication required by this AGREEMENT shall be made in writing to the address specified below:

OWNER:	City of Broken Arrow 485 N. Poplar Avenue Broken Arrow, OK 74012 Contact: Mr. Charlie Bright, PE Director of Engineering and Construction
CONSULTANT:	Frankfurt-Short-Bruza-Associates, P.C. 5100 E Skelly Drive, Suite 920, Tulsa, OK 74135 405.840.2931 Contact Name: Ryan Dawson, AIA, NCARB, MBA Principal

Nothing contained in this Article shall be construed to restrict the transmission of routine communications between representatives of OWNER and CONSULTANT.

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IN WITNESS WHEREOF, the City Manager of the City of Broken Arrow, Oklahoma has hereunto set his hand, for and on behalf of the City of Broken Arrow and the CONSULTANT has signed, or caused his name to be signed, and seal affixed by proper authority, the day and year first above written and these presents have been executed in triplicate counterparts.

OWNER:

City of Broken Arrow, a Municipal Corporation

By: _____

Michael L. Spurgeon, City Manager

Date: _____

CONSULTANT:

Frankfurt-Short-Bruza-Associates, P.C.

By: _____

Name: Ryan Dawson

Office: Principal

Date: 6.10.25

(CORPORATE SEAL, IF APPLICABLE)

Attest: _____

City Clerk [Seal]

Date: _____

Attest: _____

Emily Avery

Name: Emily Avery
Office: Controller

Date: 6/10/25

Approved as to form:

Graham Parker

Assistant City Attorney

VERIFICATION

State of Oklahoma)

) §

County of Oklahoma)

Before me, a Notary Public, on this 10th day of June, 2025, personally appeared Ryan Dawson, known to be to be the (President, Vice-President, Corporate Officer, Member, or Other: _____) of Frankfurt-Short-Bruza-Associates, P.C., and to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed for the uses and purposes therein set forth.

My Commission Expires:

01-16-2027

Dakota Ratley
Notary Public



**ATTACHMENT A
TO
AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
BETWEEN
CITY OF BROKEN ARROW (OWNER)
AND
FRANKFURT-SHORT-BRUZA-ASSOCIATES, P.C.
FOR
ROSE DISTRICT PLAZA - FARMER'S MARKET PHASE II
PROJECT 2417300**

SCOPE OF SERVICES

The following scope of services shall be made a part of the AGREEMENT dated the Second day of June, 2025.

1.0 PROJECT UNDERSTANDING

- 1.1 CONSULTANT understands that the OWNER has retained their professional services in order to prepare a master plan for advertising and budgeting purposes for future development and expansion of the Broken Arrow Farmers Market. These documents shall include, but not be limited to, the following: documentation of existing conditions and utilities; diagrammatic layouts of master plan including site plans, axonometric diagrams, and exterior renderings; strategy for branding and storytelling; conceptual programming for Plaza; conceptual cost estimate with possible phasing options. Reference Exhibit A, Fee Proposal.
- 1.2 The CONSULTANT is required to keep the OWNER apprised of the PROJECT costs and advise the OWNER of necessary cost reduction measures, if required, during the course of the PROJECT.
- 1.3 Furthermore, the CONSULTANT understands that the OWNER has (\$TBD) budgeted for this PROJECT that includes all professional consultant fees and project construction monies.

2.0 PROJECT SCOPE

- 2.1 The project consists of a master plan for project site from S Main Street to S Ash Ave and W El Paso St to the railroad tracks. The master plan will include: site plans, axonometric diagrams, and exterior renderings. Reference Exhibit A, Fee Proposal.
- 2.2 City will provide Geotechnical Report (Soils Report), and site survey.
- 2.3 CONSULTANT will provide project cost estimates.
- 2.4 CONSULTANT will prepare promotional materials of this project that will be used in the upcoming Broken Arrow Bond.

3.0 SCOPE OF SERVICES

- 3.1 ADMINISTRATIVE/MANAGERIAL DUTIES: CONSULTANT shall be responsible to perform the following tasks throughout the course of the PROJECT:
 - 3.1.1 Document all meetings, conferences, coordination, phone conversations, etc. and send documentation to OWNER within three (3) calendar days.
 - 3.1.2 Meet with the Owner in a Pre-Design Conference in order to determine design criteria, requirements and codes and other critical design features of the Project such as preferred alignment as well as project schedule and milestone dates.
 - 3.1.3 Provide Owner with a list of all proposed sub-consultants and tasks sub-consultants are responsible to perform.
 - 3.1.4 Meet with the Owner to discuss review comments on each phase of the project, and incorporate appropriate comments into following phase.
- 3.2 PROGRAMMING PHASE: Upon receiving the written Notice to Proceed, the Consultant shall perform the following tasks in accordance with the schedule provided in Attachment E:
 - 3.2.1 Programming workshops with OWNER and key stakeholders
 - 3.2.2 Develop program to align with Project goals
 - 3.2.3 Review proposed program with the OWNER
 - 3.2.4 Incorporate OWNER feedback into proposed program
 - 3.2.5 Submit final program for OWNER review via email or Flash Drive.
- 3.3 CONCEPTUAL DESIGN PHASE: Upon receiving the written Notice to Proceed, CONSULTANT shall perform the following tasks in accordance with the schedule provided in Attachment E:
 - 3.3.1 Conceptual design charette OWNER and key stakeholders
 - 3.3.2 Develop conceptual design to align with Project goals and OWNER input
 - 3.3.3 Review proposed design concept with the OWNER
 - 3.3.4 Incorporate OWNER feedback and refine proposed conceptual design.
 - 3.3.5 Submit final conceptual design for OWNER review via email or Flash Drive.
- 3.4 FINAL SUBMITTALS
 - 3.4.1 Incorporate final review comments and furnish one (1) complete set of drawings, one (1) unbound set of 11" x 17" drawings, and one (1) set of final drawings on electronic media (PDF format).
- 3.5 BOND ASSISTANCE PHASE:
 - 3.5.1 Not applicable. Scope to be determined at a later date.

**ATTACHMENT B
TO
AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
BETWEEN
CITY OF BROKEN ARROW (OWNER)
AND
FRANKFURT-SHORT-BRUZA-ASSOCIATES, P.C.
FOR
ROSE DISTRICT PLAZA - FARMER'S MARKET PHASE II
PROJECT 2417300**

ORGANIZATION OF SUBMITTAL DOCUMENTS

The CONSULTANT shall prepare the following documents as described as a part of the AGREEMENT dated the Second day of June, 2025.

- 1.0 MASTER PLANS:** The CONSULTANT shall submit in-full, the master plans in accordance with City requirements.
- 2.0 COST ANALYSIS:** The CONSULTANT shall submit in-full, a cost estimate analysis containing estimates and long term projections
- 3.0 DESIGN CALCULATIONS:** The CONSULTANT shall submit in-full, in accordance with this AGREEMENT, the following documents as part of the Design Analysis.
 - 4.1** Not applicable.
- 5.0 CONTRACT DOCUMENTS:** The CONSULTANT shall submit in-full, all documents in accordance with City requirements.

**ATTACHMENT C
TO
AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
BETWEEN
CITY OF BROKEN ARROW (OWNER)
AND
FRANKFURT-SHORT-BRUZA-ASSOCIATES, P.C.
FOR
ROSE DISTRICT PLAZA - FARMER'S MARKET PHASE II
PROJECT 2417300**

COMPENSATION AND ADDITIONAL SERVICES

The following compensation and hourly rates shall apply as described in Attachment D and shall be made a part of the AGREEMENT dated the Second day of June, 2025.

1.0 BASIC COMPENSATION

The basic compensation for the Professional Consultant to perform all duties and responsibilities associated with the Scope of Services as described in Attachment A shall be in accordance with the following payment breakdown:

- 1.1 Programming Phase Payment: The OWNER shall pay the CONSULTANT a lump sum amount of \$ 24,205.00 for the completion of the Preliminary Phase. This amount includes all labor, material, overhead and profit associated with the Scope of Services.
- 1.2 Conceptual Design Phase Payment: The OWNER shall pay the CONSULTANT a lump sum amount of \$ 29,633.00 for the completion of the Final Phase. This amount includes all labor, material, overhead and profit associated with the Scope of Services.
- 1.3 The OWNER may negotiate other professional services fees with the CONSULTANT at the OWNER'S discretion.

2.0 ADDITIONAL SERVICES BASED ON TIME

The hourly rates set forth in Appendix 1 include all salaries, benefits, overhead and other indirect costs including federal, state, and local taxes, plus profit and effective as of April 1, 2025 for architectural / engineering services.

3.0 REPRODUCTION

All charges for reproduction shall be included in Basic Compensation Fee of the Professional Consultant. No separate payment will be made for these expenses.

4.0 MILEAGE

All direct costs shall be included in the Basic Compensation of the Professional Consultant. No separate payment will be made for these expenses.

5.0 DIRECT COSTS

All direct costs shall be included in the Basic Compensation of the Professional Consultant. No separate payment will be made for these expenses.

6.0 ADJUSTMENT CLAUSE

The rates and costs described in this AGREEMENT shall not be revised annually, unless mutually agreed upon by both parties.

**ATTACHMENT D
TO
AGREEMENT FOR CONSULTING SERVICES
BETWEEN
CITY OF BROKEN ARROW (OWNER)
AND
FRANKFURT-SHORT-BRUZA-ASSOCIATES, P.C.
FOR
ROSE DISTRICT PLAZA - FARMER'S MARKET PHASE II
PROJECT 2417300**

OWNER'S RESPONSIBILITIES AND SPECIAL CONDITIONS

The following list of special OWNER'S responsibilities and contract special conditions shall be made a part of this AGREEMENT dated the Second day of June, 2025.

1.0 OWNER'S RESPONSIBILITIES

- 1.1 OWNER shall furnish to CONSULTANT all available information pertinent to the PROJECT including previous reports and any other data relative to design and construction of the PROJECT;
- 1.2 OWNER shall furnish to CONSULTANT all public utility information available relative to the design and construction of the PROJECT.
- 1.3 OWNER shall furnish to CONSULTANT list of codes adopted by the municipality as well as subdivision regulations, design criteria and construction standards and specifications that may be pertinent to the design and construction of the PROJECT;
- 1.4 OWNER shall be responsible for all permit fees and for all reproduction costs associated with the bidding of the final approved construction documents required for the construction of this PROJECT;
- 1.5 OWNER shall be responsible for all land/easement acquisition costs and filing of the required legal documents, if necessary; and
- 1.6 OWNER shall examine all studies, reports, sketches, estimates, specifications, plan drawings, proposals, and other documents presented by the CONSULTANT and render in writing decisions pertaining thereto within a reasonable time so as not to delay the SERVICES of the CONSULTANT.

2.0 SPECIAL CONDITIONS

- 2.1 None

**ATTACHMENT E
TO
AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
BETWEEN
CITY OF BROKEN ARROW (OWNER)
AND
FRANKFURT-SHORT-BRUZA-ASSOCIATES, P.C.
FOR
ROSE DISTRICT PLAZA - FARMER'S MARKET PHASE II
PROJECT 2417300**

PROJECT SCHEDULE

The following schedule shall be made a part of the AGREEMENT dated the Second day of June, 2025.

1.0 PRELIMINARY DESIGN PHASE:

- 2.1 Notice to Proceed: June 2, 2025
- 2.2 Programming Workshop(s): June 9 – 20, 2025
- 2.3 Program Development: June 23 – July 4, 2025
- 2.4 Submit Final Program for Owner Review: July 8, 2025
- 2.5 Owner Review: July 9 – July 18, 2013

2.0 FINAL DESIGN PHASE:

- 2.1 Notice to Proceed: July 21, 2025
- 2.2 Conceptual Design Charette: July 25, 2025
- 2.2 Conceptual Design: July 28, 2025 – August 8, 2025
- 2.5 Concept Review Meeting: August 10, 2025
- 2.6 Concept Refinement: August 11 – 18, 2025
- 2.7 Submit Final Conceptual Design: August 19, 2025
- 2.8 Owner Review: August 20 – September 1, 2025

3.0 FINAL MASTER PLAN: To be submitted within 30 days after OWNER provides contractor red-lines to CONSULTANT upon completion of construction.



May 23, 2025

Ms. Shannon Marshall
Special Projects Division Manager
City of Broken Arrow
220 South First Street
Broken Arrow, Oklahoma 74012

Re: Broken Arrow Rose District Master Plan Design Services Proposal

Dear Ms. Marshall:

Frankfurt-Short-Bruza Associates, P.C. (FSB) is pleased to provide this proposal for design services for the Master Plan of the Rose District Plaza in Broken Arrow, Oklahoma. The Rose District Plaza is the heart of downtown Broken Arrow—a vibrant, multi-use civic space that blends heritage with community pride. It is our understanding that the City seeks to:

- Reinforce the Rose District as a cultural and economic anchor
- Enhance the functionality and appeal of the Museum and Farmer's Market site
- Create a bold yet implementable master plan package in advance of a bond election
- Integrate community, cultural, and seasonal events such as Rooster Days and winter skating into the programming
- Address infrastructure needs (e.g., burying overhead electrical lines, access upgrades, new restrooms)

This plan will guide the evolution of a site that includes iconic features (grain silo, splash pad, Farmer's Market, museum, etc.), supports a myriad of programming and events.

Scope of Services

FSB proposes the following key phases:

Phase 1: Programming

- Site visits, context analysis, and stakeholder interviews
- Programming workshops with TED, Parks, Maintenance, and City Leadership
- All-day stakeholder charrette to identify project goals, design components, etc.
- Existing conditions documentation, including site survey and utilities review

Phase 2: Conceptual Design

- Visioning workshops and urban design framework
- Integration of event infrastructure (shade, stage, lighting, vendor spaces)
- Evaluation of traffic, pedestrian access, and infrastructure needs
- Visual masterplan package with site plan, axon diagrams, renderings
- Strategy for branding and storytelling ("storybook" style)
- Conceptual programming for Plaza area
- Cost estimate and possible phasing options

Project Roles & Responsibilities

FSB | Design Lead

- Lead overall project management and coordination
- Provide architectural programming and conceptual design
- Placemaking, master plan vision packaging
- Assemble final deliverable package

Kimley Horn | Civil Engineer and Landscape

- Civil engineering and landscape architecture
- Support site design for campus master plan
- Infrastructure assessment and strategy

White & Associates | Cost Estimator

- Develop pricing for finalized Design Concept

Fee Summary

Please note that the proposed fees are based on our current understanding of the project's size and scope, as discussed to date. Should significant changes to the scope or budget arise, we will be happy to revisit the fee structure in collaboration with your team.

Phase	Fee
Phase One: Programming	\$ 24,205
Phase Two: Conceptual Design	\$ 29,633
Total Design Fee	\$ 56,338

Conclusion

We believe this project represents an opportunity to create a space that honors Broken Arrow's legacy while shaping an inviting, vibrant future. Our team is deeply invested in collaborating with the City to define and package a vision that is both bold and buildable.

We hope this proposal meets your expectations, but please feel free to contact us if you have any questions or require additional information. We look forward to your feedback and are prepared to initiate work upon approval.

Let's grow something unforgettable—together.

Sincerely,

FRANKFURT-SHORT-BRUZA ASSOCIATES, P.C.



Ryan Dawson, AIA, NCARB, MBA
Principal

APPENDIX 1



FRANKFURT-SHORT-BRUZA-ASSOCIATES, P.C.
CONSULTANT'S COMPENSATION FOR SERVICES
Hourly Rates Effective April 1, 2025

PROFESSIONAL STAFF	HOURLY RATES
Principal	\$267.00
Project Manager, Senior	\$202.00
Project Manager	\$167.00
Project Coordinator	\$106.00
Mechanical Engineer, Senior	\$172.00
Mechanical Engineer	\$133.00
Mechanical EIT	\$125.00
Mechanical Designer	\$120.00
Plumbing Designer	\$108.00
Architect, Senior	\$192.00
Architect	\$138.00
Architectural Designer	\$120.00
Licensed Interior Designer, Senior	\$198.00
Interior Designer	\$112.00
Structural Engineer, Senior	\$184.00
Structural Engineer	\$148.00
Structural EIT	\$117.00
Structural Designer	\$113.00
Fire Protection Engineer, Senior	\$162.00
Fire Protection Engineer	\$145.00
Fire Protection Designer	\$127.00

Electrical Engineer, Senior	\$177.00
Electrical Engineer	\$140.00
Electrical EIT	\$125.00
Electrical Designer	\$123.00
Communication Specialist/RCDD	\$130.00
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Construction Representative, Senior	\$188.00
Construction Representative	\$145.00
Specification Writer	\$127.00
Clerical, Senior	\$105.00
Clerical	\$75.00