

April 2, 2026

Mr. John Rooney, PE
Commissioner of Public Works
City of Racine
730 Washington Avenue
Racine, WI 53403

Subject: Amendment 2 Proposal for Civil Engineering for McMynn Parking Lot Design located at 120 7th Street located in Racine, WI

Dear Mr. Rooney:

K. Singh & Associates, Inc. (KSingh) is pleased to submit this amendment for providing civil engineering services for the parking lot restoration and design for the referenced property. This proposal is based on a request for a proposal to Ajay Singh, MPM, PE. A project background, scope of services, fee, and schedule are included in this proposal.

Background

It is our understanding that the subject property consists of a parking ramp located in Racine, WI. The property is proposed to be demolished for redevelopment. To prepare for demolition, bid specifications are being prepared by KSingh. This proposal addresses the alternate/if-authorized scope included in the original proposal to address the restoration of the site following demolition.

Scope of Services

KSingh will provide the following services:

- Task 6 – Parking Lot Design
 - Civil Engineering
 - Drawings
 - Design & Grading of Future Surface Parking Lot
 - Plan Sheets:
 - Existing Conditions
 - Traffic Control & Staging
 - Site Demolition Plan
 - Erosion Control Plans
 - Grading Plan
 - Site Restoration Plan
 - Utility Plan
 - Construction Details
 - Draft, Final Bid Documents
 - Permitting
 - Land Survey
 - Provided by subconsultant. See attached subconsultant proposal for full details.

- Landscape Design
 - Provided by subconsultant. See attached subconsultant proposal for full details.
- Site Lighting
 - Provided by subconsultant. See attached subconsultant proposal for full details.
- Structural Analysis of Existing Wall
 - Provided by subconsultant
- Task 7 - Construction Administration
 - Pay Application Requests Review & Recommendations for Approval
 - Conduct Monthly Site Visits (3 assumed)
 - RFIs & Shop Drawing Submittal Review

Project Organization

Ajay Singh, MPM, PE will serve as the Principal for the project.

Fee

Our fee for the work as described in the Scope of Services will be charged on a lump sum basis and is detailed in the attached Table 1. A contract summary is below:

Contract	Scope	Fee
Original Contract	Parking Structure Bid Specifications	\$57,765.00
Amendment 1	Pre-Demolition Inspection	\$7,772.50
<i>Proposed Amendment 2</i>	<i>Parking Lot Design & Construction Admin</i>	<i>\$50,306.20</i>
Total		\$115,843.70

Assumptions

The following assumptions were used when developing this proposal:

- Level of effort assumes this is not a separate bid package and the surface lot plans and specifications would be issued as a construction bulletin to the same Contractor who was awarded the demolition contract.
- Construction Administration includes 3 site visits; additional site visits will require additional effort.
- See attached subconsultant proposals for additional assumptions.

General Conditions

The Terms and Conditions for this agreement are the same as the original contract. If conditions different from those described above are encountered, which we feel warrant work beyond the Scope of Services described above, we would propose to perform such work, with your permission, at additional cost.

Performance Schedule

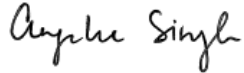
The project schedule will be developed in coordination with the City.

Closure

KSingh appreciates this opportunity to provide the requested services. Should you have any questions regarding this proposal, please contact us at (262) 821-1171.

Sincerely,

K. SINGH & ASSOCIATES, INC.



Angy K. Singh, Ph.D.
Director of Business Development



Ajay Singh, MPM, PE
Principal Engineer

Attachments: Table 1 - Level of Effort
Subconsultant Proposals

CITY OF RACINE

By: _____
Cory Mason, Mayor Date

ATTEST:

By: _____
Tara McMenamin, City Clerk Date

Provisions have been made to pay the liability that will accrue hereunder.

By: _____
Kathleen Fischer, Finance Director Date

APPROVED AS TO FORM:

By: _____
Scott R. Letteney, City Attorney Date

KSingh / City of Racine

Amendment - McMynn Parking Lot Design

4/2/2026

Table 1 - Summary of Fees

Category	Dollars
Task 6 - Parking Lot Design	\$42,961.20
Task 7 - Construction Administration	\$7,200.00
Reimbursable Expenses	\$145.00
Total	\$50,306.20

Table 2 - Level of Effort

Classification	Principal / PM		Senior Engineer		Project Engineer			
	\$ 175.00		\$ 150.00		\$ 125.00			
Task	Hours	Dollars	Hours	Dollars	Hours	Dollars	Hours	Dollars
Task 6 - Civil Design								
Design & Grading of Future Parking Lot	2	\$350.00	16	\$2,400.00	40	\$5,000.00	58	\$7,750.00
Plan Sheets	2	\$350.00	16	\$2,400.00	40	\$5,000.00	58	\$7,750.00
Permitting	2	\$350.00	8	\$1,200.00	24	\$3,000.00	34	\$4,550.00
Task 6 Subtotal	6	\$1,050.00	40	\$6,000.00	104	\$13,000.00	150	\$20,050.00
Task 7 - Construction Administration								
Pay Application Requests Review (2)	2	\$350.00		\$0.00	4	\$500.00	6	\$850.00
Monthly Site Visits (3)		\$0.00		\$0.00	24	\$3,000.00	24	\$3,000.00
RFIs & Shop Drawings	2	\$350.00		\$0.00	24	\$3,000.00	26	\$3,350.00
Task 7 Subtotal	4	\$700.00	0	\$0.00	52	\$6,500.00	56	\$7,200.00
TOTAL	10	\$1,750.00	40	\$6,000.00	156	\$19,500.00	206	\$27,250.00

Table 3a - Direct Expenses

Task No.	Expense Type	Units	Unit Price	Dollars
Task 7 - Construction Admin	Mileage	200	\$ 0.725	\$145.00
TOTAL				\$145.00

Table 3b - Subconsultant Expenses

Task No.	Scope	Units	Unit Price	Dollars
Task 6 - Design	Survey (Chaput Land Surveys)	1	\$ 2,400.00	\$2,400.00
Task 6 - Design	Structural Analysis (Spire)	1	\$ 2,000.00	\$2,000.00
Task 6 - Design	Site Lighting (Ring & DuChateau)	1	\$ 15,000.00	\$15,000.00
Task 6 - Design	Landscape Design (Heller)	1	\$ 3,511.20	\$3,511.20
TOTAL				\$22,911.20

CHAPUT

LAND SURVEYS

Proposal

Date: March 26, 2026
Client: Ksingh & Associates
3636 N. 124th St.
Wauwatosa, WI 53222

By: Ajay Singh
Title: Vice President
Phone: 262-951-5360
Email: asingh@ksinghengineering.com

1. *SITE ADDRESS:* 120 Seventh St., Racine WI 53403
2. *ABBREVIATED LEGAL DESCRIPTION OF PROPERTY:* Tax Parcel 276000000313000 (0.59+/- Acres)
 2. *DESCRIPTION OF SERVICES TO BE PERFORMED:* Chaput Land Surveys will prepare the following:
 - i. Additional topography inside the 1st floor of the parking lot sufficient to create a surface, along with the top and bottom of the first floor exterior walls of the building.
 - ii. Attain a Title Commitment.
4. *ESTIMATED COMPLETION SCHEDULE:* Services will be completed within 4 weeks of authorization to proceed.
5. *PROFESSIONAL FEES:* The above services will be provided for lump sum fees as follows:
 - i. Additional Topography \$1,900.00
 - ii. Title Commitment \$500.00
6. *CLIENT RESPONSIBILITIES:* Client shall provide Chaput Land Surveys with a copy of a current title Insurance Commitment with the legal description of the property to be surveyed.
7. *ACCEPTANCE:* If this proposal is acceptable, please sign and return this document to our office.

Chaput Land Surveys



John P. Konopacki PLS
Director of Survey | Principal

Date: March 26, 2026

Ksingh & Associates

By: _____

Name: _____

Date: _____

March 27, 2026

K. Singh & Associates, Inc.
3636 N 124th Street
Milwaukee, WI 53222

ATTN: Ajay Singh

RE: City of Racine Parking Lot Lighting

R & D Proposal No.: P226135

Dear Ajay:

Thank you for the opportunity to collaborate on this project. This is a proposal for Ring & DuChateau, LLP (Engineer) to provide K. Singh & Associates (Client) with engineering services for the City of Racine Parking Lot Lighting.

PROJECT DESCRIPTION:

This proposal is based on the following project description:

- New Parking Lot: New site lighting, controls and power. Power to be derived from new Utility service.

SCOPE OF ENGINEERING SERVICES:

Prepare plans and specifications for bidding and construction. The following discipline specific services are included in this proposal:

- Electrical:
 - Design of exterior Electrical systems on site including:
 - Site lighting and control systems.
 - Electrical Utility service (Application by Owner).
 - Preparation of required state Lighting submittal forms in accordance with applicable regulatory agency requirements and supporting documentation.

Excluded Services:

The following services are not included in this proposal:

- Design of specialty MEP systems not included in the proposed scope (such as geothermal, photovoltaic solar, hot water solar, greywater reuse, wind power and process piping)
- Identification and treatment of hazardous materials.
- Preparation of storm water management plans or studies and associated forms.
- Construction related work performed by contractors. This work would be contracted directly by the owner. Contractor related work includes but is not limited to the following:
 - Fire hydrant test as required for Fire Protection design.

- Civil Site Surveys
- Geotechnical investigations
- Locating of underground utilities.
- Testing of systems
- Non-destructive imaging

R&D can facilitate setting the scope of the above contractor work as well as obtaining proposals from contractors for the work for execution of the work by the owner. R&D can provide this as an additional service.

Meetings/Site Visits:

Meeting/Visit	Number of Meetings / Site Visits					
	Elec					
Review existing conditions as required	-					
Design meetings as required.	-					
Pre-bid meeting	-					
Pre-construction meeting	-					
Construction meetings	-					
Construction site visits	1					

Note: Participating staff may share multiple disciplines depending on the scope involved.

DELIVERABLES:

- Operating Software System/Version:
 - BIM authorizing software Autodesk Revit will be utilized. Services and documents will be prepared to Level 200, as defined by AIA BIM definitions.
 - CAD Drawings: Autodesk AutoCad MEP or Civil 3D.
 - Word processing: Microsoft Word.
 - Spreadsheets: Microsoft Excel.
 - Portable Document Format (PDF): Adobe Acrobat or Bluebeam.
 - All documents shall be delivered electronically.
- Bid Documents:
 - Drawings and specifications to enable Client to obtain competitive bids and receive approval of the governing authorities.
 - Opinion of probable construction cost.
- Construction Documents:
 - Update drawings with addendum(s).
- Construction Administration:
 - Equipment submittal review.
 - Attendance at construction meetings as noted in above meeting schedule.
 - Construction site visits as noted in above meeting schedule.
 - Respond to RFI's.
 - Prepare construction bulletins.
 - Prepare final punch list.

FEE

We propose to provide the scope of services for the above-referenced project on a fixed fee basis] [percentage of the cost of the work designed including all alternates.

Base Fee:

The fee is broken down as follows:

Electrical \$ 15,000

SCHEDULE:

TBD.

Expenses:	Included in Base Fee	Not Included in Base Fee	Reimbursable
Plan approval fees.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Travel expenses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Delivery services.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Plotting of CAD drawings for owner review, code submittal and bidding.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Mileage all.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reimbursable expenses will be billed at 100% of cost.			

If the above and aforementioned is satisfactory, please verify by returning a signed copy. A formal contract that includes a copy of this proposal is also acceptable.

If you have any questions regarding this proposal, please contact us.

Sincerely,

Ring & DuChateau, LLP
Consulting Engineers



Name:

Cc: Accounting-2026 Ring & DuChateau

March 27, 2026

E:\226jobs\226135.00\06-ProjectManagement\02-FeeProposal\P226135 City of Racine Site Lighting Proposal 2026-03-27.docx

NOTE: This proposal is valid for one (1) month from the date of this letter.

Accepted:

Date:



Wednesday, March 25, 2026

Ksingh Engineering, Inc.
Ajay Singh, MPM, PE
3636 N. 124th Street
Wauwatosa, WI 53222

Electronic Mail
asingh@ksinghengineering.com

Dear Ajay:

Thank you for this opportunity to present my professional landscape design services to you. At your request, I have prepared a proposal for the preparation of a Landscape Plan - New Development for the following project:

*McMynn Tower Parking Lot
665 S. Main Street
Racine, WI 53403*

I have structured the enclosed proposal based on the amount of time that I have estimated necessary to achieve a thorough and complete landscape design. Further, the fees contained in this proposal shall not exceed the maximum amount stated without your prior approval.

You should know that I am fully insured carrying both personal liability, and professional liability insurance. At your request, certificates will be provided to you and Ksingh Engineering, Inc. Further, I am a registered or licensed as a Landscape Architect in the both Wisconsin and Illinois.

If you have additional questions regarding my qualifications or credentials, please do not hesitate to contact me directly at (262) 639-9733, or by e-mail at david@wdavidheller.com. You might also visit my website, www.wdavidheller.com for more on my services, background, and design process.

Thank you again for the opportunity to present this proposal. I look forward to assisting you with your project!

Very Truly Yours,

W. David Heller, ASLA

P.O. Box 1359
Lake Geneva, Wisconsin 53147

ph 262 639 9733
m 414 614 9733

david@wdavidheller.com
www.wdavidheller.com



P.O. Box 1359 | Lake Geneva, Wisconsin 53147

March 25, 2026

revised:

Landscape Plan - New Development

Heller & Associates, LLC (Landscape Architect) agrees to perform professional landscape design services as outlined in this proposal for the: *Landscape Plan - New Development*

*665 S. Main Street
Racine, WI 53403*

Client's signature below indicates agreement with the terms of this proposal, and a promise to perform as specified herein. Further, Client agrees to sign and return an executed proposal prior to the release of any documents. Failure by Client to do so indicates acceptance of proposal as presented.

Client Name: Ksingh Engineering, Inc.
Contact: Ajay Singh, MPM, PE
Address: 3636 N. 124th Street
Wauwatosa, WI 53222
Direct Phone: 262.821.1171 x118
E-mail: asingh@ksinghengineering.com

Facsimile: 262.821.1174
Mobile: 262.232.2420

PROJECT DESCRIPTION:

Landscape Design for the following project:
Scope of Work:
Specific elements/additional description:

McMynn Tower Parking Lot
Landscape Plan - New Development
Landscape Plan for municipal review and approval for a proposed at-grade parking lot in the City of Racine, Wisconsin. Property is bounded by South Main Street and 7th Street.
Racine, WI 53403

Location/Municipality of Project:

SCOPE AND FEES: Landscape Architectural/Design Services for this Project shall include the following:

• Site Inventory: Landscape Architect will review and evaluate the existing conditions of the Project area as outlined above to obtain information necessary to prepare the *Landscape Plan - New Development*

• Site Visit(s) to inventory vegetation types & limits has (have) been included in the landscape design scope, and are limited to a total of: **1** visit(s)

• Attachment "A" outlines the Specific Scope of Services and total Design Fees for this project.

• Landscape Design: Landscape Architect shall prepare a landscape design incorporating the tastes, preferences and to the extent possible, budgetary constraints of the Client. Landscape Architect and Client shall meet at a mutually agreeable time(s) and location(s) to review the design process. The number of project meetings (preliminary & final) included in this proposal is:

1	<i>Total Conceptual Design Meetings</i>	1	<i>Total Final Design Meetings</i>
1	<i>On-Site Conceptual Design Meetings</i>	1	<i>On-Site Final Design Meetings</i>

• At the request of the Client, the Landscape Architect will revise the landscape design up to two (2) times at no additional cost to client. In the event of a material change to the site plan survey or program initially provided to Landscape Architect, revisions will be billed at the hourly rate set forth herein.

• Client understands that end users of any commercial/retail portion of the site development may have specific requirements or preferences that are unknown at this time. If direction is given to Heller & Associates, LLC relating to specific user-directed space before the final plan is prepared, those modifications may be incorporated into the plan. If not the landscape plan set can be amended at a later date for an additional fee.

• Delivery of Design: Landscape Architect shall timely deliver to Client the final project design as described herein. This may or may not include: Planting Plan, Plant & Material Schedule, Specifications (on request), and any preliminary Project Budget. Additional deliveries may be provided at additional cost(s). Fees for services are billed after the first set of revisions, if any, or at sixty (60) days from the date of authorization, whichever comes first.

• Design Fees: The fees for the above work shall be as outlined in Schedule "A" attached hereto. The Project is subject to the following Wisconsin State, City, and County sales tax rate: **5.60%**

• Third-Party charges for photographic services, third-party photocopying/scanning, blueprint & reproduction services, postage/courier services, and any other additional materials and services specific to the Project up to the following limit are included in the overall Design Fees: **\$0.00**

- Additional work beyond the scope specified herein shall be billed to Client (with prior approval) at the following rate (inclusive of applicable Wisconsin State, County & other regional taxes): **\$184.80**

CLIENT RESPONSIBILITIES: The Client shall supply the Project materials indicated:

	<i>x = Required Item</i>	<i>√ = Requirement Satisfied</i>	<i>n/r = Item not required</i>
Base Plan/Survey Information (DWG):	x		Civil Eng. / Grading Plan (DWG): x
Site Photographs (no snow cover):	n/r		Building Floor Plans (PDF or DWG): n/r
Cert. Plat of Survey with existing tree locations (PDF):	x		Building Elevations (PDF): n/r
Site Survey Base File (DWG)	x		

** a current Plat of Survey will be necessary for most permitting and municipal approvals*

Client shall also timely pay the design fee, including any agreed upon additional hourly fees and reimbursable charges in excess of the limit outlined herein.

OWNERSHIP OF DRAWINGS: Ownership of all drawings, specifications and additional reference materials shall be by Heller & Associates, LLC. Heller & Associates, LLC reserves the right to use copies of the finished product as marketing materials, and, with the permission of the Client, use the name and address of the Project for the same.

BUDGET ESTIMATES: Client understands that an installation budget estimate provided by the Landscape Architect is an estimate of average charges in the local landscape industry. Landscape Architect makes no representations about the actual installation prices for the project, and is not liable for variances in the actual prices available to Client for the related construction-based on the landscape plans.

INSURANCE: Landscape Architect holds insurance in the type and amounts specified on the attached Schedule "B". Upon request, Landscape Architect will direct insurance provider(s) to issue a Certificate(s) of Insurance after acceptance of proposal. Client acknowledges that insurance types and amounts specified in the attached Certificates are acceptable to Client. Any requested changes to insurance coverages must be agreed upon prior to the commencement of work.

ADDITIONAL SERVICES/FEEs: This Landscape Design Proposal (specifically the "Scope and Fees" section) does not include after-hours meetings* with Municipal or Development officials (unless specifically identified in this agreement). Any such meeting(s) shall be billed at a minimum number of hours. For this Project, each meeting shall be billed at the following rate (per occurrence):

\$ 646.80 In-Person **\$ 369.60** Virtual

* Examples include: City/Town/Village Council, Plan Commission, Architectural Review Board, Historic Commission(s), Zoning Appeals

The "Scope and Fees" section does **NOT** include time for Landscape Architect to serve as Client's Representative after completion of the design to assist Client in obtaining bids, contractor selection, or oversight/inspection of any construction activities. Said services, if agreed upon, are billable at Landscape Architect's hourly rate.

The Fee Schedule (Attachment "A") attached hereto assumes that this project will **NOT** be participating in the Leadership in Energy & Environmental Design program (LEED). If the project requires LEED Certification, additional Design Fees shall be applied to this proposal: **n/a**

ACCEPTED:

W. David Heller, ASLA

Heller & Associates, LLC
W. David Heller, Principal
March 25, 2026

Ksingh Engineering, Inc.
Ajay Singh, MPM, PE
Date: _____



P.O. Box 1359 | Lake Geneva, Wisconsin 53147

Ksingh Engineering, Inc.
 McMynn Tower Parking Lot
 665 S. Main Street
 Racine, WI 53403

SCHEDULE "A"

√ = included in Proposal; ✕ = excluded from Proposal; o = Optional

1. LANDSCAPE CONCEPT PLAN DEVELOPMENT:

√ Coordination / Contact with Client / Municipality			
√ Code Coordination Calculation(s)			
√ Site visit to identify and evaluate existing conditions / vegetation			
√ Preliminary / Conceptual Landscape Design			
√ Conceptual Design Meetings	0 On-Site	1 Virtual	
√ Preliminary Plant & Material List			
SUB-TOTAL DESIGN DOCUMENTATION:			\$ 2,032.80

2. FINAL DESIGN / CONSTRUCTION DOCUMENTATION & DEVELOPMENT:

√ Final Landscape Design & Specification(s) & Details			
√ Revisions to Final Plan (per Municipality, Owner or Client)			
Revision Sets Limited to:		2 sets	
√ Final Design Meetings	0 On-Site	1 Virtual	
√ Final Plant List / Cost Estimate			
SUB-TOTAL DESIGN DEVELOPMENT:			\$ 1,478.40

3. TREE / VEGETATION / EVALUATION & ANALYSIS:

✕ Site visit to inventory existing vegetation (trees)			
✕ Tree preservation ordinance review / assessment			
✕ Preparation of a Tree Inventory Plan or applicable Tree/Vegetation Protection Plan			
SUB-TOTAL ON-SITE FEES:			\$ -

4. COORDINATION, INSPECTIONS, AND AS-BUILTS:

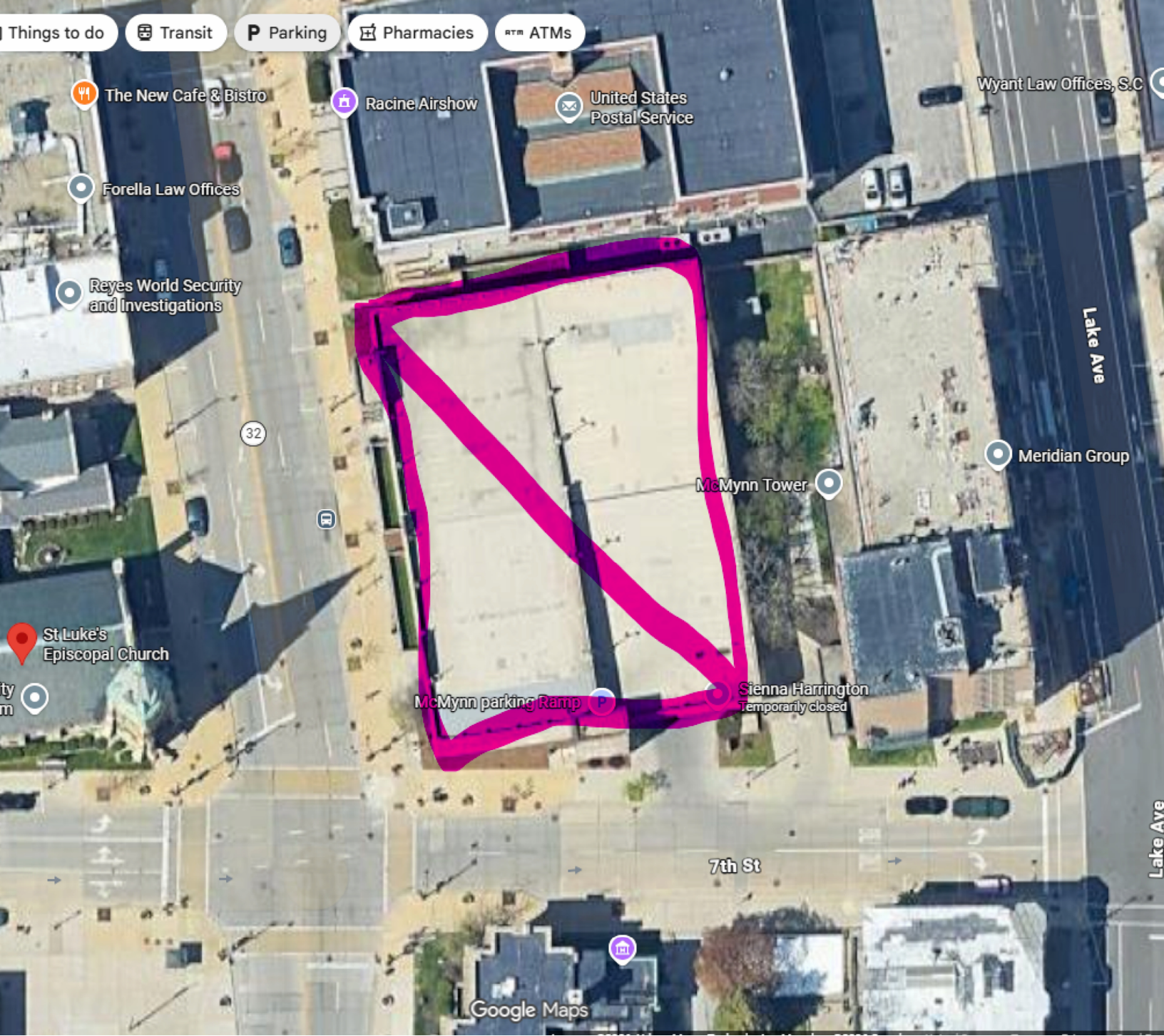
✕ Site Inspection to verify / certify Landscape Installation ("Punch-List")			
✕ Site Inspection to create "as-built plan(s)			
✕ Creation of "As-Built" Landscape Plan Set / Punch List			
✕ Expedited Plan Fee (less than 12 business day turnaround):			\$ -
SUB-TOTAL MEETINGS, COORDINATION FEES:			\$ -
TOTAL BASE-LINE DESIGN FEES:			\$ 3,511.20

5. REMIMBURSABLE EXPENSES & CLIENT JOB-SPECIFIC EXPENSES:

✕ Reimbursables (Prints, Postage, etc.)			\$ -
o Expedited Plan Fee (less than 12 business day turnaround):			\$ -
o Additional Insured Request/Policy Alteration Fees:			\$ 50.00
o Other project specific charges: Describe			\$ -
o Additional Design Criteria (LEED Certification, etc.)			\$ -
TOTAL ADDITIONAL DESIGN FEES:			\$ 50.00

Clarifications/Notes:

- o Third-party charges shall be billed at a rate of actual cost for said service plus **10.00%** Such charges may include, but not be limited to photocopying, scanning & reproduction services; postage & courier services; and additional materials and services specific to the Project.
- o Additional work beyond scope specified above shall be billed to Client at an hourly rate of: **\$ 184.80** per hour, which includes all applicable state and local taxes.
- o The State of Wisconsin Tax Classification for the Project is: **Non-Exempt** Sales Tax rate applied: **5.60%**



Things to do Transit Parking Pharmacies ATMs

The New Cafe & Bistro

Racine Airshow

United States Postal Service

Wyant Law Offices, S.C.

Forella Law Offices

Reyes World Security and Investigations

32

Lake Ave

Meridian Group

McMynn Tower

St Luke's Episcopal Church

McMynn parking Ramp

Sienna Harrington Temporarily closed

7th St

Lake Ave

Google Maps