



EXHIBIT 'F'

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4 September 2009

James Whitney, City Architect
City of Madison
210 Martin Luther King, Jr. Boulevard, 115
Madison, WI 53703

Re: Madison Fire Station No. 12
PRA Project No. 07075

Copy: Tom List, Steve Kieckhafer, Diane Hampton - PRA

JIM, we are pleased with our final design product and happy to see it finally under construction. I trust you and your staff are also happy with the results of the design effort, and the construction progress currently being made on site. To achieve this quality of design and to observe it being turned into a reality before our eyes takes a lot of hard work.

The process and timeline to achieve this design required a much greater effort on behalf of the design team than originally anticipated. We questioned internally the cause of our team being considerably beyond our budget. Our analysis clearly provided us with the following answers.

The original RFP for this project indicated a construction cost of \$2,600,000 which we based our fee calculations on. As we are all aware the pursuit of LEED Gold certification as well higher than customary construction inflation between the construction of stations 11 and 12 have pushed the project substantially higher than the original budget. This increased construction cost also required a substantial increase of our internal hours to document the project for accurate bidding. Below you will find a comparison between our original bid on Fire Station No. 12 along with the current status of Station 12 as well as our fees for Station 11 as a comparison.

- Station No. 11
 - Final Construction Cost: \$2,296,545
 - PRA fee for station 11: \$197,320 or 8.6% of the construction cost
- Station No. 12
 - Original Budget for Station 12: \$2,600,000
 - Original PRA fee for Station 12: \$214,900 or 8.26% of the const. cost
 - Current status of Station 12 construction cost: \$3,552,268
 - PRA % fee associated with actual construction cost: 6%

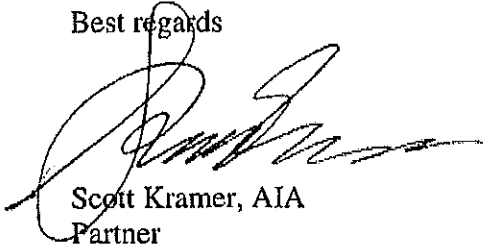
As you can see there is a large discrepancy between our current fee allocation in relation to both our original proposal as well as the Station No. 11 fees. If we were to take the original

percentage fee of 8.26% times the current construction cost our adjusted fee would be \$293,417 or \$78,517 beyond our current fee. We have already received \$16,000 in additional services for geothermal design which should be deducted from this amount. We also need to credit the City \$4,500 for the re-work of the kitchen casework. This brings our total request to \$58,017. We would also like to offer a credit of \$3,000 for time not spent on this project by Steve Kieckhafer due to scheduling conflicts, which brings our total request to \$55,017.

With this in mind we request that the City of Madison consider increasing our fee by this amount. We understand that this request comes late in the game, but our analysis didn't start until the bids were received and the project was accepted without modification.

If you are in agreement, please prepare a resolution and contract amendment for review by the Board of Public Works and the Common Council. I would be happy to review this proposal with the Board of Public Works to respond to any questions they may have.

Best regards

A handwritten signature in black ink, appearing to read 'Scott Kramer', written over a horizontal line.

Scott Kramer, AIA
Partner