



Cool Spring Downtown District  
222 Hay Street  
Fayetteville, NC  
bianca@coolspringfay.com

November 20, 2023

Attn: **Bianca Shoneman**

Reference: **Fayetteville Safety & Architectural Lighting Plan**  
Architectural Lighting Planning Services

**Bianca,**

This proposal is to provide lighting planning services for the above referenced project. The basic project scope is to develop a master safety and architectural lighting design plan for the Cool Spring Downtown District.

Services to be rendered by **Optima Engineering** will include the following:

**Architectural Lighting Design Services:**

Lighting Planning:

- Collaborate with Downtown District team to develop lighting design objectives, budget guidelines, and lighting control standards.
- Provide written narrative of proposed lighting systems describing design intent, illuminance criteria, energy performance targets, lighting control system intent, and preliminary cost estimates for each space type.
- Develop lighting layouts to include fixture types and locations.
- Create preliminary light fixture selections and document selections in our light fixture schedule format.
- Develop lighting control intent narrative with preliminary sequence of operations.
- Develop budget estimate for lighting equipment.
- Provide up to 6 rendering updates, as required. Additional rendering updates shall be billed as an additional service.
- Prepare up to 3 formal presentation(s) with rendering updates, as required. Additional presentations shall be billed as an additional service.

General:

- We will attend design and planning meetings with you, your staff and the owner as required during the design of the project.
- Provide electronic (pdf) copies via email, project website, or drop box of documents and specifications. Hard copies available upon request.
- We shall receive design credit on any published material pertaining to this project in which other consultants and engineers are credited. We shall be entitled to include photographic or artistic representations of the designs in our promotional and/or professional materials. Any information you identify as confidential will not be included.

**Compensation:**

Compensation for the above outlined services shall be on a fixed fee basis as follows:

**Architectural Lighting Design Services..... \$67,000.00**

Additional services will be required for project alternates, detailed cost estimates, or other work in excess of that noted herein. Additional services will also be required for revisions to drawings and specifications where such revisions are:

1. Required as a result of the owner's failure to render decisions in a timely manner.
2. Required because of inconsistent approvals or instructions previously given by the owner.

Reimbursable expenses shall be in addition to the compensation for basic and additional services and will be invoiced per below. These services include actual expenditures incurred by Optima Engineering. Reimbursable expenses include:

1. Reproduction of Drawings and Specifications except for those necessary for our in-house office coordination purposes.
2. Travel Expenses (Mileage rates per current NCDOR)

Our liability insurance underwriter requires a written contract for all projects. The terms and conditions of this proposal will be considered a contract upon acceptance. For your information, we carry \$5 million per claim / aggregate in Professional Liability insurance, certificate of coverage can be provided to you upon request.

We appreciate the opportunity to be a part of your team on this project and look forward to working with you. This proposal is valid for 120 days, after that time we can re-evaluate the proposal if required. Please call if you have any questions or need additional information.

Sincerely,



**John Mathews, PE**  
Managing Principal

Terms and Conditions Accepted – Please email to: [jmathews@optimaengineering.com](mailto:jmathews@optimaengineering.com)

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Name:

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Title:

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Date:

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