

Ryan Health 801 Amsterdam Expansion Project

Design Team Request for Proposals BAM Proposal 21-107-001-1606P

May 3, 2021

Ryan Health 801 Amsterdam Expansion Project



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Danielle Rein Urban Projects Collaborative (UPC) 434 West 33rd Street, 7th Floor | New York, NY 10001

Project: Ryan Health: 801 Amsterdam Expansion Project

Ms. Danielle Rein:

The ideal approach to any project starts with questions to understand your needs, to ensure our work is in alignment with your goals.

Enhancing human potential and allowing it to soar - that is BAM's niche. BAM Creative is known for combining architecture, interior design, strategic action, and branding + digital to design environments in which people flourish. Our team captures the diverse needs of different teams and stakeholders to make you and your client, Ryan Health, successful in this project.

To complete your project, this proposal addresses Architectural, and Engineering services for renovation work being proposed at the herein named site. The scope of work is based on our discussion of scope prior to the date of this proposal.

As demonstrated consistently, we understand the absolute importance of budget, schedule and quality. You have my personal assurance that we will give full and dedicated attention while being sure to carefully manage our resources.

We hope this submission may serve as a starting point for discussion as we learn more about Ryan Health's dreams for this important facility expansion and the direction of the larger organization. We are very enthusiastic about the opportunity to work with you and your team on this project. I look forward to speaking with you soon.

Regards,

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Daniel Ahn, AIA Principal 646.596.1579 mobile | <u>dahn@bamcreative.io</u> CC: Elizabeth Bellsey Natalia Maldonado



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[Firm Overview]

Proposal Number 21-107-001-1606P



Overview

BAM Creative ("we" or "BAM") is a nationally recognized, full service integrated design practice, providing first to market design solutions on technically complex projects for leading organizations. We work with public and private organizations to create inspiring environments which anticipate and induce change. We specialize in the following areas:





Firm Description

We are committed to remaining a boutique firm, and hire dedicated individuals with different specialties, backgrounds and levels of experience to realize innovative solutions. Our offices are located in New York City and Los Angeles.

Our exceptionally skilled team, comprised of architects, interior designers, planners, workplace consultants, graphic designers, branding specialists, and management professionals (MBA) collaboratively work out design challenges. We bring our long-term success to your project because we believe as you succeed, we succeed. Our team supports your project through the following:

BAM Team Structure

BAM operates with a One Team approach, meaning that you will be working with the same team members from the beginning of your project until project completion. This means constant building of relationships and communication styles and knowledge continuity, making sure 'by the way' comments made in programming show up in construction.

Discovering Unexpected Solutions

Building on established industry best practices, we differentiate our process through a seamless crosspollination of ideas. Our team collaborates with you, your internal team, and your other professionals to define issues, framed through a problem-solving approach, to realize out-of-the-box solutions.

Dialogue + Documentation = Trust

Communication and clear documents are the bedrock of our business and ingrained in the fiber of our culture resulting in strong business practices.

Externally and internally, we work hard to develop trust with our clients and our employees, resulting over 95% of our work coming from repeat clients.

On schedule. On budget. Beautifully done.



Our Strengths

BAM is a full-service creative design practice deeply rooted in the best practices of strong project execution. We help organizations align their space needs with their business objectives.

The strengths of our team include:

Nimbleness

To say we are simply "responsive" understates our deep commitment to taking care of our clients.

Accuracy

Throughout any phase of a project our team can be relied upon for precise information.

Integrity

We stand behind the fees, schedules and efforts described in our proposals.

Thoroughness

Our meticulous processes ensure the built space matches the design vision.

Leadership

In-house experts are recognized in the industry for their knowledge and innovative approach.

We're Ready to Begin!

We have the talent, capacity and systems in place to start immediately.



Our Approach

Project Methodology

BAM was formed on the premise of improving the delivery of architecture and design services. We value client collaboration and establish a vision statement to guide the project. Throughout the process, we keep this vision statement front of mind as we develop and integrate solutions that are technically feasible, cost effective, and successful in executing the initial project vision.

The Unexpected

The team prides itself on forward thinking. We are continually probing and researching, including doing our own detailed site surveys, to achieve the best possible outcome, with the most integrated and coordinated design – minimizing chances for unexpected challenges. Our past experience with research and development facilities has created a knowledge bank of approaches and ideas to best achieve results.

Specialized + Unique Services

Visualizations

Our architects and designers understand the importance of conveying design potential in presentations and translating exciting design into built spaces through architectural design programs including the AutoDesk Suite of software such as Revit and AutoCAD. We further push the boundaries of presentation and design through software such as Rhino, Grasshopper, SketchUp and others. Our team enhances the design visuals with programs in the Adobe Creative Suite. The designers use their combined expertise in different modeling and editing programs to create 3D renderings in-house to properly visualize the space.

As part of our mission, BAM strives to stay on the cutting edge of architectural design presentation. Our team utilizes virtual and augmented reality technology systems to allow clients to experience their projects in the truest fidelity possible prior to construction.

Branding and Interactive Design

BAM is an integrated, multidisciplinary design studio.

As such, we offer all of the critical communication design services our clients need, including: strategic messaging, integrated branding, identity and logo development, web design and development, motion graphics design, video editing, and print and digital marketing collateral.



Technology provides an ease and convenience of collaboration between clients, consultants, and BAM. Websites and other digital platforms have proved invaluable in gathering stakeholder input and conveying key information to facilities departments and end users.

BAM has further embraced web-based platforms to update stakeholders and/or occupants on project status, generating excitement and bonding over the design and the space.

Change Management

Change Management and cultural advancement for our clients results in higher productivity, greater satisfaction for employees and constituents, eases the transition and generates excitement. Current client engagements include Change Management for Fortune 100, leading healthcare organizations, and boutique professional service firms.

To bring to one page, if not needed, the section below may be deleted

Productivity, QC + Budgeting Tools

Revit + BIM 360 for improved coordination between trades, allowing the team to focus on design rather than software troubleshooting.

Microsoft Teams for enhanced internal design and communication, bringing collaboration to a new level.

Bluebeam + Bluebeam Sessions for improved quality control, distributing live mark-ups to the team to capture updates, so less details slip through the cracks.

Deltek + Ajera for accurate tracking of budget using programs designed for our industry, keeping our client's budget front of mind.

Post-Pandemic Design

Society has rapidly adapted to reduce the spread of COVID-19. Imaginations have been peaked and adaptations have been abundant to find ways to keep people safe. BAM has closely observed trends and has discerned best practices for design of the workplace of the future. Learn more by visiting our website with post-pandemic insights here: <u>https://atp.bamcreative.io/</u>



Our Services

Services BAM provides includes, but are not limited to, the following. If there is something else you are seeking for your project, we are eager to open a dialogue to understand your additional needs.

Architecture

Feasibility Studies Master Development Planning Real Estate Strategy Master Planning Site Planning Site Selection Site Survey **Design Guidelines Conceptual Planning Budget Pricing Plans Building Evaluation** Schematic Design Design Development **Construction Documents Construction Administration** Sustainable Design **Project Management** Lab Planning + Design

Branding+Digital

Branding Strategic Communication Responsive Web Design Motion Graphics Video Production + Editing UX/UI Environmental Design Way-finding and Signage Presentation Design Digital Strategy Social Media

Interior Design

Brand Integration Block Planning BOMA Calculations Measured Drawings Feasibility Studies Programming Space Planning Testfits Design Development Construction Documents Construction Administration Furniture Selection + Coordination Accessories Selection + Coordination Signage + Environmental Graphics Workplace Standards

Strategic Action

Change Management Communication Development + Delivery Website Portal Creation Video Production for Messaging Programming + Benchmarking Strategic Repositioning Strategic Planning Work Flow Process Improvements Workplace Strategy Protocol Development Beta Testing Forecasting and Survey of Industry Trends Post Occupancy Surveys





[Description of Team]

Proposal Number 21-107-001-1606P



Team Overview

Our design approach revolves around the need for holistic solutions to the meet the project goals. With this in mind, we have assembled the following project team to reflect an inclusive approach to the work.

BAM Creative:

Daniel Ahn AIA	Principal	
Daniel Ahn provides overall team quality assurance and quality control.		
Helen Cohen AIA, LEED AP BD+C	Project Director	
Helen Cohen will give guidance in adhering to healthcare guidelines, as well as, Article 28 and Article		
31 compliance.		
Lydia Guo AIA	Architect Project Manager	
Lydia Guo will be managing the project schedule	e, client meeting documentation, and team staffing.	
Daniel Ahn or Lydia Guo will be in attendance for every meeting, if not both.		
Kimberly Chin	Interior Design Project Manager	
Kimberly Chin manages the interior designers and aesthetic direction of the project. She will		
coordinate all architectural finishes and furniture scope.		
David Bujeda	Senior Architectural Job Captain BIM Manager	
David Bujeda delegates production within our architectural designers, leads consultant coordination,		
and BIM Management.		
Stephen Cannarelli	Branding + Digital Director	
Stephen Cannarelli will provide signage, wayfinding, and graphic design for the project.		
MCD.		
W3P:		
Joseph DelPozzo	Project Executive Electrical	
As the Project Executive for this project, Mr. Del	Pozzo will oversee the project, assuming all	
responsibility for the MEP engineering design. He will work closely with the Project Manager, taking		
control over the timely completion and delivery of all project goals.		
Trevor Boz	Project Manager Lead Mechanical Engineer	
Mr. Boz will serve as the Project Manager and Lead Mechanical engineer for this project. He will be		
responsible for all internal and external coordination. Mr. Boz will work closely with all team members		
to ensure project objectives are being met. Additionally, he will attend job meetings and perform		
quality assurance reviews to make sure the best practices and high standards are being maintained.		
Michael Zaborskis	Lead Plumbing & Fire Protection Engineer	

As the lead plumbing and fire protection engineer on this project, Mr. Zaborskis will function in both the technical and managerial roles as it relates to all facets of plumbing and fire protection design. He



will work closely with the other disciplines and consultants to develop an integrated and efficient design.

His technical tasks will include performing appropriate calculations, preparing design concepts and sketches, selecting engineering systems and equipment, designing and laying out systems, and writing specifications.

Eli Hirsh

Lead Electrical Engineer

Mr. Hirsh will serve as the Lead Electrical Engineer. *Mr.* Hirsh will coordinate closely with all project team members to ensure safe, sustainable and cost-effective solutions are being implemented. He aims to provide all end-users with a place of comfort, efficiency, and versatility.

Please refer to the resumes on the following pages for a listing of the team's experience. This project team will be dedicated to work on your project for the entirety of its duration.



Daniel Ahn

AIA Principal





Daniel is responsible for managing and supervising immediate staff for the production of construction documents and specifications. He also contributes to the architectural design and coordinates the requirements of consultants and equipment manufacturers. He harmonizes the designer's selection of finishes, furniture, and equipment for integration within the architectural design to achieve the intended design on time and within budget.

Experience

Total of 14 years' experience

BAM Creative 2007-present

Education

Cornell University, College of Architecture, Art and Planning B. Arch.

Registrations + Associations

Registered Architect New York

AIA

CoreNet, CoreNet Technology Committee

CoreNet NYC Mentorship Program

Selected Projects

BioMed Realty Trust (acquired by Blackstone) Multiple Locations

Gerson Lehrman Group New York, NY

Lake Nona Life Sciences GuideWell Innovation Center Lake Nona, FL

Momentive Tarrytown, NY

NBC Universal Multiple Locations

New York Eye and Ear Infirmary of Mount Sinai

Multiple Locations

New York University School of Medicine New York, NY NYU Langone Health, including Orthopedic Hospital New York, NY

Progenics Pharmaceuticals Tarrytown, NY

Queens Defenders (Formerly Queens Law Associates) Forest Hills, NY

Regeneron Pharmaceuticals Tarrytown, NY

Reorg Research New York, NY

St. Vincent's Medical Center Bridgeport, CT

SCOR Multiple Locations

VIACOMCBS

New York, NY

VA Medical Center Multiple Locations

Weill Cornell Medicine New York, NY

Westchester Medical Center Valhalla, NY

Yale New Haven Health Multiple Locations



Helen K. Cohen

AIA, IFMA, LEED AP, BD+C Project Director, Practice Leader: Healthcare



Architecture

Helen has experience leading and managing the medical planning and architecture components of healthcare projects from programming through construction. She brings over 30 years of extensive experience in a wide range of programs in healthcare facility planning for both small and large facilities. As a practice leader, Helen uses her extensive experience to lead staff in creating projects that reflect the latest knowledge of healthcare delivery, materials, technology and design.

Experience

Total of 35 years' experience

BAM Creative 2013-present

HOK 2008-2013

Perkins Eastman 2005-2008

Davis Brody Bond 1985-2005

The Grad Partnership 1982-1984

Education

Columbia University Graduate School of Architecture, Planning and Preservation M.S., Architecture and Building Design

Syracuse University School of Architecture B. Arch.

Registrations + Associations

Registered Architect New York and New Jersey

AIA

Regional Coordinator, Mid-Atlantic Region Academy of Architecture for Health Chair NYC Chapter Health Facilities Committee, 2004-2010

IFMA Healthcare Institute LEAN Healthcare Certified

LEED Accredited Professional New York Society for Health Planning United States Coast Guard Auxiliary Division Commander

St. Vincent's Medical Center Bridgeport, CT

Strivers Gardens* New York, NY

The Ohio State University Medical Center* Columbus, OH

Walter Reed National Military Medical Center* Bethesda, MD

Westchester Medical Center Valhalla, NY

Women's College Hospital* Toronto, Ontario

Yale New Haven Health New Haven, CT

*work performed with other firms

Selected Projects

Bronx-Lebanon Hospital* Primary Care Clinics, Bronx, NY

Brookdale Hospital Center* Five Satellite Ambulatory Care Centers, Brooklyn, NY

Children's Hospital Of New York Presbyterian* New York, NY

HCA Osceola* Kissimmee, FL

Jewish Renaissance Medical Center* Perth Amboy, NJ

Lincoln Center for the Performing Arts* Modernization Program, New York, NY Martin Army Community Hospital* Fort Benning, GA

Memorial Sloan Kettering Cancer Center* New York, NY

Montefiore Medical Center

New Rochelle, NY

Mount Sinai Faculty Practice Associates* New York, NY

Mount Sinai Medical Center* Icahn Building, New York, NY

Nassau University Medical Center* East Meadow, NY

New York Presbyterian Hospital New York, NY Northwell Health LIJ Forest Hills Hospital Forest Hills, NY

Northwell Health Northern Westchester Hospital

Mount Kisco, NY

Northwell Health Plainview Hospital Plainview, NY

Peconic Bay Medical Center* Riverhead, NY

Queens Hospital Center* Ambulatory Care Pavilion, Replacement Hospital, Jamaica, NY

Rhine Ordinance Barracks Medical Center Replacement* Ramstein, Germany



Lydia Guo

Architect





Lydia is responsible for architectural design at BAM Creative. She specializes in producing architectural drawings with design intent for healthcare, research and corporate clients. Lydia is also responsible for production of schematic design, construction documents, BIM production and renderings.

Experience

Total of 10 years' experience

BAM Creative 2011-present

Education

New Jersey Institute of Technology M. Arch.

Registrations + Associations

AIA

Selected Projects

BioMed Realty Trust (acquired by Blackstone) Tarrytown, NY

Greenwich Hospital Rye Brook, NY

Lake Nona Life Sciences GuideWell Innovation Center Lake Nona, FL

Momentive Tarrytown, NY

New York Eye and Ear Infirmary of Mount Sinai Multiple Locations

Northwell Health LIJ Forest Hills Hospital Forest Hills, NY

Northwell Health Northern Westchester Hospital Mount Kisco, NY Queens Defenders (Formerly Queens Law Associates) Forest Hills, NY

Regeneron Pharmaceuticals Tarrytown, NY

Reorg Research New York, NY

St Vincent's Medical Center Bridgeport, CT

SCOR Multiple Locations

Urban Resource Institute New York, NY

VIACOMCBS New York, NY

VA Northport Medical Center Northport, NY Weill Cornell Medicine New York, NY

Westchester Medical Center Valhalla, NY

White Plains Hospital White Plains, NY

Yale New Haven Health New Haven, CT



David B. Becerril

Senior Architectural Job Captain





David has more than 15 years' experience in all phases of the architectural design and building process. He is versed in drawing detailed architectural designs including plans, elevations and sections. He works extensively on residential projects, educational centers, hospitals, health care centers and urban planning designs. David also has significant experience overseeing construction through all phases of the build process including planning and onsite inspection.

Experience

Total of 16 years' experience

BAM Creative 2019-present

Ewing Cole 2016-2019

RBSD Architects 2014-2016

Durukan Design January 2014-June 2014 F.O.A.A. Architecture 2010-2013

G2 Arquitectos 2007-2013

Estudio de Planeamiento Y Arquitectura 2002-2010

Education

Superior Technical University of Architecture in Madrid Master in Architecture Degree

Selected Projects

NYU Lutheran- New Ambulatory Surgical Center* Brooklyn, NY

NYU Winthrop- Ambulatory Orthopedic, Neurological And Radiology Care Center* East Meadow, NY

Northwell Health – Southside Hospital Campus Master Planning And New Bed Tower* Bay Shore, NY

HSS-Brooklyn Nets Physical Therapy Center* Brooklyn, NY HSS- Physical And Radiology Therapy Center* Manhattan, NY

Ophthalmology Hospital In Magrabi* Saudi Arabia

Emergency Department Northport VA Administration* New York, NY

Hospital, Elche-Crevillente* Alicante, Spain

Ambulatory Care Center Lucero* Madrid, Spain Ambulatory Care Center, Los Castillos, Alcorcón* Madrid, Spain

Ambulatory Care Center, Madrid* Paseo Imperial, Spain

785 Dekalb Ave. Residential Building* Brooklyn, NY

670 Pacific St. Residential Building* Brooklyn, NY

44-51 Purves St. Residential Building* Brooklyn, NY

105 Units Condo., Garage* Alcorcón. Spain 112 Units Condo. San Sebastián De Los Reyes* Madrid, Spain

Egypt Consulate Offices 866 Un Plaza* New York, NY

Egypt Permanent Mission To the UN* New York, NY

Educational Center* El Campello Alicante, Spain

Quality Plan Madrid Mayor Square, Madrid Town Hall* Madrid, Spain

Special Urban Development Plan* Teruel Spain Historic-Artistic Special Protection Plan* Lierganes, Spain

Artistic/Cultural Heritage Special Protection Plan* Vitoria-Gasteiz, Spain

Artistic/Cultural Heritage Special Protection Development Plan* Aviles, Spain

Special Protection Plan & Catalogue. Albaizin & Sacromonte* Granada, Spain

* work performed with other firms



Kimberly Chin

Senior Interior Design Project Manager



Interior Design

With a background in both architectural and interior design, Kimberly is able to fluidly understand and communicate project requirements within the BAM team and with a variety of consultants. Her experience with a wealth of different clients allows her to plan and design interior environments tailored to their needs. Kimberly helps the design come to life through the selection of finishes, furniture, fixtures and equipment, achieving the design vision on time and within budget.

Experience

Total of 13 years' experience

BAM Creative 2019-present

Jack L Gordon Architects Senior Design Director 2012-2019

Corgan Associates Contract Designer 2011-2012

Education

Pratt Institute B. Arch., Dean's List

Charles Shwartzapfel RA Architectural Drafter 2009-2010

Associate Architectural

Gilmore Group

Designer

2010-2011

Pei Cobb Freed and Partners Architects LLP Architectural Designer 2007-2009

Selected Projects

Coney Island Brewery* Brooklyn, NY

"Dermologica" School* New York, NY

EmblemHealth Multiple Locations

Fordham University* New York, NY

Goldman Sachs* New York, NY

JFK Airport, Delta Terminal* Queens, NY

LaGuardia Airport, US Airways and Delta Terminals* Queens, NY Montefiore Medical Center New York, NY

NASCAR Hall of Fame* Charlotte, NC

NYU Langone Medical Center* New York, NY

Poly Prep Institute* Brooklyn, NY

Princeton University* Princeton, NJ

Regeneron Pharmaceuticals Tarrytown, NY

South Street Seaport Renovation* New York, NY

Walgreens*

Multiple stores, clinics and tradeshow booths throughout the US

Weill Cornell Medicine New York, NY

Wells Fargo* Multiple branches throughout US

Yale New Haven Health New Haven, CT

* work performed with other firms



Stephen Cannarelli

Branding + Digital Director





Steve is a creative director, visual designer, and maker of things. His experience encompasses work in all of these areas: design leadership, digital strategy, social media, branding, strategic communication, typography, mobile, responsive web design, HTML, CSS, UX/UI, environmental design, motion graphics, photography and video production/editing.

Experience

BAM Creative 2019-Present

Lead BAM Creative design team on all agency branding initiatives including brand redesigns, website UX/UI design, visual design, motion graphics, social media, environmental design, and printed marketing.

Freelance Creative Director

2018-2019

Consulted with top-tier advertising and digital angencies on branding, digital, and environmental design initiatives.

MDC Partners

Creative Director 2014-2018

Spearheaded design, branding, and visual communication initiatives for MDC Partners across all platforms. Projects included web design and development, digital marketing campaigns, identity development, event branding and marketing, and building scale environmental installations.

Cardiovascular Research Foundation

Senior Art Director 2008-2014

Lead the Creative Services Department in the development of all digital and print design materials produced for Cardiovascular Research Foundation events. Conceptualize and produce user interface designs for all CRF web sites and web basedapplications.

Education

Pratt Institute M.S. Communication Design

University of Dayton B.A in American Studies

wsp

JOSEPH DELPOZZO, P.E., LC, LEED AP BD+C

Senior Vice President, Electrical



29 Years with firm

31 Years of experience

Professional qualifications

Professional Engineer - NY, DC, ID, MA, MD, NC, NJ, NV, PA, SD, OH, FL, CA, CO, CT, KY, RI, TN, VT, MI, MO, DE

LEED Accredited

Professional BD+C

Lighting Certified, National Council on Qualifications for the Lighting Professions (NCQLP)

Education

B.S., Electrical Engineering, Manhattan College, Riverdale, NY

Professional memberships

International Society of Pharmaceutical Engineers (ISPE)

International Facility Management Association (IFMA)

Institute of Electrical and Electronic Engineers (IEEE)

CAREER SUMMARY

Mr. Joseph DelPozzo has 31 years of experience, nearly all of which have been spent with WSP. His primary concentration is in the design and management of electrical systems. His value conscious designs are based on early communication with the design team to develop creative system concepts that respond to the architectural goals of the project. Mr. DelPozzo has applied his expertise to a variety of project types, including healthcare facilities, laboratories, higher education facilities, and industrial buildings.

Throughout his tenure with WSP, Mr. DelPozzo has served as a leader within WSP's healthcare sector. With his knowledge and expertise, our team has been able to design unique and efficient healthcare facilities that provide patients, doctors, and healthcare staff with a place of comfort, efficiency, and versatility. Mr. DelPozzo seeks to develop designs that meet today's requirements, while incorporating the flexibility and adaptability anticipated for future needs.

- White Plains Hospital, Infrastructure Upgrades, White Plains, NY
- Mt. Sinai Brooklyn, Queens, and Manhattan, Eye and Ear Emergency Power Systems
- Mt. Sinai Laboratory Renovation, New York, NY
- Northwell Health Medical Center, New Hyde Park, NY
- Northwell Health Core Labs, Lake Success NY
- RWJBarnabas Health, Clara Maass Maternity Renovation, Belleville, NJ
- New York Presbyterian Hospital, Allen Hospital Sprinkler Upgrade, New York, NY
- New York Presbyterian Hospital, Lower Manhattan Hospital, New York, NY
- New York Presbyterian Hospital, Master Engineer, New York, NY
- New York Presbyterian Hospital, Urology and Opthamology Clinic, Brooklyn, NY
- Columbia University Medical Center, Harkness Eye Institute, New York, NY
- Blythedale Children's Hospital, Valhalla, NY
- Michael F. Price Center for Genetic and Translational Medicine, Albert Einstein College of Medicine at Yeshiva University, Bronx, NY
- Albert Einstein College of Medicine, Stem Cell Research Institute, Yeshiva University, Bronx, NY
- Weill Cornell Medical College, Radiology Clinic, New York, NY
- New York University Langone Medical Center, New York, NY
 - Good Samaritan Hospital, West Islip, NY
- 1210 Second Avenue Ambulatory Surgery Center, New York, NY
- NYU Polytechnic Institute, Rogers Hall, New York, NY
- Regeneron Pharmaceuticals, Tarrytown, NY
- Biomed Realty Trust, Tarrytown, NY, Ardsley, NY & Princeton, NJ
 - Quest Diagnostics, Nutley, NJ
- L'Oreal Research and Innovation Campus, Clark, NJ
- Van Andel Institute, Grand Rapids, MI
- Lehigh University, Science, Technology, Policy, Environment and Society Laboratory (STEPS), Bethlehem, PA
- Pennsylvania State University, Millennium Science Complex, University Park, PA
- Philadelphia Corporate Research Lab, Philadelphia, PA

TREVOR BOZ, P.E., PMP, LEED AP

Vice President, Mechanical



13 Years with firm

15 Years of experience

Professional qualifications

Professional Engineer - NY

LEED Accredited Professional

Project Management Professional (PMP)

Education

B.E., Mechanical Engineering, Binghamton University, Binghamton, NY

CAREER SUMMARY

Mr. Trevor Boz has 15 years of engineering experience and he serves as the project director and mechanical team leader on many of his projects. He is responsible for the design of HVAC and mechanical engineering systems on a variety of project types, including laboratories, healthcare facilities, and industrial buildings.

Mr. Boz has been heavily involved within our teams healthcare and science and technology sectors. Mr. Boz has taken leadership roles on many of WSP's projects involving campus buildings, medical schools, pharmaceutical research spaces, engineering laboratories and healthcare facilities. He is passionate about designing facilities that enable researchers to innovate and deliver life-transforming medicines and products.

- Mt. Sinai Laboratory Renovation, New York, NY
- Regeneron Pharmaceuticals, 125+ Projects, Tarrytown, NY
- Boehringer Ingelheim, Ridgefield, CT
- RWJBarnabas Health, Clara Maass Maternity Renovation, Belleville, NJ
- NYU Polytechnic Institute, Rogers Hall, New York, NY
- Quest Diagnostics, Nutley, NJ
- Columbia University, Pupin Hall, Pasupathy Laboratory Expansion, New York, NY
- Columbia University, Sebastian Will Laser Lab, New York, NY
- Columbia University, Milan Delor Laboratory, New York, NY
- Columbia University, Tavazoie Laboratory, New York, NY
- Albert Einstein College of Medicine, Stem Cell Research Institute, Yeshiva University, Bronx, NY
- Northwell Health Core Labs, Little Neck, NY and Lake Success, NY
- Northwell Health, 39 Brentwood Remediation, Brentwood, NY
- Marist College, School of Medicine, Poughkeepsie, NY
- Pennsylvania State University, Millennium Science Complex, State College, PA
- NYP/Columbia University Medical Center, Harkness Eye Institute, New York, NY
- Regional Reference Laboratory, Bridgetown, Barbados
- Michael F. Price Center for Genetic and Translational Medicine, Albert Einstein College of Medicine, Yeshiva University, Bronx, NY
- Van Andel Institute, Grand Rapids, MI
- Weill Cornell Medical College, Radiology Clinic, New York, NY
- New York Presbyterian Hospital, New York, NY
- BioMed Realty Trust, Tarrytown, NY, Ardsley, NY & Princton, NJ
- Confidential Laboratory, Valhalla, NY
- Drew University, Hall of Sciences, Madison, NJ
- REL Bangi Laboratory, Bangi, Malaysia
- Brookhaven National Laboratory, Upton, NY
- New York Presbyterian/Methodist Clinic, Brooklyn, NY
- New York Presbyterian Hospital, Urology and Opthamology Clinic, Brooklyn, NY

ELIAHU (ELI) HIRSH

Associate Electrical Engineer



1 Years with firm

24 Years of experience

Education

B.E., Electrical Engineering, CUNY College of Staten Island, Staten Island, NY

CAREER SUMMARY

Mr. Eliahu Hirsh is a highly responsible and dedicated electrical engineer with 24 years of experience. He specializes in providing engineering design services for healthcare facilities, hospitals, and ambulatory care centers. His work includes CAT scans, MRI's, and the redesign of hospital spaces including operating and emergency rooms.

- NYCEDC Public Health Laboratory, New York, NY
- 11-37 Hotel Schedule Expansion, New York, NY
- Avalon Cove Jersey City Fitness Pavilion
- Mount Sinai School of Medicine, Annenberg Building, 18th Floor Conference Room, 16c, New York, NY*
- Mount Sinai Brooklyn Exam Rooms, Brooklyn, NY*
- Mount Sinai Hospital Pharmacy, New York, NY*
- Mount Sinai Hospital Outpatient Exam Rooms, New York, NY*
- Affinity Skilled Living and Rehabilitation Center Department of Health Corrections, Oakdale, NY*
- Montefiore Medical Center, Hutch Tower, 5th and 7th Floor Breast Center, New York, NY*
- Mount Sinai Hospital, Guggenheim Pavilion, 5th Floor Recovery Renovation and Catheterization Lab #2, New York, NY*
- NYU Langone Health, Cobble Hill, 1st Floor ED Fire Separation, New York, NY*
- NYU Langone Health, Fink Pediatric Ambulatory Care Center Expansion, New York, NY*
- The Enclave at Port Chester Rehabilitation and Nursing Center Generator, Port Chester, NY*
- White Plains Hospital New Pediatric Emergency Care / In-Patient Unit, White Plains, NY
- White Plains Hospital, Spilt Flow ED, White Plains, NY*
- Surgery Center of Brooklyn, Essential Electrical System (EES), Brooklyn, NY*
- White Plains Hospital, Ultrasound Rooms, White Plains, NY*
- SUNY Downstate Medical Center, Pharmacy Upgrades, Brooklyn, NY*
- SUNY Downstate Medical Center, University Hospital Pharmacy Upgrades, Brooklyn, NY*
- Planned Parenthood of New York City Bronx Renovation and Expansion, Bronx, NY*
- Planned Parenthood of New York City Borough Hall Renovation, Brooklyn, NY*
- Wyckoff Heights Medical Center, Pre-Fab Pharmacy, Brooklyn, NY*
- White Plains Hospital, 4th Floor, I Wing Cardiology Suite, White Plains, NY*
- St. John's Episcopal Hospital, RF and Nuclear Camera, Far Rockaway, NY*
- Northwell Health, North Northwell Health OBGYN Renovation, Manhasset, NY*
 - Northwell Health, Phelps Hospital Cobas 6000 Analyzer System, Sleepy Hollow, NY*
- Northwell Health, North Shore University Hospital CT and MRI, Manhasset, NY*
- Northwell Health, Syosset Hospital Operating Room, Syosset, NY*
- Brookhaven Hospital, Patchogue, NY*
- Brookhaven Hospital New Generator, Patchogue, NY*
- Harlem Hospital Center Type 1 System, New York, NY*
- Harlem Hospital Center, 13th Floor Patient Room Renovations, New York, NY*
- NYC Health + Hospitals/Queens Type 1 System Report, Queens, NY*
- NYC Health + Hospitals/Woodhull Type 1 System Report, Brooklyn, NY*
- NYC Health + Hospitals/Elmhurst Type 1 System Report, Queens, NY*
- NYC Health + Hospitals/Jacobi Type 1 System Report, Bronx, NY*
- Hospital for Special Surgery (HSS), White Plains, NY*
- Northwell Health, Northern Westchester Hospital Lab Relocations, Mount Kisco, NY*
- New York University Installation of New Electric Chillers, Brooklyn, NY*



MICHAEL ZABORSKIS, P.E.

Associate, Plumbing and Fire Protection



4 Years with firm

16 Years of experience

Professional qualifications Professional Engineer - NY

Education

B.S., Mechanical Engineering, Manhattan College, Riverdale, NY

CAREER SUMMARY

Mr. Michael Zaborskis has been with WSP for 4 years. As a New York State Professional Engineer, Mr. Zaborskis functions in both technical and managerial capacities in the design, construction and operation of Fire Protection and Suppression Systems, integration of Fire Alarm systems, Plumbing, Mechanical and Electrical systems for a multitude of new and existing project types within the United States. With 15 years of hands-on experience in consulting and construction, Michael is a lead engineer on many of his projects, and provides appreciable value for Owners and Businesses throughout the service life of those systems.

- Mt. Sinai Laboratory Renovation, New York, NY
- RWJBarnabas Health, Clara Maass Maternity Renovation, Belleville, NJ
- Covid-19 Testing Site Chelsea, New York, NY
- Covid-19 Alternate Care Facility, Paramus, NJ
- Covid-19 Alternate Care Facility, Trenton, NJ
- Covid-19 Alternate Care Facility, St. Croix
- New York Presbyterian Hospital,
- Regeneron Pharmaceuticals, Multiple Projects, Tarrytown, NY
- Shady Grove Fertility Clinic, New York, NY
- Pamoja House Fire Alarm Upgrade, Brooklyn, NY
- New York Presbyterian Hospital, Allen Hospital Sprinkler Upgrade, New York, NY
- Columbia University, Shapiro Center for Engineering and Physical Science Research, New York, NY
- Bellevue Men's Shelter, Fire Alarm and Sprinkler Upgrade, New York, NY
- Bellevue Hospital Security Center Relocation, New York, NY
- Good Samaritan Hospital Medical Center, Electrical System Upgrade, West Islip, NY
- The Brooklyn Hospital, Brooklyn, NY



Consultant Services

To successfully achieve the project goals, we are anticipating the following consultants may be a part of the team, to be determined, in consultation with you.

Discipline	Name
Mechanical, Electrical, Plumbing, Fire Protection Engineering	WSP
Structural Engineering	WSP
IT / Security / AV Design	WSP
Acoustics (Additional Services with Sound Masking Systems)	WSP
AV Design	WSP
Lighting Design (for specialty lighting, if requested)	WSP
Signage Wayfinding	BAM
3D Scanning (Additional Services)	Augmented Construction
Permit Expeditor	By Others
Cost Estimator	By Others
Commissioning Agent	By Others
Furniture Dealer	Waldners By Others
IT Network Consultant	By Others

No other consultants are included in this proposal. For any consultants contracted directly by the client or by others, consultant coordination fees would be in addition to the fees noted in the Compensation section. Once additional consultants are identified, we will calculate the coordination time and fee required.





[Relevant Experience]



Related Experience

BAM is extraordinarily active in the Healthcare marketplace. Our experience across the sector has provided our team a firm understanding of the environment and industry trends. We have added to our wealth of knowledge by collaborating with our clients on innovative projects to support organizations both now and for the future.

As Healthcare specialists, we understand the importance of design standards to reflect client culture and branding while also being conscious of cost and long-term use. BAM Creative has experience with projects similar to the needs of Ryan Health, including those designed to Article 28 and Article 31 requirements, outpatient facilities within mixed use buildings, environment sensitivity in Emotional Wellness spaces, and integrated signage and wayfinding strategy.

Article 28 Experience

Our team has extensive experience in designing towards the Article 28 requirements and getting ahead of the various documentation needs for each submission to the Department of Health. The submission preparation and the Department of Health response time are "long lead" critical path items that BAM Creative addresses early in the design process. Below are project examples with factsheets following in subsequent pages:

Northwell Health Northern Westchester Hospital

Center for Plastic Surgery and Prenatal Care/Perinatology Project Construction Cost: \$5.6MM Gross Square Footage: Plastic Surgery [12,400SF] + Prenatal Care/Perinatology [3,700SF] Total: 16,100SF Client Group(s): Plastic Surgery + Prenatal Care/Perinatology [Article 28 space] Construction Duration: Two Phases; 4 months + 4 months Completion Date: March 2017

New York Presbyterian

Outpatient Radiology | 703 White Plains Road Project Construction Cost: \$6MM *[Estimate]* Gross Square Footage: 6,000SF Client Group(s): Radiology Construction Duration: 12 Months (Estimate) Completion Date: September 2022



Article 31 + Emotional Wellness Experience

From BAM's healthcare experience, our team has identified key items for Article 31 spaces includes:

- Safety of patients prevent self-harm, provide ability for staff to monitor patients
- Safety of staff ability to exit an unsafe situation in a face-to-face setting
- Cultural sensitivity multilingual interactions, staff acts in a respectful and dignified manner
- Therapeutic space support restoration of a person's mental and physical well-being in a compassionate manner
- General health ability to provide general health monitoring

Projects with [*] highlights relevant professional experience of Helen Cohen, AIA, LEED AP BD+C, prior to joining BAM.

NYC HHC Queens Hospital Center Replacement Hospital*

Project Construction Cost: \$150M Total [Behavioral Health \$25MM] Gross Square Footage: 360,000SF [Article 31 space: Behavioral Health Treatment Center 80,000 SF] Client Groups: Inpatient and Outpatient Psychiatry, Chemical Dependency Services in the Behavioral Health Treatment Center [Article 28 and Article 31] Construction Duration: 2.5 years Completion Date: 2002

NYC HHC Queens Hospital Center Ambulatory Care Pavilion*

Project Construction Cost: \$35MM total [Psychiatry: \$860,000] Project Size: GSF: 144,000 SF [Psychiatry: 20,000 SF] Client Groups: Outpatient Psychiatry for children and adults [Article 28 and Article 31] Construction Duration: 1.5 years Completion Date: 2007

Yale New Haven Health Teen Cancer America Center

Project Construction Cost: \$1.1MM Gross Square Footage: 700SF Client Group: Oncology Construction Duration: 6 Months Completion Date: December 2018

Emblem Health Flushing Annex:

Project Construction Cost: \$4.8MM Gross Square Footage: 10,000SF (Primary Care) + 4,300SF (Radiology) Client Group(s): Neighborhood Care + Primary Care + Radiology Construction Duration: 9 months Completion Date: February 2021 Ryan Health 801 Amsterdam Expansion Project



Northwell Health Zucker Hillside Psychiatric Hospital:

Gross Square Footage: 130,000SF Client Group(s): Psychiatry

Luminous Health

Project Construction Cost: \$21MM Gross Square Footage: 56,000SF Client Group(s): Ambulatory Care Center Completion Date: 2019

Sheppard Pratt Elkridge:

Project Construction Cost: \$83MM Gross Square Footage: 156,000SF (Hospital) + 76,000SF (MOB) Client Group(s): Mental Health, Substance Use, Developmental Disability, Special Education, Social Services Expected Completion Date: 2021

Signage and Wayfinding Experience

Our goal is to provide a cohesive and integrated design approach with all elements of a client engagement. Below are project examples where we have had the opportunity to create a holistic environment across Architecture, Interior Design, and Signage.

Weill Cornell Medicine | Center for Reproductive Health:

Project Construction Cost: \$2.3MM Gross Square Footage: 8,000SF Client Group(s): Reproductive Health Construction Duration: 3.5 months Completion Date: December 2016

Weill Cornell Medicine | Ophthalmology:

Project Construction Cost: \$4.4MM Gross Square Footage: 6,800SF Client Group(s): Ophthalmology Construction Duration: 6 months Completion Date: October 2018

SCOR New York

Project Construction Cost: \$13.2MM Gross Square Footage: 47,000SF



Client Group(s): Office/Reinsurance Construction Duration: 13 months Completion Date: March 2021

Client References

Emil J Martone, AIA

Weill Cornell Medicine Capital Planning | Director of Design & Construction 445 East 69th Street, Suite 300 New York, NY 10021 T: 212.746.9170 ejm2004@med.cornell.edu

Pete Focareto

Yale New Haven Health Project Manager 20 York Street New Haven, CT 06510 T: 203.688.7065 Pete.Focareto@ynhh.org

Thomas R. Breglia

New York Presbyterian Corporate Director of Engineering 523 East 70th Street, AN-1028 NY, NY 10021 T: 212.342.2114 thb9022@nyp.org

Northwell Health Northern Westchester Hospital

Center for Plastic Surgery and Medi-Spa

Chappaqua, New York

Program Relocation

Limited in its original space, BAM led the relocation of the Aesthetics Institute program to a new location that better serves the needs of staff and patients.

Article 28

Key elements of the design created an Article 28 space and welcoming environments for the patients and their families through a new entrance, reception and comfortable waiting area.

Design in BIM

Project designed in BIM as a streamlined method of comprehensive design and documentation.





NYP

New York-Presbyterian Hospital

Outpatient Radiology Scarsdale, New York

Adaptive Reuse

Transformation of an existing retail space into a welcoming healthcare facility with extensive structural engineering to efficiently and safely install MRI rooms in a former retail environment.

Expanding Practice

Located at Lawrence Hospital in Westchester County, the outpatient radiology practice is a part of New York-Presbyterian's strategic growth to provide off-site facilities throughout New York. The practice offers full radiology services, including MRI, CT scan, X-Rays, ultrasound, and mammography.

One-Way Circulation

Mindful of patient comfort, privacy, and pandemic health guidelines, circulation is a one-way counterclockwise loop for patients throughout the facility.





Finishes not applied to model per client's request [Click on image to play video]



Article 31 Experience

From BAM's healthcare experience, our team has identified key items for Article 31 spaces includes:

Safety of patients

prevent self-harm, provide ability for staff to monitor patients

Safety of staff

ability to exit an unsafe situation in a face-to-face setting

Cultural sensitivity

multilingual interactions, staff acts in a respectful and dignified manner

Therapeutic space

support restoration of a person's mental and physical well-being in a compassionate manner

General health

ability to provide general health monitoring

Below, please see highlights of relevant professional experience of Helen Cohen, AIA, LEED AP BD+C, prior to joining BAM.



NYC HHC Queens Hospital Center Replacement Hospital

360,000

80.000 s.f.

Project Description: (Art. 28 and Art. 31) Inpatient and outpatient psychiatry, Chemical Dependency Services in the Behavioral Health Treatment Center

Project Location: 82-68 164th Street, Jamaica, NY

Behavioral Health

Treatment Center

1998-2002. Duration: 2.5 years Project Size: GSF: / Completion Date: 2002 Art. 31 space:

> Construction Cost: \$150M overall, Behavioral Health \$25M

Rough Estimate

Year Constructed:



NYC HHC Queens Hospital Center Ambulatory Care Pavilion

Project Description: Outpatient psychiatry for children and adults (Art. 28 and Art. 31 spaces)

Project Location: 164th St., Jamaica, NY

Project Size: GSF: 144,000 Psychiatry: 20,000

Rough Estimate Year Constructed: 2005-2007, Duration: 1.5 years / Completion Date: 2007

Construction Cost: \$243/sf = \$35M total, Psychiatry = \$860,000



Yale New Haven Health

Lauren Telesz Smilow Teen Center

In partnership with Teen Cancer America New Haven, Connecticut

Collective Support

A resulting collaboration between a long-term Yale donor, The Who's charity Teen Cancer America, and Lauren Telesz, a cancer survivor whose passion raised a majority of the project's funding.

Unique Population

Focus on the needs of a unique and often overlooked demographic – teenage cancer patients.

Bonding and Community Building

A place for hospital bound teens and young adults to go to do what people that age want to do...socialize, explore, imagine, and grow.







Emblem Health

Flushing Center

Neighborhood Care and Wellness Flushing, New York

All-in-One

For ease of patients, this center addresses the multiple needs of the community. Medical specialties include an ambulatory surgery GI Suite, internal medicine, pediatrics, OB/GYN, other clinical specialties, and a call center to respond to patient questions. For staff, support areas include conference rooms, touchdown spaces, staff lounge, lockers, administrative offices, and wellness room.

Heart of Community

In addition to the healthcare services and access to enrollment in insurance programs, the project includes a Neighborhood Care function and a community center. This makes this facility more than a medical office – it is a place to connect with the residents through educational and fun events. The space is used for public gatherings, meetings, and therapeutic sessions. Program offerings include classes on various life skills, and a very popular yoga practice.

Welcoming Environment

Design capitalizes on natural light through strategic placement of open areas, classrooms, and high ceilings in Neighborhood Care, fostering a sense of comfort among patients and visitors alike.







Weill Cornell Medicine

The Center for Reproductive Medicine

New York, New York





Leading Organization

Weill Cornell Medicine is one of the most selective medical institutions in the world.

Growing Practice

The Center for Reproductive Medicine is one in Weill Cornell's expanding network of off-site Facilities in the New York region.

Maximum Efficiency

Project involved site selection, programming and design to reposition an existing office building for medical use.





Weill Cornell Medicine





Patient Convenience

The space allows the medical team to provide a range of services featuring best-in-class equipment tailored to technical testing, visual fields, a treatment room, and multiple exam rooms.

Color Coordination

BAM kept Weill Cornell branding in mind throughout the project, incorporating the official colors into the finishes and furniture selection.

Increased Healthcare Access

The Weill Cornell signage and design elements promotes multiple services offered in the building, including ophthalmology, primary care, pediatrics, and OB/GYN practices.


SCOR

Regional Headquarters

New York, New York and Charlotte, North Carolina



Culture and Communication

Build knowledge and excitement for the relocation through a tailored company website featuring video messages from SCOR's leadership and highlighting project updates, company events and resources, and nearby places of interest.

Change Management

Through the website and working closely with the HR team, BAM assisted the client in easing the employee transition from individual offices to open workstations before and during the pandemic.

Maximize Impact

Instill a sense of SCOR pride through a timeless palette and high-end technology. Each floor configured to foster open communication by placing multiple flexible conferencing spaces and service areas in the center of each floor. Open areas with workstations ring the perimeter to inspire staff.







wsp



ZUCKER HILLSIDE PSYCHIATRIC HOSPITAL

LOCATION Glenn Oaks, New York, USA

ARCHITECT

Array Architects Ballinger Architects/Engineers

CLIENT Northwell Health

SIZE 130,000 sf

STATUS Completed

PROJECT DESCRIPTION

Zucker-Hillside Hospital is a 223-bed psychiatric facility known for its pioneering work in diagnosis, treatment and research of mental illness. The replacement facility contains 115 beds of the 223-bed facility. The original patient clusters of 20-24-bed units were compressed into six 18-bed units (2-adult, 1-pediatric, 3-geropsychiatric). Rooms are all designed to flex from private to semi-private, with typical 18-bed configuration comprised of four private and seven semi-private rooms. The facility is also designed with an innovative three-corridor system, physically separating patients, staff, and visitors into three distinct circulation series.

Significant project features include:

- Bedside registration of patients, as appropriate.
- Spacious family areas, including coffee kiosk for off-unit family visits.
- Adolescent unit with indoor and outdoor recreation space, classrooms, quiet areas, activity area, and private/semiprivate rooms.
- Geropsychiatry units with walking tracks and fall precaution design.
- Fully wireless and reliant upon electronic medical records.

wsp



LUMINOUS HEALTH J. Kent McNew Family Medical Center

LOCATION Annapolis, MD USA

ARCHITECT CRGA Design

CLIENT Luminous Health

PROJECT VALUE

\$21 million

SIZE 56,000 sf

STATUS Completed 2019

PROJECT DESCRIPTION

The scope of the project included the construction of a new 56,000 square foot freestanding Medical Center four (4) story building, housing both inpatient and outpatient mental health services.

The project included a basement with building support services, a new Kitchen and an Ambulance Entry for receiving patients from an Emergency Department. The first floor houses the Lobby, partial hospitalization program, outpatient mental health Offices and Therapy Spaces. The second floor houses a 16 bed inpatient unit and the third floor provides shell space to house future inpatient services.

Approximately 6,500 square feet of space on the first floor and all of the third floor provides shell space with future fit out for outpatient (first floor) and inpatient services (third floor). The new building is attached to the existing alcohol and substance abuse facility operated by Luminous Health on the same campus.

New mechanical and electrical system infrastructure supports the building and our team designed an emergency generator that provides emergency power for the building. The project was designed to achieve LEED Silver certification but achieved LEED Gold.

vsp





SHEPPARD PRATT ELKRIDGE

Behavioral Health Facility

LOCATION Elkridge, MD USA

ARCHITECT CannonDesign

CLIENT Sheppard Pratt Health System

PROJECT VALUE \$83 million

SIZE 156,000 sf Hospital 76,000 sf MOB

STATUS Complete 2021 (est.)

PROJECT DESCRIPTION

WSP provided the MEP engineering design services for the new 156,000 sf hospital and 76,000 sf Medical Office Building on the Sheppard Pratt Elkridge Campus. The hospital consists of a new three-story freestanding facility that will accommodate 85 inpatient beds provided in five patient units. The facility will provide a variety of communitybased mental health treatment programs. The facility was implemented in one phase of construction on a 12.4 acre portion of the 39.1 acre campus site. Level 1 serves as the main arrival floor for both inpatients and outpatients.

A two-story main public entrance lobby serves as the primary point of access for outpatients and visitors with views to exterior courtyards and other outdoor spaces. Also located on Level 1 is the Outpatient Crisis WalkIn Clinic (CWIC) and Department of Medicine clinic / ECT, Security, intake functions, laboratory as well as a meditation suite and judiciary suite, which supports inpatients and outpatients. Open air landscaped courtyards are the organizing device of the schematic plan, transmitting natural light to interior spaces and providing visibility to nature. Two inpatient units are located on Level 1 as well as Education / conference space and IT services.

Level 2, connected to first floor by a two story Lobby, provides Outpatient Day Hospital programs for Adult, Adolescent, Eating Disorders PHP/IOP and patients with psychotic disorders. The Day Hospital provides multiple consult / exam rooms to accommodate high demand outpatient services volume. Level 3 provides one inpatient unit.

The Ground Level provides one inpatient unit with direct access to a patient courtyard. Also located on the Ground Level is the Gymnasium with designated access for inpatients, outpatients and community activities.





[Understanding of Project Scope]



Project Scope

The Project Scope includes the interior renovation and exterior signage for Ryan Health, a designated Article 28/31 diagnostic and treatment center and federally qualified health center. There are four areas to be included in the scope of work, located at the site noted herein. The basic services consist of the design of the following spaces and square footages:

- 1. **Ground Floor Suite A:** 3,360 SF *Vacant Retail Space*
- 2. Ground Floor Suite B: 2,630 SF Vacant Retail Space
- 3. **2nd Floor:** 2,548 SF Existing space currently occupied by Ryan Health.
- 4. **Cellar Level:** 3,450 SF Existing space currently occupied by Ryan Health.

Total Area: 11,988 SF

The project is comprised of the following departments within Ryan Health:

- 1. Women, Infant, and Children (WIC) Center
- 2. Article 31 Emotional Wellness Center
- 3. Article 28 Compliant Primary Care, Pediatrics, and OB/GYN Exam Rooms
- 4. Administration Spaces







We anticipate a full interior renovation of the areas in scope, with the exception of the Article 28 Exam Rooms on the 2nd floor, which will try to utilize the existing layout as much as possible. We understand the areas in scope will be unoccupied for the duration of the renovation. Exterior signage will be for the Ground Level spaces in scope. See Consultant Proposals attached for Project Scope Descriptions for other trades.

We understand the proposed use is zoned as-of-right and no change in zoning is required. We anticipate a change in Use on the current Certificate of Occupancy will be required based on the proposed use. It is our understanding the existing Occupancy is B-Business and the existing Use is Office. We anticipate no change in Occupancy and the Use shall become Use Group 4A Ambulatory, Diagnostic, or Treatment health care facilities.

Any work pertaining to, or coordination of, building envelope, building exterior, site remediation, landscaping, parking restriping, roofing, weatherproofing, slab vibration and/or moisture content, hazardous materials management plans, abatement of any hazardous substances, and/or modifications to improve disabled access outside the area of work, is not included in this proposal.

Coordination of consultants, vendors, and/or any other third-party consultants or vendors not noted herein is not included in this proposal and is considered additional services.

BAM Creative will provide architectural design and construction administration services for the client on whose behalf this proposal is signed ("you" or "Client") in connection with this project description, provided they are accepted by you. If your understanding or expectation differs, please let me know.



Project Budget

A project budget generally reflects the complexity and effort required to complete the work. We understand the project budget has not yet been established and will be determined prior to the start of the design phases. Should your project budget change thereafter and result in significantly more work for our team, we may need to revise our fees to support the efforts of this project.

Basic Services

BAM will provide you with the following Basic Services, subject to limitation requests in writing by you, typically in the sequence described below:

1. Project Initiation + Administration

To plan and execute your project, BAM will work closely with you to establish the following:

- A. Identify team members, including your authorized representative(s), and identify roles, responsibilities and communication procedures.
- B. Establish functional goals for this study and monitor these goals as the project progresses.
- C. Monitor the schedule of design services as the project progresses to ensure our work is completed within the agreed fee and with the services and compensation identified in this proposal.
- D. BAM to lead all design trades.
- E. Lead Interim and final presentations to the stakeholders.
- F. Moderate End of Phase detailed design coordination review ("page turner") meeting with all appropriate engineering, design, and facilities stakeholders.
- G. Provide meeting minutes from all project meetings.

2. Cost Estimate Coordination

To assist the you and your Cost Estimator in managing the construction budget, we will provide the following:

- A. Meet with you **One (1)** time per phase to review the Cost Estimate based on End of Phase Deliverables. Cost Estimate to be provided by Client's Cost Estimator.
- B. Cost estimates are anticipated after the Schematic Design, Design Development, and Construction Documents design phases.
- C. Revisions and value engineering modifications to the design will be addressed in the subsequent design phase.
- D. The Project Budget is to be established by you prior to project initiation, to provide guidance for the design team in planning and designing to budget.
- E. Coordination documents showing phase appropriate mechanical, electrical, plumbing, structural and architectural coordination

3. Department of Health (DOH) Certificate of Need (CON) Application



We will work with you at the completion of the Schematic Design, Design Development, and

Construction Document phases to prepare CON submission packages for a Review by the New

York State Department of Health. Services during this phase include:

- A. Prepare DOH forms and schedules customarily prepared by the architect.
- B. Prepare a project narrative consistent with DOH requirements.
- C. Format drawings consistent with DOH requirements following DSG-00, DSG-01, and DSG-05.
- D. Respond to comments and questions from DOH regarding the project design.
- E. Revise drawings to address DOH comments where necessary for DOH approval and consistent with our understanding of governing code.

4. Office of Mental Health (OMH) Submissions

We will work with you to provide all Architect's and Engineer's responsibilities as defied by The Prior Approval Review (PAR) process or E-Z PAR application process:

- A. Prepare all documentation required by OMH of the Architecture and Engineering team.
- B. Prepare required plans of the Article 31 clinic spaces for OMH review.
- C. Provide Architect's or Engineer's Verification to confirm construction was completed to all applicable codes including building code, Life Safety Code, and 2010 Americans with Disabilities Act (ADA) standards.
- D. Respond to comments and questions from DOH regarding the project design.

5. Site Verification

During this Phase we will:

- A. Conduct a site walkthrough of the area of work to acquire general architectural as-built information.
- B. Review as-built information on the selected area of work and client supplied files.
- C. Verify critical dimensions and identify unique requirements for construction.
- D. Observe accessibility into and around the building.
- E. Create Revit central file based on information and measurements gathered.

6. Planning + Programming

During this phase we will work with you to develop a program based on the desired space utilization. We will:

- A. Meet with you **Three (3)** times to review the needs and requirements related to the program and to understand the goals and vision for the project.
- B. Evaluate the base building infrastructure serving the area of work and develop an operational strategy for all systems serving Ryan Health's space (includes, but not limited to, mechanical, electrical, plumbing, fire alarm, IT, public safety, and sustainability)
- C. Develop a strategy with the Construction Manager to meet Project schedule
- D. Discuss any unique requirements as they pertain to the program.
- E. Collect programming information from you, including personnel headcount intent, functional needs, space allocations and adjacency requirements, technology and communication



requirements, amenities requirements including reception, collaborative and conference areas, and qualitative data on human factors.

- F. If requested by you, interviews and meetings with potential end users or anyone else you indicate will be involved with the project may be arranged and shall be billed hourly as an additional service.
- G. Document the information related to target type for staffing, individual space needs, equipment, furniture and other aspects, such as departmental adjacencies, as they relate to the program and space requirements.
- H. Analyze the information to determine the ideal square footage requirements.
- I. Test-fits of the proposed program within the allocated space
- J. Issue a draft program indicating key findings such as where functional shortcomings may exist along with a space program report indicating room and workstation sizes, adjacency, and support needs for each program element.
- K. End of Phase Deliverables will include:
 - a. Final owner approved programming document, including a summary of all stakeholder meetings minutes and space plans.
 - b. Test-fits illustrating interior layout options based upon the approved program
 - c. Preliminary "Basis of Design" document with narratives describing architectural and systems requirements.
 - d. Detailed design schedule, illustrating all major design milestones, cost estimating, and owner reviews along with all necessary approvals (DOB, FDNY, DOH, OMH).

7. Schematic Design

During this phase we will prepare schematic design options based on the program and the preferred Test-fit design established during the Programming phase. We will:

- A. Meet with you up to a total of **Three (3)** times to discuss the schematic design.
- B. Refine the Test-fit selected during Planning and Programming.
- C. Furniture, Fixture and Equipment test fits of typical areas
- D. Per RFP Clarifications provided by UPC, Renderings will not be included in the base scope.
 3D renderings and video animations through the Revit Model can be provided for an additional fee. They are both valuable tools to communicate spatial relationships of key areas in the project and clarify the design intent.
- E. Coordinate with consultants to develop scope of work narrative and location of major MEP equipment.
- F. Ensure the design is compliant with governing code requirements.
- G. Issue Project Communication with status and comments received and distribute to team members.
- H. Prepare a Schematic Design End of Phase Deliverables for preliminary budget pricing and issue to Cost Estimator to ensure scope is in line with budget.
- I. End of Phase Deliverables will include:
 - a. Final Schematic Design Report, including add alternates.



- b. Summary of design options developed and rationale for preferred scheme.
- c. Reproductions of all graphic material presented, and photographs of any models developed.
- J. Additional schematic design options or additional revisions, additional renderings, photorealistic renderings, and/or additional meetings beyond the quality noted above shall be considered additional services and billed hourly.

8. Design Development

This phase commences once the schematic design direction is established. During this phase we will meet with you a total of **Four (4)** times to do the following:

- A. Utilizing the schematic design, we will continue to develop the visual concept, including special features and design details.
- B. With your involvement, establish a consistent design character and color palette and prepare finish boards with proposed finishes and material samples. Per RFP clarifications provided by UPC, all finish boards will be digital. Physical sample boards can be provide for an additional fee.
- C. Based upon comments, select final finishes, prepare the final design development documents, and issue a design development pricing set.
- D. Prepare a final presentation of the above items for your review and approval.
- E. Update Project Communication with status and comments received and distribute to team members.
- F. Draft outline specification
- G. End of Phase Deliverables will include:
 - a. Site plans, building plans, interior elevations, FF&E drawings, at scale(s) appropriate to accurately communicate the project scope and design intent
 - b. Detail sections of significant exterior conditions at an appropriate scale
 - c. Coordinated lighting design
 - d. Final outline specification
 - e. Final Interior and Exterior digital finish boards
 - f. Engineering basis of design report.

9. Construction Documents

Once the design development has progressed to a point we believe is sufficient to begin construction documents, we will meet with you up to a total of **Three (3)** times to review the Construction Documents as they are developed:

A. Construction documents and specifications will be prepared to indicate the location and construction specifications of all architectural items in sufficient detail for permitting and bidding purposes.



- B. Four (4) Add alternate scope items within the project scope, developed during previous design phases can be included through 100% Construction Documents.
- C. Submission of 80% CDs to update the cost estimates and obtain file for building permits.
- D. If necessary, early bidding, demolition, and construction packages can be provided as an additional fee.
- E. 100% Construction Documents shall be based on all applicable building codes, energy codes, zoning.
- F. We will meet with you up to a total of **Three (3)** times to provide assistance with Furniture and Fixture selection to the clients and provide fully coordinated Furniture, Fixture, and Equipment drawings.
- G. Construction documents will include the following:
 - Site Plan: Incorporate a site plan provided by you noting location of existing buildings, parking and exterior elements. If a site plan is not available, creation of one shall be considered additional services.
 - b. Accessibility Plans: Incorporate an accessibility plan noting location of accessible paths of travel, accessible parking and accessible restrooms.
 - c. Floor Plans: Indicate location and construction specifications of all partitions, doors, frames and hardware, glass partitions, and millwork.
 - d. Reflected Ceiling Plans: Show the location of the various types of ceilings and of all standard and special light fixtures, power feeds, switches and related elements.
 - e. Power and Signal Location Plans: Show the location of all power, telephone, and data communications outlets.
 - f. Finish Plans: Describe the location and specification of all proposed paint, carpeting, floor coverings, fabrics, and other special finishes including transitions.
 - g. Elevations: Develop elevations that will describe the key spaces in the project. Key the elevations to the details necessary to complete the construction.
 - h. Details: Add sufficient details to the project to help describe the intent of the design.
 - Furniture, Fixtures, and Equipment Plans: Prepare location drawings showing approximate size and footprint of proposed furnishings and fixtures, for the purposes of plan layout only. Actual design and specification of furniture is not included in this proposal, and if requested, is additional services.
 Equipment: Based on an equipment list you provide, we shall prepare location drawings showing approximate size, footprint, and MEP connections for proposed equipment, for the purposes of plan layout and coordination only.
 - j. Signage: Interior signage will be designed and specified for all areas in scope. Exterior signage for the Ground Level spaces included in scope are possibly glass vinyl or solid lettering entrance signage, (1) banner signage for the Ground Level. Signage will be designed and coordinated with required detailing and within allowable code and zoning restrictions.
 - k. Provide CAD and/or Revit backgrounds to the Consultants selected by you with a level of description (LOD) of 300.



10. Bid Coordination

Coordinate **One (1)** round of bidding to a pool of up to **Four (4)** General Contractors or if the project is utilizing a Construction Manager, **One (1)** round of trade bidding.

11. Permit

During the permitting phase, we will coordinate One (1) round of permit filing.

- A. All Permits required by the Department of Buildings will be submitted as Self Certification.
- B. The permit fees levied by the governing authorities are not included in this proposal.
- C. It is our understanding the governing jurisdiction for this building is the Department of Buildings in the City of New York.
- D. Signage zoning permits will be applied for by the Signage Vendor.
- E. Changes to Certificate of Occupancy: If requested, coordination of a change in the Certificate of Occupancy may be provided for an additional fee.

12. Construction Administration

This phase commences upon initial meeting with the General Contractor. For up to **Eighteen** (18) consecutive weeks we will:

- A. Act on your behalf only to the extent provided in the Construction Documents, unless otherwise stipulated in writing and consented to by you.
- B. Establish appropriate site meetings and communication procedures for the administration of the project's construction. We anticipate Client-Architect-Contractor meetings shall be held on a weekly basis, either on site or virtually, for the duration of the construction. Meeting minutes during construction administration and site meetings will be recorded by the awarded General Contractor or Construction Manager.
- C. Review of Shop Drawings and Submittals: Review, approve, or act appropriately on specified contractor submittals including shop drawings, product data, and samples.
 Review of submitted materials includes up to **One (1)** revision review.
- D. Site Visits: Visit the Project premises up to One (1) time per week for up to Two (2) hours per visit to become generally familiar with the progress and quality of the work and to determine, in general, if the work is proceeding in accordance with the Construction Documents. On the basis of such observations as an Architect, inform you of the progress and quality of the work and notify you of any observed defects and deficiencies in the work of the Contractor.
- E. At a substantial completion of the project, a final review of the construction will be made by us and a punchlist will be prepared to call attention to any remaining architectural defects or deficiencies in the work of the Contractor. We will provide **One (1)** continuous walkthrough of the site to prepare the architect's punchlist. Once the Contractor has verified all the punchlist items have been addressed, we will visit the site **One (1)** time in an effort to determine if it appears the punchlist is complete in accordance with generally accepted industry standards.



- F. Review all applications for payment and change orders.
- G. Completion of Construction Administration services are defined as the Date of Substantial Completion, or **Two (2)** calendar weeks from the date the architect's punchlist is issued, whichever is earlier. Meetings after the date of substantial completion will be Additional Services.

Lessons Learned

Below are a list of items suggested for this project that have benefited overall project success for BAM Creative on similar Medical Office interior renovations:

- A. Identify all out of scope spaces In the floor directly below to understand access coordination for utilities, particularly plumbing and electrical floor cores. This is critical when the space below is under a different tenant and accommodations need to be made through a willing Landlord.
- B. Identify long lead items in both categories of Contractor and Owner Furnished Items, particularly with supply chains still affected by the COVID-19 Pandemic.
 - i. Mechanical Units, Steel for supporting equipment, and Light Fixtures are typically long lead materials.
 - ii. Any Owner Furnished medical equipment should be finalized early in the design phase, with lead times and delivery dates coordinated with construction.
 - iii. Department of Health and Office of Mental Health requirements, submissions, inspections, and approvals are to be tracked and integrated within the overall project schedule.
- C. Design Team to review Lease Terms prior to start of design phases.
 - i. It is critical to clearly understand Landlord Responsibilities vs Tenant Responsibilities.
 - ii. Design team to assess early on whether utilities available in the building and to the tenant are adequate for required program and scope.
- D. Confirm all premises in project scope are ADA Accessible, particularly new additions to the overall Tenant space.
- E. Perform Demolition and/or probing of existing spaces (2nd Floor + Cellar Level) at 50% Design Development ahead of 100% Construction Documents, if the Client can accommodate vacating portions or all of the space. Early access and demolition to the site can reveal any potential hidden conditions. Surprises can be avoided during construction and, instead addressed within the design documents and competitively priced.

BAM Creative

New York, NY / Los Angeles, CA

Process Differentiator



The use of axonometric views during design presentations assists end users in understanding the more technical drawings, such as plans and elevations.

and BAM. Websites and other digital platforms have proved invaluable in gathering stakeholder input and conveying key information to facilities departments and end users. Presentations are not bound by a linear progression of slides or pages. Animation graphics can be used to convey sequence and movement.

Parking Lot







[Work Plan + Proposed Schedule]



Project Schedule

We will utilize the preliminary information supplied by you to work efficiently under the proposed schedule. The schedule is based on the Basic Services and our understanding of the scope of the work. It shall be revisited if scope changes and/or if additional services are required.

Phase	Duration	
Approval to Proceed (anticipated)		May 2021
Site Verification	1 week	May 2021
Planning and Programming	2 weeks	June 2021
Schematic Design	3 weeks	June – July 2021
Design Development	4 weeks	July – August 2021
Construction Documents	8 weeks	August - October 2021
Bid / Permit	4 weeks	November 2021*
Construction Administration (Estimated)	18 weeks	December 2021 – April 2022**

* BAM shall work closely and in good faith with the building owners and the city agencies to obtain the approvals that are required on the project. However, BAM cannot guarantee the duration of the approvals process as it is at the discretion of the authorities having jurisdiction.

** The Construction Administration period shall be agreed upon once a general contractor or construction manager has been engaged and has issued a detailed construction schedule acceptable to you.





[Professional Fees]



Hourly Rates

The following is a list of the proposed project team and the respective hourly rates charged for their services. Rates are subject to adjustment annually on January 1st.

Title	Hourly Rate
Principal	\$355
Project Director	\$295 - \$345
Project Manager	\$235 - \$285
Job Captain	\$175 - \$225
Designer	\$115 - \$165
Project Administrator	\$115
Design Intern	\$95



Compensation

Fees for Basic Services are proposed on a FLAT FEE basis for the Design Phases and HOURLY FEE basis for Structural Design Services. Fees are based upon historic knowledge of similar projects, the project size, scope and schedule, and include design services and preparation of instruments of service within the time frames listed herein.

Fees for the Basic Services include fees for consultants identified as part of the Project Team. Fees listed are not-to-exceed without prior authorization. Under circumstances where information previously unknown to us is gained or changes are made by you, we will seek pre-approvals in writing before proceeding with add services. Permit fees are not included.

Architecture		
Project Initiation + Administration	\$	Included
Site Verification	\$	11,800
Planning + Programming	\$	11,800
Schematic Design	\$	23,600
Design Development	\$	59,000
Construction Documents	\$	70,800
Bid Coordination	\$	11,800
Construction Administration	\$	47,200
Architecture Subtotal	\$	236,000
MEP/FP Engineering		
Site Verification	\$	Included
Planning + Programming	\$	4,500
Schematic Design	\$	12,500
Design Development	\$	21,000
Construction Documents	\$	36,500
Bid Coordination	\$	Included
Construction Administration	\$	21,500
MEP/FP Engineering Subtotal	\$	96,000
Structural Engineering		
Ground Floor Mechanical Systems Support (Hourly)	\$	5,000
Structural Engineering Subtotal	\$	5,000
Subtotal – Architecture	\$	236,000
Subtotal – Structural Engineering	\$	96,000
Subtotal – MEP/FP Engineering	\$	5,000
Basic Services Total:	\$	337,000
Three Hundred Thirty Seven The	ousan	d Dollars
Estimated Reimbursables (Additional to Services):	\$	20.340
		,

Additional Services

Ryan Health 801 Amsterdam Expansion Project



IT / AV / Security	\$ 31,000
Signage Wayfinding	\$ 18,000
Structural (Signage Scope - Hourly)	\$ 5,000
Acoustical Design Services	\$ 13,000
Acoustical Site Surveys	\$ 6,500
Sound Masking Systems	\$ 3,000
Laser Scanning (Ground Floor Suites)	\$ 4,000
Laser Scanning (2nd Floor + Cellar post Demolition)	\$ 4,000
Early Demolition Package - ARCH (Bid + Permit)	\$ 11,000
Early Demolition Package - MEP (Bid + Permit)	\$ 7,500
Additional Services Total:	\$ 103,00
Estimated Reimbursables (Additional to Services):	\$ 8,240

Invoices will be issued monthly reflecting the percentage of work complete prior to the date of invoicing. Billing for services and Reimbursable Expenses will be made in accordance with the above schedule of services performed. Payments are due and payable within **30 (thirty)** days of invoice date. Reimbursable Expenses will include, and the Client agrees to reimburse BAM for, all normal and customary expenses including but not limited to fees for delivery services, printing, travel, plotting, and plan check submittal fees.

Terms and Conditions

Upon your acceptance and return of a fully signed copy of this proposal in a form approved by both parties and payment in full of the retainer described above, this proposal (including its attachments) (collectively, the "Agreement") will constitute a binding contract between the parties that will be governed by the terms and conditions in this proposal.

1. BAM's Responsibilities.

- 1.1 BAM will provide professional services as set forth in this Agreement.
- 1.2 BAM will perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances.
- 1.3 BAM will identify a representative authorized to act on behalf of BAM with respect to the project contemplated by this Agreement (the "Project").
- 1.4. Except with the Client's knowledge and consent, BAM will not engage in any activity, or accept any employment, interest, or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to the Project.

2. Client's Responsibilities.



- 2.1 Unless otherwise provided for under this Agreement, the Client will provide information in a timely manner regarding requirements for and limitations on the Project, including a written program, which will set forth the Client's objectives, schedule, constraints and criteria, including space requirements and relationships, flexibility, expandability, special equipment, systems, and site requirements.
- 2.2 The Client will establish the Client's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 4.1; (2) the Client's other costs; and, (3) reasonable contingencies related to all of these costs. The Client will update the Client's budget for the Project as necessary throughout the duration of the Project until final completion. If the Client significantly increases or decreases the Client's budget for the Cost of the Work, the Client will notify BAM. The Client and BAM will thereafter agree to a corresponding change in the Project's scope and quality.
- 2.3 The Client will identify a representative authorized to act on the Client's behalf with respect to the Project. The Client will render decisions and approve BAM's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of BAM's services.
- 2.4 The Client will furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information will include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions, and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey will be referenced to a Project benchmark.
- 2.5 The Client will furnish services of all required geotechnical engineers (if any), which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.
- 2.6 The Client will perform the tasks and responsibilities identified as the Client's responsibility in this Agreement, the construction documents, the specifications, or otherwise agreed by the parties.
- 2.7 The Client will coordinate the services of its own consultants with those services provided by BAM. Upon BAM's request, the Client will furnish copies of the scope of services in the contracts between the Client and the Client's consultants. The Client will furnish the services of consultants other than those designated as BAM's responsibility in this Agreement, or authorize BAM to furnish them as an Additional Service, when the Architect requests such services and demonstrates that they are reasonably required by the scope of



the Project. The Client will require that its consultants and contractors maintain insurance, including professional liability insurance, as appropriate to the services or work provided.

- 2.8 The Client will furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests for air and water pollution, and tests for hazardous materials.
- 2.9 The Client will furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Client's needs and interests.
- 2.10 The Client will provide prompt written notice to BAM if the Client becomes aware of any fault or defect in the Project.
- 2.11 The Client will include BAM in all communications with the contractor that relate to or affect BAM's services or professional responsibilities. The Client will promptly notify BAM of the substance of any direct communications between the Client and contractor otherwise relating to the Project. Communications by and with BAM's consultants will be through BAM.
- 2.12 Before executing the contract between the Client and the contractor (the "Construction Contract"), the Client will coordinate BAM's duties and responsibilities set forth in the Construction Contract with BAM's services set forth in this Agreement. The Client will provide BAM with a copy of the executed Construction Contract.
- 2.13 The Client will provide BAM access to the Project site prior to commencement of the services and will obligate the contractor to provide BAM access to the site and any work wherever it is in preparation or progress.
- 2.14 Within 15 days after receipt of a written request from BAM, the Client will furnish the requested information as necessary and relevant for BAM to evaluate, give notice of, or enforce lien rights.

3. Additional Services.

- 3.1 BAM may provide Additional Services after execution of this Agreement without invalidating the Agreement. Except for services required solely due to the fault of BAM, any Additional Services provided in accordance with this Section 3 will entitle BAM to compensation pursuant to Section 4 and an appropriate adjustment in BAM's schedule.
- 3.2 Upon recognizing the need to perform the following Additional Services, BAM will notify the Client with reasonable promptness and explain the facts and circumstances giving rise to the need. BAM will not proceed to provide the following Additional Services until BAM receives the Client's written authorization:
 - (a) Services necessitated by a change in the Initial Information, previous instructions or approvals given by the Client, or a material change in the Project including size, quality, complexity, the Client's schedule or budget for cost of the work, or procurement or delivery method;



- (b) Services necessitated by the enactment, revision, or interpretation of codes, laws, or regulations;
- (c) Services necessitated by decisions of the Client not rendered in a timely manner or any other failure of performance on the part of the Client or the Client's consultants or contractors;
- (d) Preparing digital models or other design documentation for transmission to the Client's consultants and contractors, or to other Client-authorized recipients;
- (e) Preparation of design and documentation for alternate bid or proposal requests proposed by the Client;
- (f) Preparation for, and attendance at, a public presentation, meeting or hearing;
- (g) Preparation for, and attendance at, a dispute resolution proceeding or legal proceeding, except where BAM is party thereto;
- (h) Evaluation of the qualifications of entities providing bids or proposals; or
- (i) Consultation concerning replacement of work resulting from fire or other cause during construction.
- 3.3 To avoid delay in the schedule for the Project, BAM will provide the following Additional Services, notify the Client with reasonable promptness, and explain the facts and circumstances giving rise to the need. If, upon receipt of BAM's notice, the Client determines that all or part of the Additional Services are not required, the Client will give prompt written notice to BAM of the Client's determination. The Client will compensate BAM for the services provided prior to BAM's receipt of the Client's notice.
 - (a) Reviewing a contractor's submittal out of sequence from the submittal schedule approved by BAM;
 - (b) Responding to a contractor's requests for information that are not prepared in accordance with the contract documents or where such information is available to the contractor from a careful study and comparison of the contract documents, field conditions, other Client-provided information, contractor-prepared coordination drawings, or prior Project correspondence of documentation;
 - (c) Preparing change orders and construction change directives that require evaluation of the contractor's proposals and supporting data, or the preparation or revisions of Project correspondence or documentation; or
 - (d) Evaluating substitutions proposed by the Client or the contractor and making subsequent revisions to Contract correspondence or documentation resulting therefrom.
- 3.4 Services provided more than 60 days after (a) the date for substantial completion of the services as set forth in this Agreement or (b) the actual date of substantial completion of such services, whichever is earlier, will be compensated as Additional Services to the extent BAM incurs additional cost in providing those services.
- 3.5 If the services covered by this Agreement have not been completed within three months of the date of substantial completion noted within this Agreement, except to the extent due to



BAM's fault, extension of BAM's services beyond that time will be compensated as Additional Services.

4. Invoicing and Payment; Cost of the Work.

- 4.1 For purposes of this Agreement, the "Cost of the Work" will be the total cost to the Client to construct all elements of the Project designed or specified by BAM and will include contractors' general conditions costs, overhead and profit. The Cost of the Work also includes the reasonable value of labor, materials, and equipment, donated to, or otherwise furnished by, the Client. The Cost of the Work does not include the compensation of BAM; the costs of the land, rights-of-way, financing, or contingencies for changes in the Work; or other costs that are the responsibility of the Client.
- 4.2 The Client's budget for the Cost of the Work is provided in Initial Information, and will be adjusted throughout the Project as required under this Agreement. BAM may from time to time, but is not required to, provide evaluations of the Client's budget for the Cost of the Work, preliminary estimates of the Cost of the Work, or updated estimates of the Cost of the Work; any such evaluations or estimates represent BAM's judgment as a design professional. It is recognized, however, that neither BAM nor the Client has control over the cost of labor, materials, or equipment; the Contractor's methods of determining bid prices; or competitive bidding, market, or negotiating conditions. Accordingly, BAM cannot and does not warrant or represent that bids or negotiated prices will not vary from the Client's budget for the Cost of the Work, or from any estimate of the Cost of the Work, or evaluation, prepared or agreed to by BAM.
- 4.3 In preparing estimates of the Cost of Work, BAM will be permitted to include contingencies for design, bidding, and price escalation; to determine what materials, equipment, component systems, and types of construction are to be included in the contract documents; to recommend reasonable adjustments in the program and scope of the Project; and to include design alternates as may be necessary to adjust the estimated Cost of the Work to meet the Client's budget. BAM's estimate of the Cost of the Work will be based on current area, volume or similar conceptual estimating techniques. If the Client requires a detailed estimate of the Cost of the Work, BAM will provide such an estimate, if identified as BAM's responsibility in Scope of Work Additional Services.
- 4.4 If, through no fault of BAM, the procurement phase has not commenced within 90 days after BAM submits construction documents to the Client, the Client's budget for the Cost of the Work will be adjusted to reflect changes in the general level of prices in the applicable construction market.
- 4.5 If at any time BAM's estimate of the Cost of the Work exceeds the Client's budget for the Cost of the Work, BAM will make appropriate recommendations to the Client to adjust the Project's size, quality, or budget for the Cost of the Work, and the Client will cooperate with BAM in making such adjustments.



- 4.6 If the Client's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services is exceeded by the lowest bona fide bid or negotiated proposal, the Client will: (i) give written approval of an increase in the budget for the Cost of the Work; (ii) authorize rebidding or renegotiating of the Project within a reasonable time; (iii) terminate in accordance with the "Termination or Suspension" section below; (iv) in consultation with BAM, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or, (v) implement any other mutually acceptable alternative.
- 4.7 If the Client chooses to proceed under Section 4.6(iv), BAM will, at Client's cost and expense, modify the construction documents as necessary to comply with the Client's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services, or the budget as adjusted under Section 4.6(i). BAM's modification of the construction documents will be the limit of BAM's responsibility under this Section 4.

5. Copyrights and Licenses.

- 5.1 BAM and the Client warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.
- 5.2 BAM and BAM's consultants will be deemed the authors and owners of their respective Instruments of Service, including all drawings and specifications, and will retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of BAM and BAM's consultants.
- 5.3 BAM grants to the Client a nonexclusive license to use BAM's Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Client substantially performs its obligations under this Agreement, including prompt payment of all sums due pursuant this Agreement. BAM will obtain similar nonexclusive licenses from BAM's consultants consistent with this Agreement. The license granted under this section permits the Client to authorize the contractor, subcontractors, sub-subcontractors, and suppliers, as well as the Client's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service, subject to any protocols established pursuant to the terms of this Agreement, solely and exclusively for use in performing services or construction for the Project. If BAM terminates this Agreement for cause, the license granted in this Section 5.3 will terminate.
- 5.3.1 If Client uses the Instruments of Service without retaining the authors of the Instruments of Service, the Client releases BAM and BAM's consultant(s) from all claims and causes of action arising from such uses. The Client, to the extent permitted by law, further agrees to indemnify and hold harmless BAM and its consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Client's use of the



Instruments of Service under this Section 5.3.1. The terms of this Section 5.3.1 will not apply if the Client rightfully terminates this Agreement for cause.

- 5.4 Except for the licenses granted in this Section 5, no other license or right will be deemed granted or implied under this Agreement. The Client will not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of BAM. Any unauthorized use of the Instruments of Service will be at the Client's sole risk and without liability to BAM and BAM's consultants.
- 5.5 Except as otherwise stated in Section 5.3, the provisions of this Section 5 will survive the termination of this Agreement.

6. Claims and Disputes.

- 6.1 General
- 6.1.1 The Client and BAM will commence all claims and causes of action against the other and arising out of or related to this Agreement, whether in contract, tort, or otherwise, in accordance with the requirements of the binding dispute resolution method selected in this Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of substantial completion of the Work. The Client and BAM waive all claims and causes of action not commenced in accordance with this Section 6.1.1.
- 6.1.2 To the extent damages are covered by property insurance, the Client and BAM waive all rights against each other and against the contractors, consultants, agents, and employees of the other for damages. The Client or BAM, as appropriate, will require of the contractors, consultants, agents, and employees of any of them, similar waivers in favor of the other parties enumerated herein.
- 6.1.3 BAM and Client waive consequential damages for claims, disputes, or other matters in question, arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 7.6.
- 6.2 Mediation
- 6.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement will be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of BAM's services, BAM may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.
- 6.2.2 The Client and BAM will endeavor to resolve claims, disputes and other matters in question between them by mediation, which, unless the parties mutually agree otherwise, will be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. A request for mediation will be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute



resolution but, in such event, mediation will proceed in advance of binding dispute resolution proceedings, which will be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration proceeding is stayed pursuant to this section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

- 6.2.3 The parties will share the mediator's fee and any filing fees equally. The mediation will be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation will be enforceable as settlement agreements in any court having jurisdiction thereof.
- 6.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 6.2, the method of binding dispute resolution will be litigation in the state or federal courts of competent jurisdiction in New York County, New York, and each party irrevocably submits to the sole and exclusive jurisdiction of these courts in personam, generally and unconditionally with respect to any action, suit or proceeding brought by it or against it by the other party.
- 6.3 The provisions of this Section 6 will survive the termination of this Agreement.

7. Termination or Suspension

- 7.1 If the Client fails to make payments to BAM in accordance with this Agreement, such failure will be considered substantial nonperformance and cause for termination or, at BAM's option, cause for suspension of performance of services under this Agreement. If BAM elects to suspend services, BAM will give seven days' written notice to the Client before suspending services. In the event of a suspension of services, BAM will have no liability to the Client for delay or damage caused the Client because of such suspension of services. Before resuming services, the Client will pay BAM all sums due prior to suspension and any expenses incurred in the interruption and resumption of BAM's services. BAM's fees for the remaining services and the time schedules will be equitably adjusted.
- 7.2 If the Client suspends the Project, BAM will be compensated for services performed prior to notice of such suspension. When the Project is resumed, BAM will be compensated for expenses incurred in the interruption and resumption of BAM's services. BAM's fees for the remaining services and the time schedules will be equitably adjusted.
- 7.3 If the Client suspends the Project for more than 90 cumulative days for reasons other than the fault of BAM, BAM may terminate this Agreement by giving not less than seven days' written notice.
- 7.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.
- 7.5 The Client may terminate this Agreement upon not less than seven days' written notice to BAM for the Client's convenience and without cause.



- 7.6 If the Client terminates this Agreement for its convenience pursuant to Section 7.5, or BAM terminates this Agreement pursuant to Section 7.3, the Client will compensate BAM for services performed prior to termination, Reimbursable Expenses incurred, and costs attributable to termination, including the costs attributable to BAM's termination of consultant agreements.
- 7.7 Except as otherwise expressly provided herein, this Agreement will terminate one year from the date of substantial completion of the services.
- 7.8 The Client's rights to use BAM's Instruments of Service in the event of a termination of this Agreement are set forth in Section 5.

8 Miscellaneous.

- 8.1 This Agreement will be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules.
- 8.2 Unless otherwise specified herein, terms in this Agreement will have the same meaning as those in AIA Document A201–2017, General Conditions of the Contract for Construction.
- 8.3 The Client and BAM, respectively, bind themselves, their agents, successors, assigns, and legal representatives to this Agreement. Neither the Client nor BAM will assign this Agreement without the written consent of the other, except that the Client may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Client's rights and obligations under this Agreement, including any payments due to BAM by the Client prior to the assignment.
- 8.4 If the Client requests BAM to execute certificates, the proposed language of such certificates will be submitted to BAM for review at least 14 days prior to the requested dates of execution. If the Client requests BAM to execute consents reasonably required to facilitate assignment to a lender, BAM will execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to BAM for review at least 14 days prior to execution. BAM will not be required to execute certificates or consents that would require knowledge, services, or responsibilities beyond the scope of this Agreement.
- 8.5 Nothing contained in this Agreement will create a contractual relationship with, or a cause of action in favor of, a third party against either the Client or BAM.
- 8.6 Unless otherwise required in this Agreement, BAM will have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.
- 8.7 BAM will have the right to include photographic or artistic representations of the design of the Project among BAM's promotional and professional materials. BAM will be given reasonable access to the completed Project to make such representations. However, BAM's materials will not include the Client's confidential or proprietary information if the Client has previously advised BAM in writing of the specific information considered by the Client to be confidential or proprietary. The Client will provide professional credit for BAM in



the Client's promotional materials for the Project. This Section 8.7 will survive the termination of this Agreement unless the Client terminates this Agreement for cause.

- 8.8 If BAM or Client receives information specifically designated as "confidential" or "business proprietary," the receiving party will keep such information strictly confidential and will not disclose it to any other person except as set forth in Section 8.8.1. This Section 8.8 will survive the termination of this Agreement.
- 8.8.1 The receiving party may disclose "confidential" or "business proprietary" information after 7 days' notice to the other party, when required by law, arbitrator's order, or court order, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or to the extent such information is reasonably necessary for the receiving party to defend itself in any dispute. The receiving party may also disclose such information to its employees, consultants, or contractors in order to perform services or work solely and exclusively for the Project, provided those employees, consultants and contractors are subject to the restrictions on the disclosure and use of such information as set forth in this Section 8.8.
- 8.9 The invalidity of any provision of the Agreement will not invalidate the Agreement or its remaining provisions. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or unenforceable, then that provision will be revised to the extent necessary to make that provision legal and enforceable. In such case the Agreement will be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Agreement.



The following indicates the standard insurance coverage amounts for BAM Creative.

General Liability	
Per Occurrence Aggregate	\$ 2,000,000 \$ 4,000,000
Professional Liability	
Per Occurrence Annual Aggregate	\$ 5,000,000 \$ 5,000,000
Cyber Liability	\$ 500,000
Third Party Crime	\$ 50,000
Automobile Liability	\$ 1,000,000
Umbrella	\$ 5,000,000





[Exhibits]

- 20210503_RH_801_RFP_AE Fee Form_BAM Creative.xls [Page 67]
 WSP Proposals [Page 68 100]
- 3. Augmented Construction Proposal [Page 101 103]

Design Team Request for Proposals - Attachment A-1 Ryan Health - 801 Amsterdam Project Issued April 19, 2021

Contact a	npany Name: BAM Creative and Address: Daniel Ahn 30 W24th Street New 1	York, NY 10010															
Response Date: May 3,2021																	
Rase Services		Site Verifica	tion	Planning	+	Schematic De	esign	Design Develop	oment	Construct	ion	Bid / Pe	rmit	Construc	ction	Total	
Dase Services				Programmi	ing					Documer	nts			Administr	ration		
		Lump Sum		Lump Sum		Lump Sum		Lump Sum		Lump Sum		Lump Sum		Lump Sum		Lump Sum	
Consultant Category	Company Name (note 1)	Fee	Hours	Fee	Hours	Fee	Hours	Fee	Hours	Fee	Hours	Fee	Hours	Fee	Hours	Fee	Hours
Architect	BAM Creative	\$11,800	66	\$11,800	66	\$23,600	131	\$59,000	328	\$70,800	393	\$11,800	66	\$47,200	262	\$236,000	1,180
MEP/FP	WSP	Included	0	\$4,500	22	\$12,500	70	\$21,000	130	\$36,500	240	Included	140	\$21,500	140	\$96,000	580
Structural (Ground Floor Suites Mechanical)	WSP	Ş0	0	Ş0	0	Ş0	0	Ş0	0	Ş0	0	Ş0	0	Ş0	0	\$5,000	0
	Proposed Fee Subtotals:	\$11,800	66	\$16,300	88	\$36,100	201	\$80,000	458	\$107,300	633	\$11,800	206	\$68,700	402	\$337,000	1,760
	Estimated Arch. Reimbursable Expenses:	\$1,040		\$1,000		\$2,000		\$5,100		\$6,100		\$1,000		\$4,100		\$20,340	0
	Estimated Sub-consult. Reimbursable Expenses:	\$500		\$0		\$1,000		\$1,500		\$2,000		\$0		\$3,000		\$8,000	0
	Totals:	\$13,340	66	\$17,300	88	\$39,100	201	\$86,600	458	\$115,400	633	\$12,800	206	\$75,800	402	\$360,340	1,760
Additional Services		Programm	ing	Site Verifica	tion	Schematic De	esign	Design Develop	oment	Construct	ion	Bid / Pe	rmit	Construc	tion	Total	_
Additional Scivices		Verificatio	on														
										Documer	nts			Administr	ation		
Consultant Category	Company Name (note 1)	Lump Sum Fee	Hours	Lump Sum Fee	Hours	Lump Sum Fee	Hours	Lump Sum Fee	Hours	Documer Lump Sum Fee	nts Hours	Lump Sum Fee	Hours	Administr Lump Sum Fee	ration Hours	Lump Sum Fee	Hours
Consultant Category IT / AV / Security	Company Name (note 1) WSP	Lump Sum Fee \$1,550	Hours 10	Lump Sum Fee Included	Hours 20	Lump Sum Fee \$3,100	Hours 20	Lump Sum Fee \$7,750	Hours 50	Documer Lump Sum Fee \$11,470	nts Hours 74	Lump Sum Fee Included	Hours	Administr Lump Sum Fee \$7,130	ration Hours 46	Lump Sum Fee \$31,000	Hours 200
Consultant Category IT / AV / Security Signage Wayfinding	Company Name (note 1) WSP BAM Creative	Lump Sum Fee \$1,550 Included	Hours 10	Lump Sum Fee Included Included	Hours 20	Lump Sum Fee \$3,100 \$3,000	Hours 20 19	Lump Sum Fee \$7,750 \$4,500	Hours 50 28	Documer Lump Sum Fee \$11,470 \$6,000	nts Hours 74 38	Lump Sum Fee Included Included	Hours 0 0	Administr Lump Sum Fee \$7,130 \$4,500	ration Hours 46 28	Lump Sum Fee \$31,000 \$18,000	Hours 200 113
Consultant Category IT / AV / Security Signage Wayfinding Structural (Signage Scope - Hourly)	Company Name (note 1) WSP BAM Creative WSP	Lump Sum Fee \$1,550 Included n/a	Hours 10 n/a	Lump Sum Fee Included Included n/a	Hours 20 n/a	Lump Sum Fee \$3,100 \$3,000 n/a	Hours 20 19 n/a	Lump Sum Fee \$7,750 \$4,500 n/a	Hours 50 28 n/a	Documer Lump Sum Fee \$11,470 \$6,000 n/a	Hours 74 38 n/a	Lump Sum Fee Included Included n/a	Hours 0 0 n/a	Administr Lump Sum Fee \$7,130 \$4,500 n/a	ration Hours 46 28 n/a	Lump Sum Fee \$31,000 \$18,000 \$5,000	Hours 200 113 32
Consultant Category IT / AV / Security Signage Wayfinding Structural (Signage Scope - Hourly) Acoustial Design Services	Company Name (note 1) WSP BAM Creative WSP WSP	Lump Sum Fee \$1,550 Included n/a n/a	Hours 10 n/a n/a	Lump Sum Fee Included Included n/a n/a	Hours 20 n/a n/a	Lump Sum Fee \$3,100 \$3,000 n/a n/a	Hours 20 19 n/a n/a	Lump Sum Fee \$7,750 \$4,500 n/a n/a	Hours 50 28 n/a n/a	Documer Lump Sum Fee \$11,470 \$6,000 n/a n/a	Hours 74 38 n/a n/a	Lump Sum Fee Included Included n/a n/a	Hours 0 0 n/a n/a	Administr Lump Sum Fee \$7,130 \$4,500 n/a n/a	Hours Hours 46 28 n/a n/a	Lump Sum Fee \$31,000 \$18,000 \$5,000 \$13,000	Hours 200 113 32 84
Consultant Category IT / AV / Security Signage Wayfinding Structural (Signage Scope - Hourly) Acoustial Design Services Acoustical Site Surveys	Company Name (note 1) WSP BAM Creative WSP WSP WSP WSP	Lump Sum Fee \$1,550 Included n/a n/a	Hours 10 n/a n/a n/a	Lump Sum Fee Included Included n/a n/a	Hours 20 n/a n/a n/a	Lump Sum Fee \$3,100 \$3,000 n/a n/a n/a	Hours 20 19 n/a n/a n/a	Lump Sum Fee \$7,750 \$4,500 n/a n/a n/a	Hours 50 28 n/a n/a n/a	Documer Lump Sum <u>Fee</u> \$11,470 \$6,000 n/a n/a n/a	Hours 74 38 n/a n/a n/a	Lump Sum Fee Included Included n/a n/a n/a	Hours 0 n/a n/a n/a	Administr Lump Sum Fee \$7,130 \$4,500 n/a n/a n/a	Hours Hours 46 28 n/a n/a n/a	Lump Sum Fee \$31,000 \$18,000 \$5,000 \$13,000 \$6,500	Hours 200 113 32 84 42
Consultant Category IT / AV / Security Signage Wayfinding Structural (Signage Scope - Hourly) Acoustial Design Services Acoustical Site Surveys Sound Masking Systems	Company Name (note 1) WSP BAM Creative WSP WSP WSP WSP WSP	Lump Sum Fee \$1,550 Included n/a n/a n/a	Hours 10 n/a n/a n/a	Lump Sum Fee Included Included n/a n/a n/a n/a	Hours 20 n/a n/a n/a n/a	Lump Sum Fee \$3,100 \$3,000 n/a n/a n/a n/a	Hours 20 19 n/a n/a n/a n/a	Lump Sum Fee \$7,750 \$4,500 n/a n/a n/a n/a	Hours 50 28 n/a n/a n/a n/a	Documer Lump Sum <u>Fee</u> \$11,470 \$6,000 n/a n/a n/a n/a	Hours 74 38 n/a n/a n/a n/a	Lump Sum Fee Included Included n/a n/a n/a n/a	Hours 0 n/a n/a n/a n/a	Administr Lump Sum Fee \$7,130 \$4,500 n/a n/a n/a n/a	Hours Hours 46 28 n/a n/a n/a n/a	Lump Sum Fee \$31,000 \$18,000 \$5,000 \$13,000 \$6,500 \$3,000	Hours 200 113 32 84 42 19
Consultant Category IT / AV / Security Signage Wayfinding Structural (Signage Scope - Hourly) Acoustical Design Services Acoustical Site Surveys Sound Masking Systems Laser Scanning (Ground Floor Suites)	Company Name (note 1) WSP BAM Creative WSP WSP WSP WSP WSP Augmented Construction	Lump Sum Fee \$1,550 Included n/a n/a n/a n/a	Hours 10 n/a n/a n/a n/a n/a	Lump Sum Fee Included Included n/a n/a n/a n/a	Hours 20 n/a n/a n/a n/a	Lump Sum Fee \$3,100 \$3,000 n/a n/a n/a n/a n/a	Hours 20 19 n/a n/a n/a n/a	Lump Sum Fee \$7,750 \$4,500 n/a n/a n/a n/a n/a	Hours 50 28 n/a n/a n/a n/a	Documer Lump Sum Fee \$11,470 \$6,000 n/a n/a n/a n/a n/a	Hours 74 38 n/a n/a n/a n/a	Lump Sum Fee Included Included n/a n/a n/a n/a	Hours 0 n/a n/a n/a n/a	Administr Lump Sum Fee \$7,130 \$4,500 n/a n/a n/a n/a n/a n/a	Hours Hours 46 28 n/a n/a n/a n/a n/a	Lump Sum Fee \$31,000 \$18,000 \$5,000 \$13,000 \$6,500 \$3,000 \$4,000	Hours 200 113 32 84 42 19 31
Consultant Category IT / AV / Security Signage Wayfinding Structural (Signage Scope - Hourly) Acoustial Design Services Acoustical Site Surveys Sound Masking Systems Laser Scanning (Ground Floor Suites) Laser Scanning (2nd Floor + Cellar post Demolition)	Company Name (note 1) WSP BAM Creative WSP WSP WSP WSP Augmented Construction Augmented Construction	Lump Sum Fee \$1,550 Included n/a n/a n/a n/a n/a	Hours 10 n/a n/a n/a n/a n/a n/a	Lump Sum Fee Included Included n/a n/a n/a n/a n/a n/a	Hours 20 n/a n/a n/a n/a n/a	Lump Sum Fee \$3,100 \$3,000 n/a n/a n/a n/a n/a n/a /a	Hours 20 19 n/a n/a n/a n/a n/a	Lump Sum Fee \$7,750 \$4,500 n/a n/a n/a n/a n/a n/a ,	Hours 50 28 n/a n/a n/a n/a n/a ,/a	Documer Lump Sum Fee \$11,470 \$6,000 n/a n/a n/a n/a n/a n/a	Hours 74 38 n/a n/a n/a n/a n/a	Lump Sum Fee Included Included n/a n/a n/a n/a n/a n/a	Hours 0 n/a n/a n/a n/a n/a n/a	Administr Lump Sum Fee \$7,130 \$4,500 n/a n/a n/a n/a n/a n/a ,/a	Hours 46 28 n/a n/a n/a n/a n/a n/a n/a	Lump Sum Fee \$31,000 \$18,000 \$5,000 \$13,000 \$6,500 \$3,000 \$4,000 \$4,000	Hours 200 113 32 84 42 19 31 31
Consultant Category IT / AV / Security Signage Wayfinding Structural (Signage Scope - Hourly) Acoustial Design Services Acoustial Design Services Sound Masking Systems Laser Scanning (Ground Floor Suites) Laser Scanning (2nd Floor + Cellar post Demolition) Early Demolition Package - ARCH (Bid + Permit) Early Demolition Package - MEP (Bid + Permit)	Company Name (note 1) WSP BAM Creative WSP WSP WSP Augmented Construction Augmented Construction BAM Creative WSP	Lump Sum Fee \$1,550 Included n/a n/a n/a n/a n/a n/a n/a n/a	Hours 10 n/a n/a n/a n/a n/a n/a n/a n/a	Lump Sum Fee Included Included n/a n/a n/a n/a n/a n/a n/a	Hours 20 n/a n/a n/a n/a n/a n/a n/a	Lump Sum Fee \$3,100 \$3,000 n/a n/a n/a n/a n/a n/a n/a n/a	Hours 20 19 n/a n/a n/a n/a n/a n/a	Lump Sum Fee \$7,750 \$4,500 n/a n/a n/a n/a n/a n/a n/a n/a n/a	Hours 50 28 n/a n/a n/a n/a n/a n/a	Documer Lump Sum Fee \$11,470 \$6,000 n/a n/a n/a n/a n/a n/a n/a n/a	Hours 74 38 n/a n/a n/a n/a n/a n/a	Lump Sum Fee Included Included n/a n/a n/a n/a n/a n/a n/a	Hours 0 n/a n/a n/a n/a n/a n/a n/a	Administr Lump Sum Fee \$7,130 \$4,500 n/a n/a n/a n/a n/a n/a n/a	Hours Hours 46 28 n/a n/a n/a n/a n/a n/a	Lump Sum Fee \$31,000 \$18,000 \$13,000 \$13,000 \$4,000 \$4,000 \$4,000 \$11,000 \$7,500	Hours 200 113 32 84 42 19 31 31 31 55 48
Consultant Category IT / AV / Security Signage Wayfinding Structural (Signage Scope - Hourly) Acoustial Design Services Acoustial Design Services Acoustical Site Surveys Sound Masking Systems Laser Scanning (Ground Floor Suites) Laser Scanning (2nd Floor + Cellar post Demolition) Early Demolition Package - ARCH (Bid + Permit) Early Demolition Package - MEP (Bid + Permit)	Company Name (note 1) WSP BAM Creative WSP WSP WSP Augmented Construction Augmented Construction BAM Creative WSP Subtotal for all Additional Services:	Lump Sum Fee \$1,550 Included n/a n/a n/a n/a n/a n/a \$103,000	Hours 10 n/a n/a n/a n/a n/a n/a n/a	Lump Sum Fee Included Included n/a n/a n/a n/a n/a n/a n/a	Hours 20 n/a n/a n/a n/a n/a n/a n/a	Lump Sum Fee \$3,100 \$3,000 n/a n/a n/a n/a n/a n/a n/a n/a	Hours 20 n/a n/a n/a n/a n/a n/a n/a n/a	Lump Sum Fee \$7,750 \$4,500 n/a n/a n/a n/a n/a n/a n/a n/a	Hours 50 28 n/a n/a n/a n/a n/a n/a n/a	Documer Lump Sum Fee \$11,470 \$6,000 n/a n/a n/a n/a n/a n/a n/a n/a	hts Hours 74 38 n/a n/a n/a n/a n/a n/a n/a	Lump Sum Fee Included Included n/a n/a n/a n/a n/a n/a n/a	Hours 0 n/a n/a n/a n/a n/a n/a n/a	Administr Lump Sum Fee \$7,130 \$4,500 n/a n/a n/a n/a n/a n/a n/a n/a	Hours Hours 46 28 n/a n/a n/a n/a n/a n/a n/a n/a n/a	Lump Sum Fee \$31,000 \$18,000 \$13,000 \$6,500 \$3,000 \$4,000 \$4,000 \$11,000 \$7,500	Hours 200 113 32 84 42 19 31 31 31 55 48
Consultant Category IT / AV / Security Signage Wayfinding Structural (Signage Scope - Hourly) Acoustial Design Services Acoustical Site Surveys Sound Masking Systems Laser Scanning (Ground Floor Suites) Laser Scanning (2nd Floor + Cellar post Demolition) Early Demolition Package - ARCH (Bid + Permit) Early Demolition Package - MEP (Bid + Permit)	Company Name (note 1) WSP BAM Creative WSP WSP WSP Augmented Construction Augmented Construction BAM Creative WSP Subtotal for all Additional Services: Potential Total Fee for Base and Add Services:	Lump Sum Fee \$1,550 Included n/a n/a n/a n/a n/a n/a s103,000 \$463,340	Hours 10 n/a n/a n/a n/a n/a n/a	Lump Sum Fee Included Included n/a n/a n/a n/a n/a n/a n/a n/a	Hours 20 n/a n/a n/a n/a n/a n/a	Lump Sum Fee \$3,100 \$3,000 n/a n/a n/a n/a n/a n/a n/a n/a	Hours 20 19 n/a n/a n/a n/a n/a n/a n/a	Lump Sum Fee \$7,750 \$4,500 n/a n/a n/a n/a n/a n/a n/a	Hours 50 28 n/a n/a n/a n/a n/a n/a n/a	Documer Lump Sum Fee \$11,470 \$6,000 n/a n/a n/a n/a n/a n/a n/a n/a	hts Hours 74 38 n/a n/a n/a n/a n/a n/a	Lump Sum Fee Included Included n/a n/a n/a n/a n/a n/a n/a	Hours 0 n/a n/a n/a n/a n/a n/a n/a	Administr Lump Sum Fee \$7,130 \$4,500 n/a n/a n/a n/a n/a n/a n/a	Hours Hours 46 28 n/a n/a n/a n/a n/a n/a n/a n/a	Lump Sum Fee \$31,000 \$13,000 \$6,500 \$3,000 \$4,000 \$4,000 \$11,000 \$7,500	Hours 200 113 32 84 42 19 31 31 31 55 48

Note 1: Company may be architect, in which case either break-out cost for specific service or indicate included in Basic Services

Ryan Health 801 Amsterdam Expansion Project

May 3, 2021

BAM

Revised April 29, 2021

21-107-001-1606P [Client Name]

Principal

Ryan Health

30 West 24th Street, 7th Floor

New York, NY 10010

Re: [Title]

Proposal for Professional Engineering Services

WSP Proposal No. [Proposal #]

Dear Daniel:

Thank you for this opportunity to be part of your team for the planned [Title] project. This proposal shall constitute our proposed arrangement for providing MEP consulting engineering services for the above referenced project, per the Client's April 19, 2021 RFP; the April 26, 2021 site pre-bid walk through; and the April 28, 2021 Addendum 1. The formal agreement for professional services will be the AIA C101-2017 Standard Form Agreement, as modified herein.

I. PROJECT SCOPE

A. <u>Project Background</u>

Ryan Health is currently located at 801 Amsterdam Avenue and operates the existing Women & Children's Center (WCC). Ryan Health is planning to fit-out the two (2) ground floor vacant spaces to a stand-alone Women, Infant and Children (WIC) Center and an Article 31 Emotional Wellness Center; followed by the partial renovation of the WCC to Article 28 compliant exam rooms and support spaces. There are distinct spaces and the project will be designed and constructed concurrently as staff is working remotely.

Ryan Health 801 Amsterdam Expansion Project



B. The WCC consists of approximately 24,583 ft² across three (3) floors of a condominium building. The spaces are broken down as follows:

1.	Lower Level	- 5,132 ft ²
2.	Street Lobby Level	- 1,311 ft²
3.	Second Floor Level	- 18.140 ft ²

Of the above listed spaces, only approximately $6,500 \text{ ft}^2$ will be renovated.

- C. The WIC consists of the following spaces totalling approximately **6,300 ft²** will be designed:
 - 1. Vacant Ground Floor Lobby Space 3,607 ft²
 - 2. Vacant Ground Floor Retail Space 2,691 ft²
- D. A construction budget has not been disclosed.
- E. The project will not seek LEED certification.
- F. The design will abide by FGI Guidelines and NY State Articles 28 & 31 standards for all Mechanical, Electrical, Plumbing and Fire Protection requirements.
- G. Self-Certification. WSP will self-certify the MEP/FP Contract Documents prepared by us at no additional cost with the understanding that any modifications to the Contract Documents of the MEP/FP systems during construction or thereafter based upon NYC DOB audits of filing documents and or any objections will be considered an Additional Service.
- H. Areas of Service:

WSP will provide professional engineering services for the following aspects of the project.

- 1. Scope of work is anticipated to include the following:
 - a. New heating, ventilation and air conditioning distribution systems will be designed, including new floor distribution ductwork and air terminal devices, all connected to the existing air risers/systems. New air handling units for the Article 28 & 31 spaces are included. Existing air handling units serving other spaces is expected to be reused for the remaining program. It is assumed that existing building chilled water and heating hot water is available for use on this project. Upgrades or reconfiguration of infrastructure to support this project is <u>not</u> anticipated or included in this proposal.
 - b. New building management control system (BMCS) devices will be included and connected to a new system.
 - c. New interior plumbing systems including drainage, waste, carbon dioxide, compressed air, medical air/gases, vacuum, oxygen (including zone valve boxes), and hot and cold domestic water systems will be new within the renovation and new areas.
 - Fire protection system, including fire alarm, detection and suppression systems will be new and extended from the existing building systems/risers. WSP will provide full layouts and performance specification for the sprinkler and fire alarm systems. Upgrades or reconfiguration of infrastructure to support this project is



not anticipated or included in this proposal.

- e. It is anticipated that the existing normal power system has adequate capacity and is existing at the demising walls; and will be extended to all the new/renovated areas of work. Upgrades or reconfiguration of infrastructure to support this project is <u>not</u> anticipated or included in this proposal.
- f. It is anticipated that an existing generator is not available for this tenant. Emergency lighting will be accomplished with batteries. Should emergency power be required for the tenant operations, this will be a supplemental service.


- g. WSP will provide lighting and control design for the spaces based on the following provided by the Lighting Designer or your office; preliminary lighting plan options, lighting plans, light fixture schedule, light fixture cut sheets, light level calculations, lighting COMCheck and control intent diagram. *For your consideration, we have included Architectural Lighting Design services as described in Attachment 'B'.*
- h. Power and cooling will be provided for the Low Voltage Systems (IT/AV/Security) based upon the designs prepared by Low Voltage Consultants, who will provide the design for the respective conduit pathway requirements. For your consideration, we have included Low Voltage Design services as described in Attachment 'A'.
- i. We have included Acoustical and Vibration Control services for your consideration as described in Attachment 'C'.
- j. Energy code compliance will be via the prescriptive compliance path.
 Should a computational energy model be required, a supplemental fee will be requested.
- k. We will coordinate our designs with information provided by the Expediter or Code and Life Safety Consultant who will take the lead on code interpretations and any required variances and provide all required studies and recommendations.
- I. Inclusion of MEP/FP Commissioning specifications will be provided as developed by the Commissioning Agent.
- I. CAD/REVIT Design Services
 - 1. WSP will produce the Design and Contract Documents in Revit MEP 2019 (BIM platform) based on a Revit Architectural model provided by your office. We will supplement the Revit model as appropriate with CAD drawings in AutoCAD and will deliver CAD files at the end of the project.
 - 2. While we will work in a BIM platform, the standard of care of our services (the level of documentation and detail within our design and the level of coordination of our services with the rest of the design team) will remain consistent with that of a traditional 2D design process. While the BIM platform will enhance our ability to coordinate an integrated design, we are not taking on the level of detailed coordination that is normally provided by the Contractor nor providing a "clash free" design.
 - 3. A BIM Execution Plan outlining the Levels of Detail (LOD) for the BIM model at each stage of the project, and the criteria for design team clash detection, will be developed and agreed upon and made a part of the contract. The final CDs will be an LOD 300 level in accordance with AIA Document E203.

Ryan Health 801 Amsterdam Expansion Project



- J. Interior Laser Scanning and 3D Modeling <u>Alternate Fee</u>:
 - 1. WSP will provide Laser Scanning and LOD 200 3D modeling services that will include developing a Revit 2018 LOD 200 3D model for the existing interior of the area within the <u>ground floor</u> retail spaces being remodeled.
 - 2. The horizontal and vertical survey datum for this survey will be based upon the record grid lines and floor elevations, if available. The 3D laser scan data will capture using the Z+F 5006, 5010 or Leica RCT 360 instruments. The laser scan data will capture the visible architectural, structural and MEP components within the spaces. Traditional survey locations will be used to QA/QC, verify and coordinate the data set captured in the building. Color images will be obtained during the field scanning process. The data will then be imported into Autodesk Revit 2018 for use in the developing of the 3D model. The model will consist of LOD 200 details of 1" or greater and be made of general model elements. Additional detail, system components, colors and plans can be created for an additional expense and are not included. WSP is also not responsible for moving obstructions or coordinating access above ground height.
 - Deliverable will include the point cloud data in RCP and RCS format, Revit 2018 model in RVT format and TrueView image dataset.



Image 1: Laser Scanning Example of Existing Conditions





Image 2: Phasing and Communication Example with Color Documentation

K. Assumptions:

- 1. Drawings (Architectural, Interior Design, Structural, Site and Civil, etc.) in REVIT, including reflected ceilings, partitions, furniture, equipment locations, equipment utility requirements and heat dissipation, and receptacle (power, voice and data) layouts.
- Revit model (architectural and structural) will be made available to WSP, from your office, at all phases of the project. Final model will be received from your office a minimum of three (3) weeks prior to each submission. The final deliverable will be an AIA LOD 300 model.
- 3. WSP will work with your office who will provide room data utility sheets for all the new rooms, including all specialized medical equipment requirements and User needs. The room data sheets must include all required MEP services and quantities. WSP will assist in identifying the MEP requirements based on cut sheets submitted by your office.
- 4. The phased bid packages will be designed in a single design period; award to the same MEP/FP sub-contractors and built in concurrent construction phases.
- 5. Ryan Health staff will be available to access and open all panelboards and other equipment as part of this project, including a cube to access the ceilings.
- 6. Ryan Health staff (or retained staff) will trace any required circuits; prepare probes as directed by the Design Team; and verify systems capacities.
- 7. Ryan Health will provide all available MEP/FP as-built drawings and historical MEP meter readings of all the existing utilities.
- 8. WSP will prepare a scope of work for a TAB Contractor to perform air flow readings of the central air systems that currently serve the areas of work. The TAB Contractor will be retained by Ryan Health. Any design remedies needed for deficiencies identified in the TAB report in areas outside the scope of work are not included in this proposal.

II. SCOPE OF SERVICES

Proposal Number 21-107-001-1606P



A. General

Engineering services will be provided in accordance with the RFP, AIA C101-2017 Standard Form Agreement, as modified and clarified herein.

- 1. Programming Phase Submission
 - a. Perform visual field surveys to verify and document the existing MEP/FP infrastructure conditions.
 - b. Develop a strategy to provide MEP/FP services for the new program.
 - c. Coordinate MEP/FP space requirements with your office.
 - d. Prepare a preliminary Basis of Design report outlining the MEP/FP systems and distribution for the new program.
- 2. Schematic Design Phase Submission
 - a. Continue performing visual field surveys to verify and document the existing conditions.
 - b. Preparation of a schematic design report which includes the MEP/FP systems distribution and their respective descriptions.
 - c. Begin to develop schematic level drawings based on the architectural program.
 - d. Design review meetings with the Owner and Owner's Representatives for approvals.
- 3. Design Development & Contract Document Phases Submissions
 - a. Continue performing visual field surveys to verify and document the existing conditions.
 - b. Preparation of coordinated design documents (drawings and specifications) suitable for obtaining and reviewing competitive bids.
 - c. Attend project and coordination meetings with your office and other consultants.
 - d. Review the design with the Commissioning Agent and respond to their questions. Review the Commissioning Agent's plan and specifications.



- e. Preparation of coordinated and phased demolition and design documents and specifications suitable for obtaining and reviewing competitive bids, as follows:
 - 1) Demolition drawings based on existing site conditions.
 - 2) Preparation of riser diagrams indicating points of disconnection and reconnection of existing systems to remain.
 - 3) MEP/FP equipment connection details.
 - 4) Sequence of operations for controls and monitoring of new equipment.
 - 5) Equipment schedule drawings.
- f. Review new equipment selections to ensure proper space and access are available. Review existing equipment capacity and connection requirements.
- g. Participate in project meetings, including 80% CD review with the Facilities Development and Engineering teams.
- h. Deliverables:
 - 1) Early demolition package (Add Alternate)
 - Progress 80% and final coordinated Contract Documents, consisting of drawings and specifications, suitable for filing and obtaining competitive bids.
 - 3) All building and fire department engineering drawings will be signed and sealed; filing will be by others.
- 4. Construction Administration Phase
 - a. Provide assistance to the Owner in the bidding and award process, including attendance at the bid conferences and walk throughs.
 - b. Review of shop drawing submissions.
 - c. Review and respond to any bid and/or construction RFI's and issue required clarifications.
 - d. Review of all change orders, if any.
 - e. WSP will participate in, on average, **bi-weekly** (Twice Monthly) Owner/Engineer/Contractor construction meetings during active MEP construction over the construction schedule.
 - f. WSP will prepare written punch list reports documenting our observations and conformance with the requirements of the Contract Documents at the end of each construction phase.



g. Review the Commissioning Agent's pre-functional and functional checklists. Review the final report prepared by the Commissioning Agent.

Ryan Health 801 Amsterdam Expansion Project



- 5. Post Construction/Closeout Phase
 - a. Perform a spot check walk through with the General Contractor to verify Punch List completion. This will be performed after the General Contractor has verified that all punch list items have been successfully remediated.
 - b. Review all as-built drawings and O+M manuals prepared by the subcontractors. Review final testing and balancing reports to verify the design intent.
 - c. Submit a conformed set of drawings indicating all design changes throughout the project. These are not as-built drawings, as those will be prepared by the respective Contractors.

III. ADDITIONAL SERVICES

- Filing Contract Documents with the Building or Fire Departments. Negotiations of variances with local agencies. It is our expectation that the Owner will retain the services of an expeditor; however, we will assist with providing all necessary data and drawings needed to submit a complete an accurate filing set. Filing fees are <u>not</u> included in this proposal.
- B. DOB variances; clearing any DOB violations; or any DOH violations.
- C. Changes or a revision to the design, project scope or drawings after approval has been given by the Owner. Revisions to the Contract Drawings to incorporate Contractor revisions.
- D. Modifications or enhancements to the existing Base Building MEP/FP systems or risers not in scope.
- E. Those services defined as additional services in the standard AIA Document C101-2017.
- F. Additional services caused by project schedule increases or interruptions.
- G. Site visits during Construction Administration beyond that included within Basic Services.
- H. Phased design or bid packages, beyond those included in this proposal.
- I. Performance testing or probes of electrical, mechanical or plumbing equipment/systems.
- J. Abatement or Hazardous materials analysis or reviews.
- K. Construction Cost Estimates.
- L. Design of "swing spaces" and/or infrastructure to support the program.
- M. LEED or NYSERDA design, filing or consultant services.
- N. Temporary Sprinkler or Standpipe Design services.
- O. Detailed measured surveys and documentation of "as-built" existing conditions or construction conditions. Preparation of CAD as-built documents based on the Contractor's field mark-ups.



- P. NYC Progress or Special Inspections.
- Q. Presentations to the Condo Board.
- R. Commissioning services.

IV. COMPENSATION

- A. Compensation for MEP/FP services described herein shall be a Lump Sum as indicated in the Attached Fee Matrix.
- B. The following Additional Supplemental/Alternate fees are provided in the Fee Matrix for the following:
 - 1. IT/AV/Security Design
 - 2. Architectural Lighting Design
 - 3. Acoustical Design
 - 4. Laser Scanning Services
 - 5. Laser Scanning Services (Alternate Cellar and 2nd Floor once Demo is completed)
 - 6. Early Demolition Package
 - 7. Structural Design

C. <u>Supplemental Services</u>

Supplemental services proposal will be provided upon request. These services are compensated on a time basis per the enclosed hourly rates. WSP USA requires written authorization prior to commencement of work.

D. <u>Additional Services</u>

Compensation for Additional Services shall be computed on a time basis calculated in accordance with the attached rate schedule. Rates are applicable through the December 2021. After December 2021, rates shall be subject to reasonable annual cost of business increases.

E. <u>Reimbursable Expenses:</u>

These shall be reimbursable at 1.0 times direct cost and are in addition to professional design fees.

V. SCHEDULE

A full design and construction schedule is not available. Below are estimated durations as the basis of this proposal:

Programming Phase	- 2 weeks
Schematic Design Phase	- 3 weeks



Design Development	- 4 weeks
80% Contract Documents	- 4 weeks
Final Contract Documents	- 4 weeks
Construction Administration	- 24 weeks

Changes in schedules or durations may require an equitable fee adjustment.

VI. BILLING AND PAYMENT

Billing shall be on monthly based on the completion of work. Payments shall be due within thirty (30) days of invoice.

We look forward to this opportunity to work together with you and the entire team on this very exciting and challenging project. Should you have any questions or require additional information, please do not hesitate to call me directly at 212.951.2666.

Very truly yours,

Accepted by:

WSP USA Buildings Inc.

Ryan Health

Joseph DelPozzo, P.E., LC, LEED AP

Senior Vice President

[Client Name]

Date

cc: NY Acct. Contract - WSP

NY Mktg. Group - WSP



WSP Hourly Billing Schedule

Effective through December 31, 2021*

<u>Classification</u>	Hourly Billing Rate (\$)
Senior Vice President	\$320
Vice President	\$235
Senior Associate	\$190
Associate	\$180
Senior Engineer	\$170
Engineer	\$165
Design Engineer	\$140
Designer	\$12
Revit Technician	\$100

*Note: Hourly rates shall be subject to reasonable annual cost of business increases starting January 1, 2022. We estimate the average increase to be 5-7 % per year.



ATTACHMENT "A" – IT, AV AND SECURITY DESIGN SERVICES

I. SCOPE OF WORK OVERVIEW

- A. WSP Building Technology Systems Group will provide the following technology scope of work:
 - 1. Structured Cabling Systems
 - a. Backbone and Horizontal Cabling Pathways, including conduits, cable trays, and noncontiguous cable containment systems for technology systems.
 - b. Copper, coaxial, and optical fiber Cabling systems backbone (vertical) and horizontal (lateral)
 - c. Wireless infrastructure cabling.
 - d. Connecting, cross connect, and cable termination hardware
 - e. Telecommunications grounding system
 - f. Technology room (TSEF, MDF, IDF, etc.) planning and design.
 - g. In cabinet/rack power distribution equipment for technology equipment.
 - 2. Audio Visual Systems, we anticipate some or all the following:
 - a. Audiovisual scope shall be limited to developing and audiovisual program and corresponding budget.
 - 3. Electronic Security Systems
 - a. IP Surveillance
 - b. Access Control
 - c. Security Communications (Intercom)
 - d. Security Systems Integration Parameters
 - e. Intrusion Detection
- B. Assumptions:
 - 1. Network design by others. Networking requirements for AV and Security will be provided by others.
 - 2. Locations of voice and data outlets will be provided on the architectural backgrounds to WSP.



- 3. WSP will be provided with Ownership's Security, Structured Cabling and Audiovisual design and product standards, otherwise WSP shall use industry best practices.
- 4. The pathway infrastructure shall be shared by the technology system(s) programmed for the project. There will not be separate pathway infrastructure for data & voice or other communications systems unless specifically requested by the Owner.
- 5. Physical infrastructure will be designed for current and emerging applications and technologies. Infrastructure includes horizontal cabling, connecting hardware, conduit, cable trays and technology support spaces and rooms.
- 6. Structured Cabling, Security and Audiovisual design scope may be presented (issued) on one (1) combined set of technology drawings.

II. BASIC SERVICES

- A. Audiovisual programming Phase
 - 1. Audiovisual program In the absence of a defined audiovisual program WSP has proposed a scope to develop an audiovisual program and budget. This effort will assist the design team and the project stake holders with the following information:
 - a. Helping ownership and the design team understand how audiovisual systems may enhance the customer experience.
 - b. Identify room by room what the audiovisual functional requirements are and what is the estimated construction const.
 - c. Identify which emerging audiovisual technologies exist that may be cost prohibitive during design process but may be within budget by time of construction.

2. Assumptions

a. Selection of equipment will be based on the owner's standards and/or results of the programming phase discovery interviews with stakeholders.

3. Programming and Schematic Design Phase

a. The goal of the Programming Phase is to develop an understanding of the Owner's business, operational goals and requirements.

4. Services:

- a. Identify a Technology Steering Committee to interview key personnel regarding the needs of the project.
- b. Conduct two (2) meetings of the visioning team, including:
 - (i) One visioning development session

(ii) One visioning semi-remote meetings report review session.

c. Define the Owner's goals and determine what technology or industry developments best match the client needs.



- d. Lead working sessions with the Owner, steering committee, Architect, facility, and project engineers to determine the functional goals, system requirements, integration opportunities, and common outcomes.
- e. Develop a narrative as for how the building will operate and be experienced by each of the occupants.
- f. Interview key personnel regarding the needs of the facility's operational and business system requirements.
- g. Advise on emerging and future technologies that may be applicable to the project. Report on potential vendors and products that meet requirements.
- h. Review the Owner's existing standards, means and methods, as-built materials, and other standards or guidelines.

5. Deliverables

- a. A program report:
 - 1 A detailed needs assessment of building operational objectives.
 - 2 Functional descriptions of each building system, the integration of systems, and specific outcomes for the implementation of each system.
- b. A Basis of Design (BoD) report for the project systems that:
 - 1 Identify locations with audiovisual systems and define program requirements.
 - 2 Defines the design criteria for the systems and system architectures that support the approved Program Report.
 - 3 Details the minimum of design and performance criteria for each system necessary to implement the functionality of the Program Report.
 - 4 Defines the performance-building design standards and specifications for each system approved for implementation as identified in the Program Report.
 - 5 Review and comment on the architectural design drawings and documents concerning telecommunications infrastructure provisions for the facility.
 - 6 Prepare and issue a preliminary Basis of Design Narrative for review and comment by relevant stakeholders.

WSP's audiovisual design services will stop after the programming phases, where a detailed fee proposal will be prepared to design the AV systems defined by the BoD report.

- B. Schematic Design Phase
 - 1. General (applies to Structured Cabling and Security scope):
 - a. Review and comment on the architectural design drawings and documents concerning telecommunications infrastructure provisions for the facility.
 - b. Attend project design/construction meetings specifically related to Structured Cabling, Audiovisual, and Security design issues.



- c. The WSP Project Manager (PM) shall meet with the members of the project team and other design consultants to define each organization's scope of work; confirm roles, responsibilities and schedules.
- d. WSP technology staff will attend meetings as requested to address issues specific to Structured Cabling, Audiovisual, and Security design issues.
- e. Prepare and issue a preliminary Basis of Design Narrative for review and comment by relevant stakeholders.
- 2. Structured Cabling schematic design scope:
 - a. Define the overall design philosophy regarding the project's vertical pathways, telecommunications grounding and bonding and backbone cabling.
 - b. Describe basis of design parameters for technology spaces.
 - c. Design criteria will be in conformance with the latest edition of the ANSI/TIA/BICSI Standards and National Electric Code.
 - Determine (1) the location of incoming service provider cables to the building, (2) the space required to support the service provider's equipment, (3) the service provider's power requirements, (4) an estimate of the equipment heat load and (5) provisions for rooftop equipment pathway(s) and antennae.
- 3. Electronic Security Systems schematic design scope:
 - a. Security prerequisites including surveillance systems, card access control, intrusion detection and head-end equipment room requirements.
 - b. Security Alarm points and associated device types such as audible sounders.
- C. Design Development Phase
 - 1. General (applies to Structured Cabling and Security scope):
 - a. The WSP technology PM will attend meetings as requested to address specific to Structured Cabling, Audiovisual, and Security design issues.
 - b. Create and issue Design Development (DD) drawings and outline specifications incorporating design information based on the feedback obtained from the stakeholder's review of the Basis of Design Narrative. If stakeholder feedback is not received, WSP will interpret this as acceptance of the BOD and proceed with design accordingly. The DD package will be sufficient to provide the basis for continuing the design process and facilitate the preparation of a budgetary cost estimate.



- c. The design will coordinate technology-related power, conduit, cooling and fire-stopping as they relate to low-voltage (AV, SC, Security) scope.
- d. Design Development documents shall include drawings and other documents required to describe materials, equipment, systems components and types of construction.
- 2. Structured Cabling design development scope:
 - a. Detail system equipment components and their functions within the overall systems design.
 - b. Facilities, infrastructure and routing of carrier service cables to the demarcation point within the building.
 - c. Building copper and fiber optic backbone cabling details.
 - d. Horizontal and backbone cable pathways, including floor and wall penetrations, as appropriate.
 - e. Layout and elevation drawings of technology support spaces and rooms.
- 3. Electronic security systems design development scope:
 - a. Layouts and elevations of associated security equipment illustrating integration of the security devices into the architectural design of the spaces.
 - b. Selection of cameras and/or other visible equipment to ensure the devices conform to the aesthetic intent and architectural vision.
 - c. Coordination of all space requirements for security equipment rooms and field devices with the project architect.
- D. Contract Document Phase
 - 1. General Contract Documents phase scope (applies to Structured Cabling and Security scope):
 - a. After receiving the project teams and Project Manager's approval of Design Development documents, prepare coordinated Contract Documents including bid specifications and detail drawings necessary for project procurement of equipment and intent for installation.
 - b. Systems space, power and HVAC requirements coordinated within overall design plan.
 - 2. Structured Cabling contract documents scope:



- a. A complete description of the copper and fiber optic cabling infrastructure Scope of Work with supporting plans, details and specifications.
- b. Floor plans with outlet types and locations.
- c. Floorplans indicating cable pathways and routing.
- d. Detailed layout and elevation drawings of major technology support spaces and rooms.
- e. Riser diagrams depicting riser pathways, riser cabling, and grounding riser(s).
- f. Prepare CSI specifications for components of the structured cabling system.
- 3. Electronic Security Systems Contract documents scope:
 - a. Floor plans with device types and locations.
 - b. Prepare details and elevations of security spaces.
 - c. Prepare diagrams illustrating the connectivity requirements.
 - d. CSI specifications for the systems.
- E. Construction Administration Phase (applies to Structure Cabling and Electronic Security Systems):
 - 1. Issue clarifications in response to contractor request for information.
 - 2. Review, comment and respond to contractor submittals.
 - 3. Conduct Construction Administration (CA) site visits and issue Field Observation Reports describing field conditions that do not comply with standard industry practice or WSP's design intent.
 - 4. Prepare and issue a final punch list for each trade, as required.
 - 5. Review the final as-built documents provided by the contractor.

III. ADDITIONAL SERVICES

- A. The following are not included in the Basic Services but can be provided as Additional Services. If requested, a separate proposal will be presented.
 - 1. Audiovisual design beyond programming phase.
 - 2. Serving as an agent for the Owner in the ordering, expediting and overseeing the installation of telecommunications service provider circuits.



- 3. Cellular and Wi-Fi Design: Provide design services and performance modeling for an in-building cellular repeater system or Wi-Fi network access.
- 4. Active network hardware (e.g., switches, routers, firewall, servers, etc.), network operating system software, applications software or network management software.
- 5. Additional services or expenses required due to design changes, schedule changes or other actions by others subsequent to approval of our designs, budgets or schedules which affect our work.
- 6. Security Risk Assessments that will identify Threats, Vulnerabilities and their Probabilities of occurrence.



ATTACHMENT "B" - ARCHITECTURAL LIGHTING DESIGN SERVICES

The Lighting Design Studio of WSP USA is pleased to submit the following proposal to BAM Creative for professional lighting design services on the Ryan Health project located at 801 Amsterdam Avenue in New York, NY.

I. SCOPE AND DESCRIPTION

A. <u>Areas of Service</u>

The general scope of work for the project includes lighting design services for the following areas:

- 1. Interior Areas:
 - a) Administrative spaces (lower level) 5,132 sf
 - b) Women and Children's Center (first floor) 3,607 sf
 - c) Emotional Wellness Center (first floor) 2,691 sf
 - a) Exam Spaces (second floor) approx. 2,300 sf

BASIC SERVICES

- A. <u>Design Development</u>
 - 1. Participate in up to two (2) team conference calls or web based meetings with the Owner, Architect, and other Consultants to establish, develop and coordinate design concepts.
 - 2. Provide design development luminaire schedule, fixture cuts and sketches as required to explain the proposed lighting design.
 - 3. Prepare preliminary Revit lighting model file based on 3D Revit model backgrounds provided by the Architect when ceiling information has been sufficiently resolved (heights and types of ceilings). WSP will provide luminaire layouts indicating types and locations as Revit linked-views for incorporation into the architectural model, and for use by Architect and Electrical Engineer to create their drawing sheets. Revit luminaire families will contain simple geometrical shapes for generic coordination only.



- 4. Prepare preliminary in-house lighting calculations and analysis, as required to verify design intent.
- 5. Coordinate installation details with architect to a design development level.
- 6. Provide preliminary dimming control diagrams for main project spaces.
 - 7. Participate in one (1) cost estimating coordination meeting.
- 8. Participate in one (1) value engineering (VE) options review meeting.
- 9. Revise the design development submission to incorporate comments by the Client to achieve a final approved Design Development set.
- 10. This phase includes three (3) deliverables: One (1) DD Progress set, One (1) DD Pricing set and One (1) 100% DD set.

B. <u>Construction Documents</u>

- 1. Participate in up to two (2) team conference calls or web based meetings to finalize and coordinate the lighting design.
 - 2. Participate in one (1) cost estimating coordination meeting.
- 3. Participate in one (1) value engineering (VE) options review meeting.
- 4. Provide final luminaire schedule, fixture cuts and sketches as required to explain the proposed lighting design.
- 5. Provide control intent plan diagrams showing control zones and control devise locations, and control intent schedule indicating sequence of operations.
- 6. Revise lighting Revit model file based on updated 3D Revit electronic backgrounds provided by the Architect. The revised Revit linked-views will be issued for use by Architect and Electrical Engineer in creating their drawing sheets. Revit luminaire families will contain simple geometrical shapes for coordination and wattages for energy information.
- 7. Review and comment on architectural and electrical lighting plans to check that lighting information has been incorporated accurately. Time for one (1) review before 100% CD is included in the fee.
- 8. Final coordination of installation details illustrating design intent, proposed mounting, and dimensional requirements, etc. Architect will be responsible for final construction details based on provided sketches.
- 9. Prepare CSI specifications for the architectural lighting and final luminaire schedule to be included in the electrical construction documents.



- 10. This phase includes two deliverables: One (1) 80% CD Permit/Pricing set and One (1) 100% CD set.
- C. <u>Construction Administration</u>
 - 1. Provide review and documentation of comments for submittals, shop drawings and required samples and/or submissions of specified lighting fixtures and controls. The Architect must also review lighting shop drawings. We allow for a maximum of one (1) submittal package.
 - 2. Provide consultation, as necessary, to clarify and respond to Contractor's "Requests for Information". Time for up to six (6) hours of review time is included in the fee.
 - 3. One (1) field visit is included. The field visit shall include inspection of the final lighting installation, supervision of the focusing of any adjustable fixtures, and the supervision of light level programming for the dimming system. The Contractor is to provide personnel to perform the luminaire aiming under the direction of WSP. Manufacturer of dimming system shall provide personnel to program and commission the dimming system. Owner's representative shall be present at commissioning for training and "handover" of system.
 - 4. Provide final written document indicating field observations and punch list items.

III. ASSUMPTIONS

- A. The design schedule of the Architect, Interior Designer, and the design team is assumed to be concurrent. Should the schedule stagger between disciplines WSP Lighting reserves the right to renegotiate for additional service fees to cover effort associated with additional coordination and multiple issuances of drawings.
- B. Architectural drawings will include site plans, floor plans, reflected ceiling plans, furniture plans, building sections and elevations as required to provide the necessary coordination between the lighting Design Team and other project disciplines.
- C. Lighting backgrounds and REVIT model from WSP will show approximate location of fixtures relative to architectural elements. Final dimensioned locations shall be provided by the Architect based on input from lighting designer.
- D. REVIT documentation prepared by WSP Lighting for 100% Construction Documents shall be incorporated into the Architectural RCPs and electrical lighting plans as backgrounds. Standalone Lighting Design drawings from WSP are not included.
- E. The Lighting Designer will provide a lighting control intent diagram showing which light fixtures will be controlled together, proposed control locations and a control intent schedule with sequence of operations for information to the electrical engineer for inclusion in their lighting control documentation.

Ryan Health 801 Amsterdam Expansion Project



- F. WSP Lighting will design the lighting system to meet energy code requirements and prepare energy code documentation (luminaire wattages and quantities) to be incorporated into the electrical engineers' permit documentation.
- G. The Lighting Designer shall coordinate and work with the Electrical Engineer to provide a code compliant design relative to emergency lighting; Electrical Engineer shall design, calculate, and document the code required egress lighting.
- H. The licensed professionals (Architect or Engineer) shall notify the Lighting Designer of any non-compliance with building codes (national and local) prior to approval of submittals and shop drawings. The Lighting Designer will not be responsible for problems that arise during construction or thereafter as a result of non-compliance with the applicable building codes.
- I. Design and workshop meetings are assumed to take place in New York, NY or via webex.

IV. EXCLUSIONS:

- A. Lighting design services are limited to interior tenant improvement spaces listed above. Shell and core and back-of-house are excluded.
- B. WSP scope of work currently does not include any specialty lighting design services for specialty exhibition or public light art which may be added at the Owner's or Architect's request. WSP Lighting may provide these specialty services under a separate agreement if requested.
- C. Retail spaces are assumed to be part of build-out by tenant Design Team. WSP can provide lighting design services for these scopes under a separate agreement.
- D. Cost estimating will be provided by others. WSP will provide commentary on budgeting as requested by the Design Team. WSP requires unit cost breakdowns to evaluate costs of lighting equipment.
- E. The Lighting Designer is not responsible for any changes made by others to the Lighting Designer's final drawings, specifications and documentation. Changes include, but are not limited to, substitutions of and/or by manufacturers, variations in layouts, quality and quantity and type of lighting and/or control equipment, etc.
- F. The Lighting Designer is not responsible for any errors, equipment failures or delays caused by manufacturers, contractors, shippers, installers or users. The Lighting Designer is not responsible for a contractor's failure to perform all construction and installation in accordance with building codes, contract documents or manufacturers recommendations.

V. ADDITIONAL ARCHITECTURAL LIGHTING DESIGN SERVICES

The following services are not included in this proposal but can be added as an additional service:

A. Quantity of deliverables per phase in excess of those included in this proposal



- B. Professional renderings and other visual presentations.
- C. Advanced REVIT services, including Elum light level calculations, clash detection, dimensioning, REVIT-generated luminaire schedules, specifications, or renderings.
- D. Daylighting studies including full computer analysis, calculations or computer generated renderings beyond those noted above.
 - E. Substantial revisions to design or drawings after approval of Design Development documents has been given by Owner, Architect or Designer.
- F. Changes or revisions to the project scope and/or schedule by Owner, Architect or Designer.
- G. Site visits in excess of those included in this proposal.
- H. Visits to manufacturer's facilities for fixture evaluation.
- I. Assistance with coordination and expediting of lighting equipment orders and deliveries from manufacturers.



ATTACHMENT "C" - ACOUSTICS, NOISE & VIBRATION CONTROL

I. GENERAL

- A. WSP will provide Acoustics, Noise & Vibration Control professional analysis and design services related to the following areas of the Ryan Health – 801 Amsterdam Expansion project:
 - 1. Fit-out of the two ground floor spaces into an Article 31 Wellness Center.
 - 2. Renovations on the second floor to accommodate Article 28 compliant exam rooms, a mammography suite, and administration areas.

II. BASIC SCOPE OF SERVICES

- A. During all phases of work, Acoustic services will include:
 - 1. Interior Sound Isolation:
 - a. Performance criteria and detailed recommendations to control sound transmission between interior programmed spaces.
 - 2. Interior Room Acoustics:
 - a. Design guidance on a per-space basis, focusing on interior finish selections and architectural features in:
 - 1) Occupied spaces within the Wellness Center
 - 2) Exam rooms
 - 3) Administration areas
 - 3. MEP Systems Noise & Vibration Control:
 - a. Performance criteria and detailed recommendations to control MEP system noise in all interior occupied spaces, and to meet all local noise ordinances.
 - 4. OPTIONAL SCOPE #1: Site Survey
 - a. Survey of Future Fit-out Space
 - An acoustic survey of select locations in the existing ground floor shell space will be conducted to determine the acoustical impact of existing MEP equipment that is expected to be reused.



- b. Benchmark Survey of Existing Second Floor Spaces
 - 1) Background noise, sound transmission, and reverberation measurements within the existing treatment and administration spaces to allow Ryan Health to make informed design decisions based on the current acoustical environment. Measurement results will be compared against:
 - 1) Current user satisfaction within the space with regard to speech intelligibility, background noise levels, privacy, and overall comfort,
 - 2) Design standards for background noise, sound isolation, and reverberation.
- 5. OPTIONAL SCOPE #2: Sound Masking System Specification
 - a. Performance specification and general zoning mark-up for the sound masking system (No design drawings).
- B. Assumptions
 - 1. See main proposal for project, space, and schedule assumptions.
 - 2. Acoustical design criteria shall reference either current industry standards, a completed Design Guideline provided by the owner, Article 28/31, or a combination as appropriate.
 - 3. Audiovisual system design is not included in acoustic scope.
 - 4. The Owner, and/or personnel appointed by the Owner, will be available to provide WSP with written acceptance and comments to the Design Documentation during each phase of the project.
 - 5. Architectural Revit models or AutoCAD backgrounds, and PDF progress prints prior to document issue milestone dates will be provided to WSP for our use.
 - Key personnel and project documentation, including progress drawings and specifications will be made available in order for WSP to provide recommendations & conduct design coordination in a timely and thorough fashion.
 - 7. The Architect will incorporate the work of all specialty consultants, such as interior design consultant into the architectural AutoCAD/Revit backgrounds for WSP's use in completing all acoustical analyses.
 - 8. We assume document issue milestones at:
 - a. 100% Design Development
 - b. Construction Documents



9. Design meetings are assumed to take place virtually. WSP assumes attendance at meetings as noted in Basic Design Services below. Weekly or Bi-weekly conference calls are not included.

III. BASIC DESIGN SERVICES

- A. Design Development (DD)
 - 1. Review 100% Schematic Design and develop recommended acoustical performance criteria.
 - 2. Provide guidance on sound isolation, in order to meet the established STC ratings at all adjacencies. Recommendations will be provided for:
 - a. Wall partition assembly designs
 - b. Junction detailing
 - c. Floor and ceiling assembly designs
 - d. Door construction types, door seals, and framing
 - e. Interior glazing and window design
 - f. MEP equipment room / enclosure designs (for mitigation of equipment noise transmission to adjacent spaces)
 - 3. Identify suitable acoustic finishes in order to control reverberation and meet the established interior acoustical performance criteria.
 - 4. Coordinate with MEP engineers to select equipment to achieve established background noise criteria. Recommendations will be provided regarding:
 - a. Sizing of mechanical equipment.
 - b. Preliminary locations and performance criteria for sound attenuators, duct lining, external duct wrap, vibration isolators and equipment mounts.
 - 5. Prepare and issue one (1) Design Development Acoustical Report which documents all of the design recommendations and considerations listed above.
 - 6. Attend up to 4 online meetings included with two (2) WSP employees present for Acoustical coordination.
- B. Construction Documents (CD)
 - 1. Review 100% Design Development documents to confirm compliance with acoustical criteria and recommendations in the Design Development Acoustical Report.
 - 2. Provide guidance on all architectural elements relevant to sound transmission between spaces in the form of sketches, markups, and written recommendations.
 - 3. Review finishes and identify alternate options in order to meet the established interior acoustical performance criteria.



- 4. Further coordinate with MEP engineers to ensure that system designs will achieve the established background noise criteria. Written recommendations, sketches, and markups will be provided regarding:
 - a. Selection and specification of sound attenuators, acoustical louvers, and internal/external duct lining or lagging.
 - b. Selection and specification of vibration isolators, curbs, and duct/piping mounts.
 - c. Locations and performance criteria for all registers, diffusers, grilles, and other in-room system components.
- 5. Prepare and issue one (1) Construction Document report which documents all of the design recommendations and considerations listed above.
- 6. Provide follow-up coordination of any outstanding acoustic items following the CD acoustic report submission via memos or drawings markups.
- 7. Attend up to 4 online meetings included with two (2) WSP employees present for Acoustical coordination.

IV. EXCLUSIONS

The following items are excluded from this proposal appendix:

- A. Production of contract drawings depicting architectural, mechanical, or structural design. Concept details will be provided for incorporation into the Contract Documents by the architect or engineer of record.
- B. Production of design specifications. WSP will assist the architect and engineers by providing reviews and comments on any specification sections relevant to acoustics.
- C. WSP will not be required to provide direct cost estimating for the project.

V. ADDITIONAL CONSULTING SERVICES

The following items are not included in the basic services and are considered as additional services if requested by the Owner or Architect:

- A. All optional services listed in this appendix.
- B. Weekly or Bi-weekly attendance at meetings or on conference calls.
- C. Exterior noise monitoring and analysis.
- D. Exterior noise control of MEP systems in locations outside the site property line.
- E. Recommendations for sound isolation, room acoustics, or MEP system noise control in areas other than the defined project scope.
- F. Design Criteria and recommendations to control noise ingress from the facility exterior.



- G. Structural vibration modeling to assess vibration impacts on imaging equipment.
- H. Sound masking system design drawings.
- I. Final on-site measurements, verification, or commissioning testing to confirm compliance with design criteria.
- J. Construction administration services including but not limited to review of contractor bids, submittals, RFIs, field observations, etc.
- K. Documentation of Acoustic Credits for LEED or WELL certification.
- L. Assistance in developing owner standards for acoustical performance criteria.
- M. Owner/Tenant lease language review & coordination.
- N. Coordination of AutoCAD/Revit files and backgrounds from project consultants (e.g. interior designer, lighting designer, landscape designer, food service, pool consultant, MEP consultant, etc.) other than the Architect. All project consultant files will be incorporated into the architectural backgrounds and forwarded to WSP for use in preparing our documents.
- O. Witnessing of factory testing of equipment.
- P. More extensive on-site representation than included under Basic Services.
- Q. Additional work resulting from changes in scope or criteria requested and authorized by Owner or Architect after previous work has been approved.
- R. Additional work resulting from changes to the design after issuance of 100% Construction Documents.
- S. Additional services caused by project schedule delays or interruption.
- T. Additional services caused by Contractor errors in executing the construction project in a proper or timely fashion.



Daniel Ahn, RA BAM Creative WSP Proposal No. 202105006 Ryan Health – 801 Amsterdam Expansion Project, New York, NY April 27, 2021 Revised April 29, 2021

RE: Ryan Health – 801 Amsterdam Expansion Project, New York, NY Structural Engineering Fee Proposal WSP Proposal No. 202105006

Dear Mr. Ahn,

We appreciate the opportunity to provide structural engineering review services for the above-mentioned project.

- A. From the information provided, we understand that the scope of the work for the installation of banners/signs involves the following:
 - 1. Checking of connection loads for banner signage for connection load effects on the existing building structure.
 - Assumptions
 - 1. We assume that Structural drawing for the building are available.
 - 1. Our fee does not include design for the signage/banners.
 - 2. One site visit is anticipated.

We propose to do this work on a time and materials basis not-too exceed \$5,000. Fee will be billed on a time-card basis per our standard rates.

- B. For the mechanical equipment support, the scope and fee will be the following:
 - 1. Design check existing framing for one new mechanical equipment on the roof
 - 2. Design slab reinforcement, if necessary, to support new loads
 - 3. Design new dunnage framing to support new equipment
 - 4. Provide structural drawings for all work above
 - 5. Provide construction administration services (RFIs, shop drawings, 1 site visit)

Not included are the following:

- 1. Preparation of As-built drawings
- 2. Professional survey and measurements of existing construction
- 3. Probes and material testing (if necessary)
- 4. Special Inspection services per DOB requirements
- 5. Design and review related to Contractor's equipment, means and methods
- 6. Filing of drawings, filing fees
- 7. Scope not included in the tasks indicated above

We propose to do this work on a time and materials basis not-too exceed \$10,000.00. Fee will be billed on a time-card basis per our standard rates.

NOTE: Please note that these fees are preliminary and are subject to review and revisions when more information is provided.



Daniel Ahn, RA **BAM** Creative WSP Proposal No. 202105006 Ryan Health - 801 Amsterdam Expansion Project, New York, NY April 27, 2021 Revised April 29, 2021

The Standard Terms and Conditions as agreed to by our base contract, incorporated by reference herein, are made a part of this work authorization.

We trust our fees meet with your approval and look forward to working with you on this project. If we could be of further assistance, please feel free to call. We would appreciate your written confirmation for our records.

Sincerely, WSP USA Buildings Inc.

y Smiler

Jeffrey Smilow, P.E., F.ASCE Executive Vice President USA Managing Director of Building Structures

Accepted by:

Name Date



One Penn Plaza 4th Floor New York, NY, 10119 212-687-9888 www.wspgroup.com\usa

STANDARD BILLING RATES January 1, 2021 through June 30, 2021

The following describes the basis for compensation and terms of payment for all time card related services. The hourly rates presented herein apply to services rendered during the January 1, 2021 through June 30, 2021. These rates incorporate all customary and mandatory contributions and benefits such as employment taxes, other statutory benefits, insurance, sick leave, holiday, vacation, pensions and similar contributions and benefits.

SERVICE PERSONNEL

Classification	Hourly Rate
Principal	\$350.00
Sr. Vice President	290.00
Vice President	250.00
Sr. Associate	220.00
Associate	200.00
Senior Project Engineer	190.00
Project Engineer	180.00
Design Engineer	170.00
Designer	150.00
CAD Manager	170.00
Sr. CAD Draftsperson	140.00
CAD Draftsperson	110.00
Shop Drawing Administrator	110.00
Professional Field Engineer (P.E.)	140.00
Field Engineer	120.00
Administrative & Support	110.00
Expert Witness Research Time	650.00
Expert Witness Court Appearance	800.00

OTHER DIRECT NON-SALARY EXPENSES

Reimbursable expenses will be billed at direct actual cost and will include the following items of direct non-salary expenses when incurred in connection with the project:

- Transportation outside of New York City. All travel for flights under 3 hours shall be at standard coach rates. Travel on flights of 3 hours or greater shall be at First Class rates except that Business travel rates will be charged where such options are available.
- Meals and hotel accommodations.
- Reproductions of drawings, specifications, reprints, etc.
- Printed drawings.
- Long distance communications, including telecopy.
- Postage and delivery services including "Fed Ex" and other special handling.

April 30, 2021

Daniel Ahn, RA BAM Creative 30 West 24th Street NY, NY 10010 Rev 0



Mr. Ahn,

Based on the information provided, we have prepared a proposal to perform laser scanning of the Ryan Health project located at 801 Amsterdam, New York, NY. We shall utilize multiple reality capture technologies and digital tools to ensure accurate and effective reference materials for your future design efforts.

Thank you for the opportunity to propose the following services. We look forward to a successful project!



augmented industrial corporation dba 'augmented construction'

T |212| 842 2147



Ryan Health Project Summary

Ground Floor Suite A: 3,600 SF Vacant Shell Space

Ground Floor Suite B: 2,600 SF Vacant Shell Space

Existing Lower Level: 3,500 SF

Existing 2nd Floor Space: 3,000 SF

Project Goal + Scope Overview:

Perform laser scanning & reality capture of interior spaces earmarked for renovation in the test fits, produce a stitched pointcloud ReCap file, to be integrated to design materials and provide basis of future design. Once demolition has been completed a second scan to be completed to compare against progress design model to further aid in design coordination of existing building conditions and MEP systems. 360 Photo capture included in each walk for reference by project team.

Reality Capture & Point Cloud Processing:

1. Laser Scanning + Design Deliverables

- i. Perform laser scanning of interior spaces.
 - 1. Point cloud the point cloud is to be provided in a format readable in Autodesk Recap.

2. Reality Capture

- a. Perform Reality Capture using 3-D video recorder of the proposed renovation spaces.
- b. Virtual Walk-through of property will be hosted on Openspace.ai and user login will be granted to Owner & Design Team.

3. Additional Services

- a. AuC can be engaged for any of the following services:
 - i. BIM Modeling To be coordinated with Project Needs
 - ii. BIM Based Energy Modeling To be coordinated with Project Needs
 - iii. Design Coordination & QA/QC Services
 - iv. Ongoing QA/QC Reality Capture (Construction & Req Verification)
 - v. Construction Logistics Drawings / Modeling / Animations Including ICRA planning.
 - vi. Commission Verification
 - vii. Digital Twin FM



FEE STRUCTURE:

The fee schedule for AuC to provide the above listed services:

Item 1) Groud Floor Laser Scan Existing Condition (Suite A & Suite B)	\$4000
Item 2) Ground Floor Laser Scan Post Demo Scan (Suite A & Suite B)	\$4000
Item 3) Existing Condition Modeling from Point Cloud	\$9000
Item 4) Post Demo Point Cloud / BIM Overlay Deviation Report	<u>\$3500</u>
Item 5) Second FI & LL Laser Scan Existing Condition	\$7250
Item 6) Second FI & LL Laser Scan Post Demo	\$4000
Item 7) Existing Condition Modeling from Point Cloud (Proposed Demo Item NIC)	\$9500
Item 8) Post Demo Point Cloud / BIM Overlay Deviation Report	\$3500

PAYMENT STRUCTURE:

Billed Monthly.

ADDITIONAL SERVICES:

Billed Monthly.

Please let me know if you have any questions regarding this scope. We look forward to providing you with exceptional service.

Best Regards,

Cafe-

Carl Ericson, CEO

Ryan Health 801 Amsterdam Expansion Project



Acceptance

This agreement is hereby accepted as set forth and the terms agreed to as stated.

Agreed:	
Authorized signature	
Printed Name	
Title	
Date	
Full Legal Name of Firm	
Office Location/Address	
Agreed:	
`	Deniel Ahn AlA

Donil Ahn

Daniel Ahn, AIA Principal 646.596.1579 mobile | dahn@bamcreative.io

BAM Creative 30 West 24th Street Seventh Floor New York, NY 10010



Thank you!