



AIA[®] Document B212[™] – 2024

Standard Form of Architect's Services: Master Planning

for the following **PROJECT**:
(Name and location or address)

Baraboo Sauk County Campus Redevelopment
1006 Connie Rd. Rm. 134
Baraboo, WI 53913

THE OWNER:
(Name, legal status, and address)

Sauk County
505 Broadway, Rm. 134
Baraboo, WI 53913

THE ARCHITECT:
(Name, legal status, and address)

InSite Consulting Architects, LLC
744 Williamson Street, Suite 101
Madison, WI 53703

THE AGREEMENT

This Standard Form of Architect's Services is part of the accompanying Owner-Architect Agreement (hereinafter, the Agreement) dated the Twenty-first day of November in the year Two Thousand Twenty-Five
(In words, indicate day, month, and year.)

TABLE OF ARTICLES

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ARTICLE 1 INITIAL INFORMATION

§ 1.1 The Agreement is based on the Initial Information set forth in this Article 1 and the accompanying Owner-Architect Agreement.
(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's Master Planning Objectives:
(Identify and describe the Owner's Master Planning Objectives for the Project in terms of land use, programming, space requirements, sustainability and climate resiliency, social justice, or other relevant information.)

ADDITIONS AND DELETIONS:

The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document provides the Architect's scope of services only and must be used with an owner-architect agreement. It may be used with an owner-architect agreement to provide the Architect's sole scope of services or by amending an owner-architect agreement to include this scope of services.

This project will serve as a strategic guide for the Baraboo Sauk County Campus to generate future development initiatives and may include considerations such as higher education expansion, economic development, business growth, housing, or other uses that maximize the property's potential. It will function both as a physical development blueprint and a policy framework, providing guidance for decisions made by elected officials, appointed boards, staff, residents and other stakeholders involved in shaping the future of the campus property.

§ 1.1.2 The site or sites to be considered as part of the Master Planning Services are described below (referred to as the “Site”). The Site is referred to throughout the Agreement as if singular in number.
(Identify each site to be considered as part of the Master Planning Services.)

Baraboo Sauk County Campus

§ 1.1.3 Available information about the characteristics of the Project:
(Identify and describe available information that is pertinent to the Project, including physical and non-physical characteristics; reports, studies, and surveys; ordinances, entitlements, or encumbrances; and social, cultural, or historical context.)

The campus resides on approximately 63.25 acres of wooded hillside in the Baraboo Bluffs range, in the northwest corner of the City of Baraboo. The campus is bordered by a suburban neighborhood in the City of Baraboo (east), suburban neighborhoods in the Village of West Baraboo (south and west) and a wooded area in unincorporated Sauk County (north). The University property also abuts three K-12 schools in the Baraboo School District. The grounds and facilities are owned jointly by the City and County, with staffing, programming and equipment currently being provided by the University of Wisconsin-Platteville in the Umhoefer / Plager classroom and science building.

§ 1.1.4 The persons or agencies, in addition to the Owner’s representative, who are required to review the Architect’s deliverables:
(List name, address, and other contact information.)

N/A

§ 1.1.5 The Owner shall retain the following consultants:
(List name, discipline, address, and other contact information for consultants retained by the Owner, such as environmental, geotechnical, survey, cost, land use and zoning, or program management.)

N/A

§ 1.1.6 The Architect shall retain the following consultants:
(List name, discipline, address, and other contact information for consultants retained by the Architect, such as landscape, sustainability, accessibility, or engineering.)

Architectural Consulting Engineers (ACE) Mark Nussbaum 837 Hayes Ave. Oak Park, IL 60302 (708) 524-0272

§ 1.1.7 Other Initial Information on which the Master Planning Services are based:
(List other information not provided elsewhere in the Agreement that will affect the Master Planning Services, such as the Owner’s budget, identification of stakeholders, and other Project-related information.)

ICA will be working in collaboration with KKC: Kendig Keast Collaborative 77 Sugar Creek Center Blvd. Suite 600 Sugar Land, TX 77478

§ 1.2 The Owner and Architect may rely on the Initial Information. Both parties, however, recognize that the Initial Information may materially change, and in that event, the Owner and the Architect shall appropriately adjust the Master Planning Services, schedule for the Master Planning Services, and the Architect’s compensation.

§ 1.3 Where the Agreement requires one party to notify, make a request, or report to the other party, such notice, request, or report shall be in writing to the designated representative of the party to whom it is addressed.

ARTICLE 2 MASTER PLANNING SERVICES

§ 2.1 The Architect shall manage the Architect’s Services, consult with the Owner; research applicable criteria, attend Project meetings, communicate with members of the Project team and other persons or agencies listed in Article 1, and periodically document progress to the Owner. The Architect’s Services include the Master Planning Services, Supplemental Services, and Additional Services.

§ 2.2 The Architect shall coordinate its Master Planning Services with those services provided by the Owner and the Owner’s consultants. The Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of, services and information furnished by the Owner and the Owner’s consultants. The Architect shall promptly notify to the Owner if the Architect becomes aware of any error, omission, or inconsistency in such services or information.

§ 2.3 The Architect shall prepare, and periodically update, a schedule of the Master Planning Services to be furnished by the Architect. The schedule shall include milestone dates for decisions required of the Owner and completion of the Architect’s deliverables. The Architect shall coordinate the Master Planning Services with the Owner’s anticipated Project schedule, if any.

§ 2.4 The Architect shall submit deliverables to the Owner at appropriate intervals for evaluation and approval by the Owner. The Architect shall be entitled to rely on interim approvals received from the Owner to further develop or complete the Master Planning Services.

§ 2.5 The Architect shall provide the listed Master Planning Services only if specifically designated below as the Architect’s responsibility.

(Designate the Master Planning Services required for the Project by indicating whether the Architect or Owner is responsible, or not provided. The subsections of Section 2.5.1 relate to subsections of Section 2.5.2. If the Architect is designated as having responsibility for a subsection of 2.5.2, the Architect should also be designated as having responsibility for the corresponding subsection(s) of 2.5.1.)

Master Planning Services	Responsibility <i>(Architect, Owner, or not provided)</i>
§ 2.5.1 Information, Research, and Data Gathering Phase:	
.1 Information Review Meet with the Owner to review existing information in developing and refining the Master Planning Objectives, program, goals, and criteria for the Project. The Master Planning Services shall include One (1) information review sessions.	Architect
.2 Stakeholder Input Obtain the input of stakeholders through one or more of the following methods: meetings, workshops, webinars or internet programs, surveys, social media, interviews, focus groups, and charrettes. The Master Planning Services shall include the following methods and number of stakeholder sessions: <i>(Insert each stakeholder input method and the corresponding number of stakeholder input sessions.)</i> Four (4) Steering Committee, Two (2) Public Input, Six (6) Small Group	Architect
.3 Existing Site Collect information about the physical characteristics (e.g., boundaries, sidewalks, walkways, infrastructure, parking, open space, and vacant land) and contextual conditions (e.g., land use, residential, commercial, industrial, agricultural, and public or semi-public use) of the Site and surrounding areas. The Master Planning Services shall include Four (4) visits to the Site by the Architect in accordance with this Section.	Architect

.4	Existing Buildings Collect information regarding the existing buildings and facilities on the Site, such as current uses and amenities, building plans, and facility condition assessment reports. The Master Planning Services shall include Four (4) visits to the Site by the Architect in accordance with this Section.	Architect
.5	Cultural Factors Research and document the cultural aspects of the Site, such as demographics, heritages, values, community organizations, art in public spaces, prominent persons, notable events and land uses, recurring life patterns, and other factors that contribute to the community's identity.	Architect
.6	Historic Factors Research and document historical aspects of the Site, such as historic land uses, landmark features or structures, and archaeological significance. In addition, obtain inventories of historically significant buildings, context, places, or features.	Architect
.7	Regulatory Requirements Research and document applicable regulatory information from governmental authorities having jurisdiction over the Project, such as codes, ordinances, and comprehensive plans.	Architect
.8	Utilities Research and document the availability and capacities of the utilities and infrastructure servicing the Site, such as electrical, communications, gas, water, site drainage, sanitary and stormwater sewers, process wastewater treatment, central-plant mechanical systems, fire and emergency systems, and lighting.	Architect
.9	Environmental Factors Review Owner-provided environmental studies and similar data about the Site, such as environmental impact statements, assessments, and related documentation.	Not Provided
.10	Natural Factors Collect information about the surface conditions of the Site, such as vegetation, topography, ecological requirements, natural hazards, natural lighting, and landscape features and materials.	Architect
.11	Geotechnical Report Collect Owner-provided geotechnical report(s) of the Site. Review the recommendations of Owner-provided geotechnical reports pertaining to the Site.	Not Provided
.12	Mobility Collect information about the vehicular, transit, non-motorized, and pedestrian mobility and circulation of the Site, including volume, capacity, connectivity, accessibility requirements, signage, and control systems.	Architect
.13	Parking Collect information about the parking spaces, facilities, infrastructure, and configurations on the Site, as well as related parking policies.	Architect
t.14	Safety and Security Collect information about the Owner's systems and policies for safety and security on the Site.	Architect
.15	Economic Factors Collect information about economic factors relevant to the Project and required to perform an economic analysis, such as market growth, enrollment and employment trends, and educational and research initiatives.	Architect
.16	Space Utilization Research and document the use of space on the Site in terms of quantity, type, and utilization. This may include area calculations, occupancy, and workplace and migration strategies.	Architect
.17	Other Other deliverables that are not addressed above in this Phase: N/A	Not Provided

§ 2.5.2	Analysis, Assessment, and Recommendation Phase:	
.1	Objectives, Criteria, and Input Analysis Analyze the Owner’s Master Planning Objectives, program, goals, criteria of the Project, and stakeholder input, each in terms of the other, and identify constraints and opportunities for the Project.	Architect
.2	Site Analysis Analyze the Site to determine the net developable area for the Project. This analysis may include ownership of the Site; onsite observations; circulation systems and parking; utility systems; topography; and deed, zoning, and other similar restrictions.	Architect
.3	Detailed Site Utilization Analysis Prepare a detailed site utilization analysis of the Site, which may include analysis of land use; structure placement; building density, scale, and massing; facilities development; circulation systems and parking; and utility systems.	Architect
.4	Building Assessment Assess the buildings and facilities on the Site regarding (1) existing and potential uses; (2) areas that do not comply with applicable codes and regulations; (3) predominant materials and their conditions; (4) structural systems and their conditions; (5) mechanical, electrical, and fire protection systems and their conditions; and (6) potentially hazardous materials or toxic substances identified by the Owner’s consultants.	Architect
.5	Cultural and Historic Factors Analysis Based upon the cultural and historic factors research, analyze the impact of the Project on the Site, adjacent properties, and affected communities.	Architect
.6	Regulatory Analysis Analyze applicable regulatory requirements to determine the impact on the Project.	Architect
.7	Utility Analysis Analyze the availability of existing utilities servicing the Site and provide recommendations for the Project.	Architect
.8	Environmental Factors Analysis Analyze the information collected from environmental studies and similar data about the Site in terms of the impact on the Project, and include recommendations such as the need for environmental impact statements, studies, assessments, documentation, testing, or monitoring.	Not Provided
.9	Natural Factors Analysis Analyze the impact of the surface and environmental conditions of the Site on the Project, including vegetation, topography, ecological requirements, landscape features and materials, sustainability, and climate resiliency.	Architect
.10	Geotechnical Report Identify potential impacts, constraints, and opportunities for the Project related to the recommendations in the Owner-provided geotechnical reports, such as (1) potential locations for future buildings and other Site improvements and (2) potential foundation design and other design and construction considerations.	Not Provided
.11	Lighting Analysis Analyze the lighting of the Site in relation to the Project. Analysis may include building placement, height, and orientation, as well as the structure of activities on the Site.	Architect
.12	Mobility Analysis Analyze mobility to and within the Site, such as vehicular, transit, non-motorized, and pedestrian circulation. Prepare mobility recommendations for the Project, including consideration of roads, pathways, and the implementation of new services and technology.	Architect
.13	Parking Analysis Analyze the parking quantities, configurations, and policies of the Site. Prepare parking recommendations for the Project, including consideration of parking requirements, alternative parking policies, and the implementation of new services and technologies.	Architect

.14	Safety and Security Analysis Analyze the safety and security protocols of the Site. Prepare recommendations for the Project to address applicable Master Planning Objectives, such as user safety, security, or emergency responsiveness.	Architect
.15	Economic Factors Analysis Analyze the economic factors relevant to development of the Site and assess the impact on the Project.	Architect
.16	Space Utilization Analysis Analyze the space utilization practices and policies of the Site. Prepare recommendations for the Project, such as reconfiguration, relocation, renovation, repurposing of space, or development of new facilities.	Architect
.17	Report Preparation Prepare a report for the Owner detailing the Master Planning Services performed in this Analysis, Assessment, and Recommendation Phase.	Architect
.18	Other Other deliverables that are not addressed above in this Phase: N/A	Not Provided
§ 2.5.3 Design Alternatives Phase:		
.1	Conceptual Site Plan Alternatives Prepare conceptual site development plan alternatives for the Project, which may include land use, building placement and amenities, phasing, mobility, parking, utilities, and landscaping. The Master Planning Services shall include preparation of Three (3) conceptual site development plan alternatives.	Architect
.2	Site Utilization Design Alternatives Prepare plans for site utilization design alternatives for the Project. The Master Planning Services shall include preparation of Three (3) site utilization design alternatives.	Architect
.3	Space Utilization Design Alternatives Prepare plans for space utilization design alternatives for the Project. The Master Planning Services shall include preparation of Three (3) space utilization design alternatives.	Architect
.4	Utility Design Alternatives Prepare plans for utility design alternatives to and within the Site. The Master Planning Services shall include Zero (0) utility design alternatives.	Not Provided
.5	Design Guidelines Prepare design guidelines to develop standards for the Project, such as building massing and heights, signage, lighting, landscaping, and pedestrian amenities.	Architect
.6	Report Preparation Prepare a report for the Owner containing plan and design alternatives, design guidelines, and recommendations prepared in this Design Alternatives Phase.	Architect
.7	Stakeholder Outreach and Presentation Present Owner-approved plan alternatives, design alternatives, and design guidelines to stakeholders, governing agencies or boards, and other interested parties as directed by the Owner. The Master Planning Services shall include Two (2) presentations in accordance with this Section.	Architect
.8	Other Other deliverables that are not addressed above in this Phase: N/A	Not Provided
§ 2.5.4 Finalization of Master Plan Phase:		
.1	Select Alternatives for the Master Plan Discuss the plan alternatives, design alternatives, design guidelines, and recommendations prepared for the Project with the Owner and obtain approval of preferred plans for final development of the Master Plan. The Master Planning Services shall include One (1) meetings with the Owner in accordance with this Section.	Architect

.2	<p>Prepare the Master Plan Based upon the preferred plans, prepare the Master Plan for finalization, which shall include:</p> <ol style="list-style-type: none"> (1) conceptual drawings, such as land use, building placement and amenities, phasing, mobility, parking, utilities, and landscaping of the Site; and (2) a written report that compiles (a) the Owner’s Master Planning Objectives, program, goals, and criteria for the Project; (b) descriptions of the Master Planning Services performed by the Architect; and (c) plan alternatives, design alternatives, design guidelines, and recommendations prepared for the Project. The written report shall also incorporate accompanying materials such as maps, plats, charts, diagrams, explanatory matter, and other deliverables required under the Agreement; and (3) Three (3) presentation-quality rendered images of the preferred plans, the quality of which shall be set forth in Section 2.6 below. 	Architect
.3	<p>Governing Agency Approval Prepare presentation materials and present the Master Plan to governing agencies or boards for approval at public meetings and hearings. The Master Planning Services shall include One (1) presentations in accordance with this Section.</p>	Architect
.4	<p>Revise Documents for Final Submission Based upon input from the Owner and feedback from the public meetings and hearings, refine and revise the Master Plan. Submit the final Master Plan to the Owner. The Master Planning Services shall include one set of revisions to the Master Plan in accordance with this Section.</p>	Architect

§ 2.6 Expanded Description of Master Planning Services

(Provide expanded or modified descriptions of the Master Planning Services listed above, add other services, or refer to an attached exhibit.)

See included attachments entitled:

- Baraboo Sauk County Campus Redevelopment Plan Request for Proposal
- ICA and KKC Response to Request for Proposal Sections 6 and 7
- ICA and KKC Work Plan

§ 2.7 In addition to those listed in Sections 2.5 and 2.6, the Architect’s deliverables for the Project are as follows:
(If necessary, identify and describe deliverables not set forth elsewhere in the Agreement or provide expanded or modified descriptions of the deliverables set forth elsewhere in the Agreement.)

N/A

ARTICLE 3 SUPPLEMENTAL AND ADDITIONAL SERVICES

§ 3.1 Supplemental Services

§ 3.1.1 The services listed below are not included in the Master Planning Services but may be required for the Project. The Architect shall provide the listed Supplemental Services only if specifically designated in the table below as the Architect’s responsibility, and the Owner shall compensate the Architect as provided in Section 5.2. Unless otherwise specified in the Agreement, if neither the Owner nor the Architect is designated, the parties agree that the listed Supplemental Service is not being provided for the Project.

(Designate the Supplemental Services required for the Project by indicating whether the Architect or Owner shall be responsible for providing the identified Supplemental Service. Insert a description of the Supplemental Services in Section 3.1.2 or attach the description of services as an exhibit to this Agreement.)

Supplemental Services	Responsibility <i>(Architect, Owner, or Not Provided)</i>
§ 3.1.1.1 Programming	Not Provided
§ 3.1.1.2 Measured drawings	Not Provided
§ 3.1.1.3 Existing facilities surveys	Not Provided
§ 3.1.1.4 Civil engineering	Not Provided

§ 3.1.1.5	Cost estimating	Architect
§ 3.1.1.6	Facility support services	Not Provided
§ 3.1.1.7	Architect's coordination of the Owner's consultants	Not Provided
§ 3.1.1.8	Sustainable project services	Architect
§ 3.1.1.9	Historic preservation	Architect
§ 3.1.1.10	Landscape architecture	Not Provided
§ 3.1.1.11	Accessibility consulting	Architect
§ 3.1.1.12	Other services provided by specialty consultants	Not Provided
§ 3.1.1.13	Other Supplemental Services	Not Provided

§ 3.1.2 Description of Supplemental Services

§ 3.1.2.1 A description of each Supplemental Service identified in Section 3.1.1 as the Architect's responsibility is provided below.

(Describe the Architect's Supplemental Services identified in Section 3.1.1 or, if set forth in an exhibit, identify the exhibit.)

Cost Estimating will be general in nature to provide initial capital budget strategies. Sustainable Project Services will be general in nature to provide general recommendations for Sustainable strategies. Historic Preservation will be general in nature to provide recommendations for potential tax credit strategies. Accessibility Consulting will review the site overview and building access.

§ 3.1.2.2 A description of each Supplemental Service identified in Section 3.1.1 as the Owner's responsibility is provided below.

(Describe the Owner's Supplemental Services identified in Section 3.1.1 or, if set forth in an exhibit, identify the exhibit.)

N/A

§ 3.2 Architect's Additional Services

§ 3.2.1 The Architect may provide Additional Services after execution of this Agreement without invalidating the Agreement. Except for services required due to the fault of the Architect, any Additional Services provided in accordance with this Section shall entitle the Architect to compensation pursuant to Section 5.3 and an appropriate adjustment in the Architect's schedule.

§ 3.2.2 Upon recognizing the need to perform the following Additional Services, the Architect shall notify the Owner with reasonable promptness and explain the facts and circumstances giving rise to the need. The Architect shall not proceed to provide the following Additional Services until the Architect receives the Owner's written authorization:

- .1 Services necessitated by a change in the Initial Information, previous instructions or approvals given by the Owner, or a material change in the Project including size, quality, complexity, or the Owner's schedule or budget;
- .2 Services necessitated by the enactment or revision of codes, laws, or regulations, including changing or editing previously prepared deliverables;
- .3 Changing or editing previously prepared deliverables necessitated by official interpretations of applicable codes, laws, or regulations that are either (a) contrary to specific interpretations by the applicable authorities having jurisdiction, or (b) contrary to requirements of the deliverables when those deliverables were prepared in accordance with the applicable standard of care;
- .4 Services necessitated by decisions of the Owner not rendered in a timely manner or any other failure of performance on the part of the Owner or the Owner's consultants;
- .5 Preparing digital models or other design documentation for transmission to the Owner's consultants, or to other Owner-authorized recipients, beyond the written protocols governing transmission, use, and reliance on digital data; or
- .6 Preparation for, and attendance at, a dispute resolution proceeding or legal proceeding, except

where the Architect is party thereto.

§ 3.2.3 The Architect shall provide Master Planning Services exceeding the limits set forth in Section 2.5 as Additional Services. When the limits in Section 2.5 are reached, the Architect shall notify the Owner.

§ 3.2.4 If the Master Planning Services covered by the Agreement have not been completed within Zero (0) months of the date of the Agreement, through no fault of the Architect, extension of the Master Planning Services beyond that time shall be compensated as Additional Services.

ARTICLE 4 OWNER'S RESPONSIBILITIES

§ 4.1 The Owner shall provide the listed services in Section 2.5 only if specifically designated as the Owner's responsibility.

§ 4.2 The Owner shall provide the Architect with data, information, and documentation that is reasonably necessary to perform the Master Planning Services, such as studies, reports, surveys, phasing plans, maps, design standards, the Owner's Master Planning Objectives, budget, schedule, constraints, and criteria for the Project. The Owner shall conduct tours and explain the original and current uses of the Site.

§ 4.3 The Owner shall facilitate access to the Site, buildings, and personnel in a timely manner, and as necessary, for the Architect to perform the Master Planning Services.

§ 4.4 When requested by the Architect to perform the Architect's Services, the Owner shall furnish surveys to describe physical characteristics, legal limitations, and utility locations for the Site of the Project, and provide a written legal description of the Site. The surveys and legal information shall include, as applicable, deeds, 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.

§ 4.5 If requested by the Architect to perform the Architect's Services, the Owner shall furnish the services of geotechnical engineers, such as 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.

§ 4.6 The Owner shall furnish tests, inspections, and reports required by law or requested by the Architect to perform the Architect's Services, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials as identified by the Owner.

§ 4.7 The Owner shall identify stakeholders, and arrange and coordinate meetings between the Architect, stakeholders, and other interested parties, as directed by the Owner.

§ 4.8 The Owner shall identify a representative authorized to act on the Owner's behalf to participate in and facilitate the planning process, and to provide decisions made by the Owner in a timely manner.

§ 4.9 The Owner shall render decisions and approve the Architect's deliverables in a timely manner to avoid unreasonable delay in the orderly and sequential progress of the Architect's Services.

ARTICLE 5 COMPENSATION

§ 5.1 If not otherwise specified in this Agreement, the Owner shall compensate the Architect for the Master Planning Services described in Article 2 as follows:

(Insert amount of, or basis for, compensation.)

\$148,200

§ 5.2 For Supplemental Services described in Section 3.1.1, or in an exhibit attached to the Agreement, the Owner shall compensate the Architect as follows:

(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)

N/A

§ 5.3 For Additional Services that may arise during the Project, including those under Section 3.2, the Owner shall compensate the Architect as follows:

(Insert amount of, or basis for, compensation.)

N/A

§ 5.4 Compensation for Additional Services of the Architect's consultants, when not included in Section 5.2 or Section 5.3, shall be the amount invoiced to the Architect plus percent (%), or as otherwise stated below:

(Insert amount of, or basis for computing, Architect's consultants' compensation for Additional Services.)

§ 5.5 The hourly billing rates for Master Planning Services of the Architect and the Architect's consultants, if any, are set forth below. The rates shall be adjusted in accordance with the Architect's and Architect's consultants' normal review practices.

(If applicable, attach an exhibit of hourly billing rates or insert them below.)

Employee or Category	Rate (\$0.00)
Chris Oddo, Principal-in-Charge	\$290
Stacey Keller, Project Manager	\$200
ICA Project Architect	\$175
Greg Filsram, KKC President	\$170
KKC Planner	\$143

ARTICLE 6 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Standard Form of Architect's Services: Master Planning, if any, are as follows:

N/A

Additions and Deletions Report for AIA® Document B212™ – 2024

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 12:34:21 CST on 11/21/2025.

Changes to original AIA text

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Master Planning Services	Responsibility (Architect, Owner, or not provided)
§ 2.5.1 Information, Research, and Data Gathering Phase:	
.1 Information Review Meet with the Owner to review existing information in developing and refining the Master Planning Objectives, program, goals, and criteria for the Project. The Master Planning Services shall include <u>One (1)</u> information review sessions.	<u>Architect</u>
.2 Stakeholder Input Obtain the input of stakeholders through one or more of the following methods: meetings, workshops, webinars or internet programs, surveys, social media, interviews, focus groups, and charrettes. The Master Planning Services shall include the following methods and number of stakeholder input sessions: (Insert each stakeholder input method and the corresponding number of stakeholder input sessions.) <u>Four (4) Steering Committee, Two (2) Public Input, Six (6) Small Group</u>	<u>Architect</u>
.3 Existing Site Collect information about the physical characteristics (e.g., boundaries, sidewalks, walkways, infrastructure, parking, open space, and vacant land) and contextual conditions (e.g., land use, residential, commercial, industrial, agricultural, and public or semi-public use) of the Site and surrounding areas. The Master Planning Services shall include <u>Four (4)</u> visits to the Site by the Architect in accordance with this Section.	<u>Architect</u>
.4 Existing Buildings Collect information regarding the existing buildings and facilities on the Site, such as current uses and amenities, building plans, and facility condition assessment reports. The Master Planning Services shall include <u>Four (4)</u> visits to the Site by the Architect in accordance with this Section.	<u>Architect</u>
.5 Cultural Factors Research and document the cultural aspects of the Site, such as demographics, heritages, values, community organizations, art in public spaces, prominent persons, notable events and land uses, recurring life patterns, and other factors that contribute to the community's identity.	<u>Architect</u>
.6 Historic Factors Research and document historical aspects of the Site, such as historic land uses, landmark features or structures, and archaeological significance. In addition, obtain inventories of historically significant buildings, context, places, or features.	<u>Architect</u>

.7	Regulatory Requirements Research and document applicable regulatory information from governmental authorities having jurisdiction over the Project, such as codes, ordinances, and comprehensive plans.	<u>Architect</u>
.8	Utilities Research and document the availability and capacities of the utilities and infrastructure servicing the Site, such as electrical, communications, gas, water, site drainage, sanitary and stormwater sewers, process wastewater treatment, central-plant mechanical systems, fire and emergency systems, and lighting.	<u>Architect</u>
.9	Environmental Factors Review Owner-provided environmental studies and similar data about the Site, such as environmental impact statements, assessments, and related documentation.	<u>Not Provided</u>
.10	Natural Factors Collect information about the surface conditions of the Site, such as vegetation, topography, ecological requirements, natural hazards, natural lighting, and landscape features and materials.	<u>Architect</u>
.11	Geotechnical Report Collect Owner-provided geotechnical report(s) of the Site. Review the recommendations of Owner-provided geotechnical reports pertaining to the Site.	<u>Not Provided</u>
.12	Mobility Collect information about the vehicular, transit, non-motorized, and pedestrian mobility and circulation of the Site, including volume, capacity, connectivity, accessibility requirements, signage, and control systems.	<u>Architect</u>
.13	Parking Collect information about the parking spaces, facilities, infrastructure, and configurations on the Site, as well as related parking policies.	<u>Architect</u>
t.14	Safety and Security Collect information about the Owner's systems and policies for safety and security on the Site.	<u>Architect</u>
.15	Economic Factors Collect information about economic factors relevant to the Project and required to perform an economic analysis, such as market growth, enrollment and employment trends, and educational and research initiatives.	<u>Architect</u>
.16	Space Utilization Research and document the use of space on the Site in terms of quantity, type, and utilization. This may include area calculations, occupancy, and workplace and migration strategies.	<u>Architect</u>
.17	Other Other deliverables that are not addressed above in this Phase: <u>N/A</u>	<u>Not Provided</u>
§ 2.5.2 Analysis, Assessment, and Recommendation Phase:		
.1	Objectives, Criteria, and Input Analysis Analyze the Owner's Master Planning Objectives, program, goals, criteria of the Project, and stakeholder input, each in terms of the other, and identify constraints and opportunities for the Project.	<u>Architect</u>
.2	Site Analysis Analyze the Site to determine the net developable area for the Project. This analysis may include ownership of the Site; onsite observations; circulation systems and parking; utility systems; topography; and deed, zoning, and other similar restrictions.	<u>Architect</u>
.3	Detailed Site Utilization Analysis Prepare a detailed site utilization analysis of the Site, which may include analysis of land use; structure placement; building density, scale, and massing; facilities development; circulation systems and parking; and utility systems.	<u>Architect</u>

.4	Building Assessment Assess the buildings and facilities on the Site regarding (1) existing and potential uses; (2) areas that do not comply with applicable codes and regulations; (3) predominant materials and their conditions; (4) structural systems and their conditions; (5) mechanical, electrical, and fire protection systems and their conditions; and (6) potentially hazardous materials or toxic substances identified by the Owner’s consultants.	<u>Architect</u>
.5	Cultural and Historic Factors Analysis Based upon the cultural and historic factors research, analyze the impact of the Project on the Site, adjacent properties, and affected communities.	<u>Architect</u>
.6	Regulatory Analysis Analyze applicable regulatory requirements to determine the impact on the Project.	<u>Architect</u>
.7	Utility Analysis Analyze the availability of existing utilities servicing the Site and provide recommendations for the Project.	<u>Architect</u>
.8	Environmental Factors Analysis Analyze the information collected from environmental studies and similar data about the Site in terms of the impact on the Project, and include recommendations such as the need for environmental impact statements, studies, assessments, documentation, testing, or monitoring.	<u>Not Provided</u>
.9	Natural Factors Analysis Analyze the impact of the surface and environmental conditions of the Site on the Project, including vegetation, topography, ecological requirements, landscape features and materials, sustainability, and climate resiliency.	<u>Architect</u>
.10	Geotechnical Report Identify potential impacts, constraints, and opportunities for the Project related to the recommendations in the Owner-provided geotechnical reports, such as (1) potential locations for future buildings and other Site improvements and (2) potential foundation design and other design and construction considerations.	<u>Not Provided</u>
.11	Lighting Analysis Analyze the lighting of the Site in relation to the Project. Analysis may include building placement, height, and orientation, as well as the structure of activities on the Site.	<u>Architect</u>
.12	Mobility Analysis Analyze mobility to and within the Site, such as vehicular, transit, non-motorized, and pedestrian circulation. Prepare mobility recommendations for the Project, including consideration of roads, pathways, and the implementation of new services and technology.	<u>Architect</u>
.13	Parking Analysis Analyze the parking quantities, configurations, and policies of the Site. Prepare parking recommendations for the Project, including consideration of parking requirements, alternative parking policies, and the implementation of new services and technologies.	<u>Architect</u>
.14	Safety and Security Analysis Analyze the safety and security protocols of the Site. Prepare recommendations for the Project to address applicable Master Planning Objectives, such as user safety, security, or emergency responsiveness.	<u>Architect</u>
.15	Economic Factors Analysis Analyze the economic factors relevant to development of the Site and assess the impact on the Project.	<u>Architect</u>
.16	Space Utilization Analysis Analyze the space utilization practices and policies of the Site. Prepare recommendations for the Project, such as reconfiguration, relocation, renovation, repurposing of space, or development of new facilities.	<u>Architect</u>
.17	Report Preparation Prepare a report for the Owner detailing the Master Planning Services performed in this Analysis, Assessment, and Recommendation Phase.	<u>Architect</u>

.18 Other Other deliverables that are not addressed above in this Phase: <u>N/A</u>	<u>Not Provided</u>
§ 2.5.3 Design Alternatives Phase:	
.1 Conceptual Site Plan Alternatives Prepare conceptual site development plan alternatives for the Project, which may include land use, building placement and amenities, phasing, mobility, parking, utilities, and landscaping. The Master Planning Services shall include preparation of <u>Three (3)</u> conceptual site development plan alternatives.	<u>Architect</u>
.2 Site Utilization Design Alternatives Prepare plans for site utilization design alternatives for the Project. The Master Planning Services shall include preparation of <u>Three (3)</u> site utilization design alternatives.	<u>Architect</u>
.3 Space Utilization Design Alternatives Prepare plans for space utilization design alternatives for the Project. The Master Planning Services shall include preparation of <u>Three (3)</u> space utilization design alternatives.	<u>Architect</u>
.4 Utility Design Alternatives Prepare plans for utility design alternatives to and within the Site. The Master Planning Services shall include <u>Zero (0)</u> utility design alternatives.	<u>Not Provided</u>
.5 Design Guidelines Prepare design guidelines to develop standards for the Project, such as building massing and heights, signage, lighting, landscaping, and pedestrian amenities.	<u>Architect</u>
.6 Report Preparation Prepare a report for the Owner containing plan and design alternatives, design guidelines, and recommendations prepared in this Design Alternatives Phase.	<u>Architect</u>
.7 Stakeholder Outreach and Presentation Present Owner-approved plan alternatives, design alternatives, and design guidelines to stakeholders, governing agencies or boards, and other interested parties as directed by the Owner. The Master Planning Services shall include <u>Two (2)</u> presentations in accordance with this Section.	<u>Architect</u>
.8 Other Other deliverables that are not addressed above in this Phase: <u>N/A</u>	<u>Not Provided</u>
§ 2.5.4 Finalization of Master Plan Phase:	
.1 Select Alternatives for the Master Plan Discuss the plan alternatives, design alternatives, design guidelines, and recommendations prepared for the Project with the Owner and obtain approval of preferred plans for final development of the Master Plan. The Master Planning Services shall include <u>One (1)</u> meetings with the Owner in accordance with this Section.	<u>Architect</u>
.2 Prepare the Master Plan Based upon the preferred plans, prepare the Master Plan for finalization, which shall include: (1) conceptual drawings, such as land use, building placement and amenities, phasing, mobility, parking, utilities, and landscaping of the Site; and (2) a written report that compiles (a) the Owner’s Master Planning Objectives, program, goals, and criteria for the Project; (b) descriptions of the Master Planning Services performed by the Architect; and (c) plan alternatives, design alternatives, design guidelines, and recommendations prepared for the Project. The written report shall also incorporate accompanying materials such as maps, plats, charts, diagrams, explanatory matter, and other deliverables required under the Agreement; and (3) <u>Three (3)</u> presentation-quality rendered images of the preferred plans, the quality of which shall be set forth in Section 2.6 below.	<u>Architect</u>

.3 Governing Agency Approval Prepare presentation materials and present the Master Plan to governing agencies or boards for approval at public meetings and hearings. The Master Planning Services shall include <u>One (1)</u> presentations in accordance with this Section.	<u>Architect</u>
.4 Revise Documents for Final Submission Based upon input from the Owner and feedback from the public meetings and hearings, refine and revise the Master Plan. Submit the final Master Plan to the Owner. The Master Planning Services shall include one set of revisions to the Master Plan in accordance with this Section.	<u>Architect</u>

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Supplemental Services	Responsibility <i>(Architect, Owner, or Not Provided)</i>
§ 3.1.1.1 Programming	<u>Not Provided</u>
§ 3.1.1.2 Measured drawings	<u>Not Provided</u>
§ 3.1.1.3 Existing facilities surveys	<u>Not Provided</u>
§ 3.1.1.4 Civil engineering	<u>Not Provided</u>
§ 3.1.1.5 Cost estimating	<u>Architect</u>
§ 3.1.1.6 Facility support services	<u>Not Provided</u>
§ 3.1.1.7 Architect's coordination of the Owner's consultants	<u>Not Provided</u>
§ 3.1.1.8 Sustainable project services	<u>Architect</u>
§ 3.1.1.9 Historic preservation	<u>Architect</u>
§ 3.1.1.10 Landscape architecture	<u>Not Provided</u>
§ 3.1.1.11 Accessibility consulting	<u>Architect</u>
§ 3.1.1.12 Other services provided by specialty consultants	<u>Not Provided</u>
§ 3.1.1.13 Other Supplemental Services	<u>Not Provided</u>

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Employee or Category	Rate (\$0.00)
<u>Chris Oddo, Principal-in-Charge</u>	<u>\$290</u>
<u>Stacey Keller, Project Manager</u>	<u>\$200</u>
<u>ICA Project Architect</u>	<u>\$175</u>
<u>Greg Filsram, KKC President</u>	<u>\$170</u>
<u>KKC Planner</u>	<u>\$143</u>

Variable Information

PAGE 1

Baraboo Sauk County Campus Redevelopment

1006 Connie Rd. Rm. 134
Baraboo, WI 53913

Sauk County

505 Broadway, Rm. 134
Baraboo, WI 53913

InSite Consulting Architects, LLC

744 Williamson Street, Suite 101
Madison, WI 53703

This Standard Form of Architect's Services is part of the accompanying Owner-Architect Agreement (hereinafter, the Agreement) dated the Twenty-first day of November in the year Two Thousand Twenty-Five

PAGE 2

This project will serve as a strategic guide for the Baraboo Sauk County Campus to generate future development initiatives and may include considerations such as higher education expansion, economic development, business growth, housing, or other uses that maximize the property's potential. It will function both as a physical development blueprint and a policy framework, providing guidance for decisions made by elected officials, appointed boards, staff, residents and other stakeholders involved in shaping the future of the campus property.

Baraboo Sauk County Campus

The campus resides on approximately 63.25 acres of wooded hillside in the Baraboo Bluffs range, in the northwest corner of the City of Baraboo. The campus is bordered by a suburban neighborhood in the City of Baraboo (east), suburban neighborhoods in the Village of West Baraboo (south and west) and a wooded area in unincorporated Sauk County (north). The University property also abuts three K-12 schools in the Baraboo School District. The grounds and facilities are owned jointly by the City and County, with staffing, programming and equipment currently being provided by the University of Wisconsin-Platteville in the Umhoefer / Plager classroom and science building.

N/A

N/A

Architectural Consulting Engineers (ACE) Mark Nussbaum 837 Hayes Ave. Oak Park, IL 60302 (708) 524-0272

ICA will be working in collaboration with KKC: Kendig Keast Collaborative 77 Sugar Creek Center Blvd. Suite 600 Sugar Land, TX 77478

PAGE 3

Master Planning Services	Responsibility <i>(Architect, Owner, or not provided)</i>
§ 2.5.1 Information, Research, and Data Gathering Phase:	
.1 Information Review Meet with the Owner to review existing information in developing and refining the Master Planning Objectives, program, goals, and criteria for the Project. The Master Planning Services shall include <u>One (1)</u> information review sessions.	<u>Architect</u>

.2 Stakeholder Input Obtain the input of stakeholders through one or more of the following methods: meetings, workshops, webinars or internet programs, surveys, social media, interviews, focus groups, and charrettes. The Master Planning Services shall include the following methods and number of stakeholder input sessions: <i>(Insert each stakeholder input method and the corresponding number of stakeholder input sessions.)</i> <u>Four (4) Steering Committee, Two (2) Public Input, Six (6) Small Group.</u>	<u>Architect</u>
.3 Existing Site Collect information about the physical characteristics (e.g., boundaries, sidewalks, walkways, infrastructure, parking, open space, and vacant land) and contextual conditions (e.g., land use, residential, commercial, industrial, agricultural, and public or semi-public use) of the Site and surrounding areas. The Master Planning Services shall include <u>Four (4)</u> visits to the Site by the Architect in accordance with this Section.	<u>Architect</u>
.4 Existing Buildings Collect information regarding the existing buildings and facilities on the Site, such as current uses and amenities, building plans, and facility condition assessment reports. The Master Planning Services shall include <u>Four (4)</u> visits to the Site by the Architect in accordance with this Section.	<u>Architect</u>
.5 Cultural Factors Research and document the cultural aspects of the Site, such as demographics, heritages, values, community organizations, art in public spaces, prominent persons, notable events and land uses, recurring life patterns, and other factors that contribute to the community's identity.	<u>Architect</u>
.6 Historic Factors Research and document historical aspects of the Site, such as historic land uses, landmark features or structures, and archaeological significance. In addition, obtain inventories of historically significant buildings, context, places, or features.	<u>Architect</u>
.7 Regulatory Requirements Research and document applicable regulatory information from governmental authorities having jurisdiction over the Project, such as codes, ordinances, and comprehensive plans.	<u>Architect</u>
.8 Utilities Research and document the availability and capacities of the utilities and infrastructure servicing the Site, such as electrical, communications, gas, water, site drainage, sanitary and stormwater sewers, process wastewater treatment, central-plant mechanical systems, fire and emergency systems, and lighting.	<u>Architect</u>
.9 Environmental Factors Review Owner-provided environmental studies and similar data about the Site, such as environmental impact statements, assessments, and related documentation.	<u>Not Provided</u>
.10 Natural Factors Collect information about the surface conditions of the Site, such as vegetation, topography, ecological requirements, natural hazards, natural lighting, and landscape features and materials.	<u>Architect</u>
.11 Geotechnical Report Collect Owner-provided geotechnical report(s) of the Site. Review the recommendations of Owner-provided geotechnical reports pertaining to the Site.	<u>Not Provided</u>
.12 Mobility Collect information about the vehicular, transit, non-motorized, and pedestrian mobility and circulation of the Site, including volume, capacity, connectivity, accessibility requirements, signage, and control systems.	<u>Architect</u>
.13 Parking Collect information about the parking spaces, facilities, infrastructure, and configurations on the Site, as well as related parking policies.	<u>Architect</u>
.14 Safety and Security Collect information about the Owner's systems and policies for safety and security on the Site.	<u>Architect</u>

.15	Economic Factors Collect information about economic factors relevant to the Project and required to perform an economic analysis, such as market growth, enrollment and employment trends, and educational and research initiatives.	<u>Architect</u>
.16	Space Utilization Research and document the use of space on the Site in terms of quantity, type, and utilization. This may include area calculations, occupancy, and workplace and migration strategies.	<u>Architect</u>
.17	Other Other deliverables that are not addressed above in this Phase: <u>N/A</u>	<u>Not Provided</u>
§ 2.5.2 Analysis, Assessment, and Recommendation Phase:		
.1	Objectives, Criteria, and Input Analysis Analyze the Owner’s Master Planning Objectives, program, goals, criteria of the Project, and stakeholder input, each in terms of the other, and identify constraints and opportunities for the Project.	<u>Architect</u>
.2	Site Analysis Analyze the Site to determine the net developable area for the Project. This analysis may include ownership of the Site; onsite observations; circulation systems and parking; utility systems; topography; and deed, zoning, and other similar restrictions.	<u>Architect</u>
.3	Detailed Site Utilization Analysis Prepare a detailed site utilization analysis of the Site, which may include analysis of land use; structure placement; building density, scale, and massing; facilities development; circulation systems and parking; and utility systems.	<u>Architect</u>
.4	Building Assessment Assess the buildings and facilities on the Site regarding (1) existing and potential uses; (2) areas that do not comply with applicable codes and regulations; (3) predominant materials and their conditions; (4) structural systems and their conditions; (5) mechanical, electrical, and fire protection systems and their conditions; and (6) potentially hazardous materials or toxic substances identified by the Owner’s consultants.	<u>Architect</u>
.5	Cultural and Historic Factors Analysis Based upon the cultural and historic factors research, analyze the impact of the Project on the Site, adjacent properties, and affected communities.	<u>Architect</u>
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.10	Geotechnical Report Identify potential impacts, constraints, and opportunities for the Project related to the recommendations in the Owner-provided geotechnical reports, such as (1) potential locations for future buildings and other Site improvements and (2) potential foundation design and other design and construction considerations.	<u>Not Provided</u>
.11	Lighting Analysis Analyze the lighting of the Site in relation to the Project. Analysis may include building placement, height, and orientation, as well as the structure of activities on the Site.	<u>Architect</u>

.12	Mobility Analysis Analyze mobility to and within the Site, such as vehicular, transit, non-motorized, and pedestrian circulation. Prepare mobility recommendations for the Project, including consideration of roads, pathways, and the implementation of new services and technology.	<u>Architect</u>
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.15	Economic Factors Analysis Analyze the economic factors relevant to development of the Site and assess the impact on the Project.	<u>Architect</u>
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.17	Report Preparation Prepare a report for the Owner detailing the Master Planning Services performed in this Analysis, Assessment, and Recommendation Phase.	<u>Architect</u>
.18	Other Other deliverables that are not addressed above in this Phase: <u>N/A</u>	<u>Not Provided</u>
§ 2.5.3	Design Alternatives Phase:	
.1	Conceptual Site Plan Alternatives Prepare conceptual site development plan alternatives for the Project, which may include land use, building placement and amenities, phasing, mobility, parking, utilities, and landscaping. The Master Planning Services shall include preparation of <u>Three (3)</u> conceptual site development plan alternatives.	<u>Architect</u>
.2	Site Utilization Design Alternatives Prepare plans for site utilization design alternatives for the Project. The Master Planning Services shall include preparation of <u>Three (3)</u> site utilization design alternatives.	<u>Architect</u>
.3	Space Utilization Design Alternatives Prepare plans for space utilization design alternatives for the Project. The Master Planning Services shall include preparation of <u>Three (3)</u> space utilization design alternatives.	<u>Architect</u>
.4	Utility Design Alternatives Prepare plans for utility design alternatives to and within the Site. The Master Planning Services shall include <u>Zero (0)</u> utility design alternatives.	<u>Not Provided</u>
.5	Design Guidelines Prepare design guidelines to develop standards for the Project, such as building massing and heights, signage, lighting, landscaping, and pedestrian amenities.	<u>Architect</u>
.6	Report Preparation Prepare a report for the Owner containing plan and design alternatives, design guidelines, and recommendations prepared in this Design Alternatives Phase.	<u>Architect</u>
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§ 2.5.4 Finalization of Master Plan Phase:	
.1 Select Alternatives for the Master Plan Discuss the plan alternatives, design alternatives, design guidelines, and recommendations prepared for the Project with the Owner and obtain approval of preferred plans for final development of the Master Plan. The Master Planning Services shall include <u>One (1)</u> meetings with the Owner in accordance with this Section.	<u>Architect</u>
.2 Prepare the Master Plan Based upon the preferred plans, prepare the Master Plan for finalization, which shall include: (1) conceptual drawings, such as land use, building placement and amenities, phasing, mobility, parking, utilities, and landscaping of the Site; and (2) a written report that compiles (a) the Owner’s Master Planning Objectives, program, goals, and criteria for the Project; (b) descriptions of the Master Planning Services performed by the Architect; and (c) plan alternatives, design alternatives, design guidelines, and recommendations prepared for the Project. The written report shall also incorporate accompanying materials such as maps, plats, charts, diagrams, explanatory matter, and other deliverables required under the Agreement; and (3) <u>Three (3)</u> presentation-quality rendered images of the preferred plans, the quality of which shall be set forth in Section 2.6 below.	<u>Architect</u>
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.4 Revise Documents for Final Submission Based upon input from the Owner and feedback from the public meetings and hearings, refine and revise the Master Plan. Submit the final Master Plan to the Owner. The Master Planning Services shall include one set of revisions to the Master Plan in accordance with this Section.	<u>Architect</u>

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See included attachments entitled:

Baraboo Sauk County Campus Redevelopment Plan Request for Proposal

ICA and KKC Response to Request for Proposal Sections 6 and 7

ICA and KKC Work Plan

N/A

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Cost Estimating will be general in nature to provide initial capital budget strategies. Sustainable Project Services will be general in nature to provide general recommendations for Sustainable strategies. Historic Preservation will be general in nature to provide recommendations for potential tax credit strategies. Accessibility Consulting will review the site overview and building access.

N/A

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§ 3.2.4 If the Master Planning Services covered by the Agreement have not been completed within Zero (0) months of the date of the Agreement, through no fault of the Architect, extension of the Master Planning Services beyond that time shall be compensated as Additional Services.

\$148,200

N/A

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N/A

N/A



Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Jennifer Edlyn-Wirtz Larson, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 12:34:21 CST on 11/21/2025 under Order No. 20250108353 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document B212™ - 2024, Standard Form of Architect's Services: Master Planning, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)