

October 6, 2025

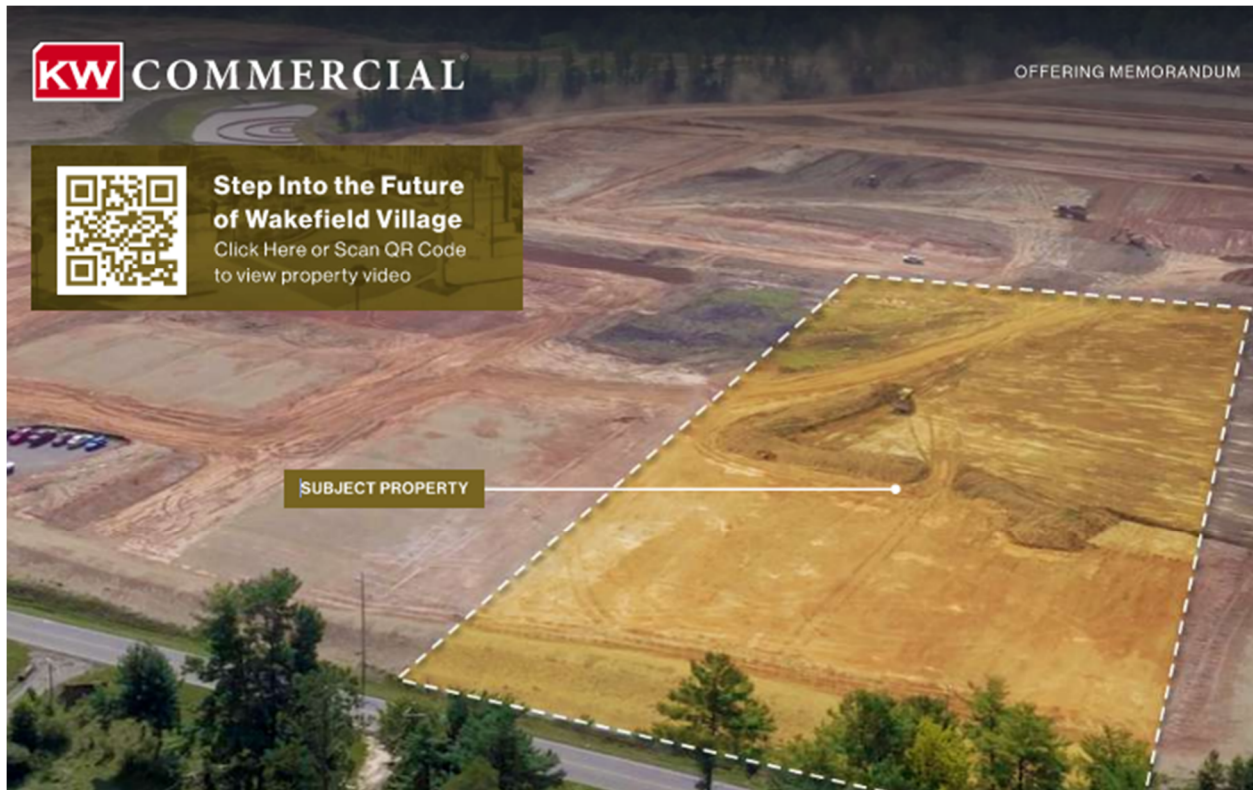
Todd Akers [via email]  
KW Commercial  
5925 Carnegie Blvd. Suite 250  
Charlotte, NC 28209

**Wakefield Daycare  
Statesville, North Carolina**

SW+ Project #13106

Seamon, Whiteside & Associates, Inc. (“SW+”) appreciates the opportunity to provide this proposal related to the land planning, civil engineering and landscape architecture services necessary to assist Todd Akers (“Client”) in the development of a +/- 4.5-acre parcel (PIN: 4732-85-5881) located along Moose Club Rd in the City of Statesville, North Carolina. It is our understanding that the Client intends to study the site for a daycare and commercial development (“Project”).

This proposal does not include the subsequent services that we can provide related to entitlements services, the preparation of construction documents, agency permitting, and construction phase services. We will be pleased to provide you with a proposal for these subsequent services at such time the scope of this project is further defined via the master planning, due diligence, and site plan refinement processes.



**Scope of Services**

Seamon, Whiteside & Associates, Inc. (SW+) and subconsultants will provide the following professional services:

**Division 1: Initial Due Diligence and Yield Study**

1. Coordinate with Client on project requirements and development program.
2. Compile a project base sheet for planning purposes based on survey data provided by owner and online Iredell County and City of Statesville GIS information to include parcel boundaries, roadways, topography, and existing utilities, etc.
3. Compile City of Statesville applicable Code of Ordinances to include:
  - a. Buffer yards and Street yards
  - b. Setbacks
  - c. Off-Street Parking Requirements
  - d. Open Space Requirements
4. Prepare a Yield Study based on the development program and code requirements.
5. Revise Yield Study based on Client's input. (Two revision efforts included)
6. Provide final deliverable for Client's inclusion in marketing package for landowner.

**Fees:**

We will provide the indicated services for the following fees:

Division 1: Initial Due Diligence and Yield Study.....\$1,800

Hourly rate services and/or additional services shall be invoiced according to the table below:

SW+ current hourly rates are as follows (see note below):

Principal in Charge.....	\$300.00
Managing Principal.....	\$300.00
Professional Support.....	\$120.00
Administrative Support.....	\$100.00
<u>Landscape Architecture</u>	
Director.....	\$275.00
Senior Landscape Architecture Team Leader/Practice Leader 2.....	\$250.00
Landscape Architecture Team Leader/Practice Leader 1.....	\$240.00
Senior Landscape Architecture Project Manager 3/Senior Land Planner 3.....	\$225.00
Senior Landscape Architecture Project Manager 2/Senior Land Planner 2.....	\$220.00
Senior Landscape Architecture Project Manager 1/Senior Land Planner 1.....	\$210.00
Landscape Architecture Project Manager/Land Planner 5.....	\$195.00
Landscape Architecture Project Coordinator/Land Planner 4.....	\$185.00
Land Planner 3.....	\$180.00
Land Planner 2.....	\$170.00
Land Planner 1.....	\$160.00
<u>Civil Engineering</u>	

Director.....	\$275.00
Senior Civil Engineering Team Leader/Practice Leader 2.....	\$250.00
Civil Engineering Team Leader/Practice Leader 1.....	\$240.00
Senior Civil Engineering Project Manager 3/Senior Designer 3.....	\$225.00
Senior Civil Engineering Project Manager 2/Senior Designer 2.....	\$220.00
Senior Civil Engineering Project Manager 1/Senior Designer 1.....	\$210.00
Civil Engineering Project Manager/Civil Designer 5.....	\$200.00
Civil Engineering Project Coordinator/Civil Designer 4.....	\$190.00
Civil Designer 3.....	\$185.00
Civil Designer 2.....	\$175.00
Civil Designer 1.....	\$165.00
Senior CAD Technician.....	\$170.00
CAD Technician 4.....	\$160.00
CAD Technician 3.....	\$150.00
CAD Technician 2.....	\$140.00
CAD Technician 1.....	\$130.00
<u>Construction Administration</u>	
Director.....	\$275.00
Senior Construction Administration Team Leader.....	\$250.00
Construction Administration Team Leader.....	\$240.00
Senior Construction Administration Project Manager.....	\$210.00
Construction Administration Project Manager.....	\$200.00
Construction Administration Project Coordinator.....	\$190.00
Construction Administration Field Representative 2.....	\$165.00
Construction Administration Field Representative 1.....	\$155.00
Entitlements Manager.....	\$160.00
Permitting Coordinator.....	\$150.00
<u>SW+ Surveying</u>	
Director.....	\$225.00
Surveying Team Leader.....	\$205.00
Surveying Project Manager.....	\$180.00
Surveying Crew Chief.....	\$140.00
3 Man Survey Crew.....	\$260.00
2 Man Survey Crew.....	\$200.00
Field Rep.....	\$60.00
CAD Technician 4.....	\$155.00
CAD Technician 3.....	\$145.00
CAD Technician 2.....	\$135.00
CAD Technician 1.....	\$125.00

**Note: Hourly rates are subject to change October 1 of each year. Hourly rates to be invoiced shall be those in**

**effect at the time services are provided.**

Office reimbursable expenses will be billed at the rates listed in the table below plus a 10% handling fee:

Mileage outside of the local area .....	IRS standard mileage rates
<i>(Local area is defined as the metropolitan area of the originating office of the proposal; IRS values reflected in this proposal to match the latest published IRS standard mileage rates)</i>	
Printing of construction and project drawings (\$0.42 per sq ft)	
24 x 36 .....	\$2.52 each
30 x 42 .....	\$3.68 each
36 x 48 .....	\$5.04 each
Color inkjet plotting (\$8.05 per sq ft)	
24 x 36 .....	\$48.30 each
30 x 42 .....	\$70.44 each
36 x 48 .....	\$96.60 each
Black and white inkjet plotting (\$2.10 per sq ft)	
24 x 36 .....	\$12.60 each
30 x 42 .....	\$18.38 each
36 x 48 .....	\$25.20 each
Black and white Xerox copies	
8½ x 11 .....	\$0.22 each
8½ x 14 .....	\$0.27 each
11 x 17 .....	\$0.37 each
Color Xerox copies	
8½ x 11 .....	\$1.10 each
8½ x 14 .....	\$2.80 each
11 x 17 .....	\$3.60 each

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When an estimated fee range is indicated, this estimate was made based on current understanding of project scope and/or construction duration. If it becomes apparent that this estimate will be exceeded, we will notify Client in advance of reaching the upper limit of the indicated range.

Other project related reimbursable expenses, such as but not restricted to postage, long distance telephone calls, travel expenses, courier fees, and agency permitting fees will be billed at actual cost plus a 10% handling fee. Fees for outside subconsultants will be billed at actual cost plus a 15% handling fee. Fees and reimbursable expenses will be invoiced every 4 weeks.

Should you find this Contract and attached General Terms of Agreement acceptable, please confirm by signing in the space provided below and return one executed original to our office. We look forward to working with you on this project.

Should you have any questions or need additional information, please call our office.

SEAMON, WHITESIDE & ASSOCIATES, INC.



Jason E. Munday, PE  
Vice President

JEM/tnc

Accepted By:

Please provide billing contact

Email address:

todd.akers1@gmail.com

10/6/2025



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Signature and Title

Date