

**FORT LEE PARKING AUTHORITY
RESOLUTION FOR
STRUCTURAL ENGINEERS & PARKING CONSULTANTS
PROFESSIONAL SERVICES**

RESOLUTION NO. #2024-01

WHEREAS, it is deemed necessary and in the best interest of the Commissioners of the Parking Authority of the Borough of Fort Lee, in the County of Bergen, State of New Jersey to award a contract for Structural Engineering & Parking Consulting Services; and

WHEREAS, THA Consulting having an office at 144 Livingston Avenue, New Brunswick, NJ 08901 has submitted a written proposal to provide Structural Engineering & Parking Consulting Services to the FLPA, for the Year 2024, as set forth in their proposal incorporated herein, by reference; and

WHEREAS, the Executive Director of the Parking Authority has reviewed the proposal of the firm THA Consulting and recommends the appointment of said firm as the Authority's Structural Engineers & Parking Consultants for the Year 2024; and

WHEREAS, said services to be provided by the firm of THA Consulting are professional services within the definition contained in NJSA 40:11-2(6); and

WHEREAS, such award of contract shall be made pursuant to the provisions of N.J.S.A. 19:44A-20.5 et seq., as said services may be in excess of \$17,500; and

WHEREAS, THA Consulting has not made any reportable contributions to any of the following named candidate committee, joint candidates committee; or political party committee representing the elected officials of the Borough of Fort Lee, in the previous one year, and that the contract will prohibit THA Consulting from making any reportable contributions, contrary to N.J.S.A. 19:44A-20.5, through the term of his contract with the Authority,

NOW THEREFORE BE IT RESOLVED, that the Fort Lee Parking Authority award a contract without competitive bidding as a "Professional Service" pursuant to the Local Public Contracts Law of the State of New Jersey, N.J.S.A. 40A:11-5(1) (a) to the firm THA Consulting for Structural Engineering & Parking Consulting Services to the Authority in accordance with their proposal; and

BE IT FURTHER RESOLVED, that in order to effectuate the objectives of this resolution, the Commissioners of the Parking Authority of the Borough of Fort Lee, authorize the Executive Director of the Parking Authority to award said contract and to cause notice of this Resolution as required by N.J.S.A 40A11-5(1) (a) to be published in an appropriate newspaper.

BE IT FURTHER RESOLVED, that the award of this contract is contingent upon the FLPA having sufficient funds and the Executive Director of the FLPA certifies that there are sufficient funds budgeted by the Authority for said service.

**FORT LEE PARKING AUTHORITY
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RESOLUTION NO. #2024-01

VOTING RECORD

Dated: January 5, 2024

<u>COMMISSIONERS</u>	<u>/YES</u>	<u>/NO</u>	<u>/ABSTAIN</u>	<u>/ABSENT</u>
J. Richard Radoian	✓			
Patricia Rumi	✓			
Neil Grant	✓			
Marc Macri	✓			
Michael Raskin	✓			

I certify that the above record is an accurate recitation of the votes cast by the Board of Commissioners of the Fort Lee Parking Authority.

Dated: January 5, 2024

Neil Grant

Secretary FLPA



BOROUGH OF FORT LEE

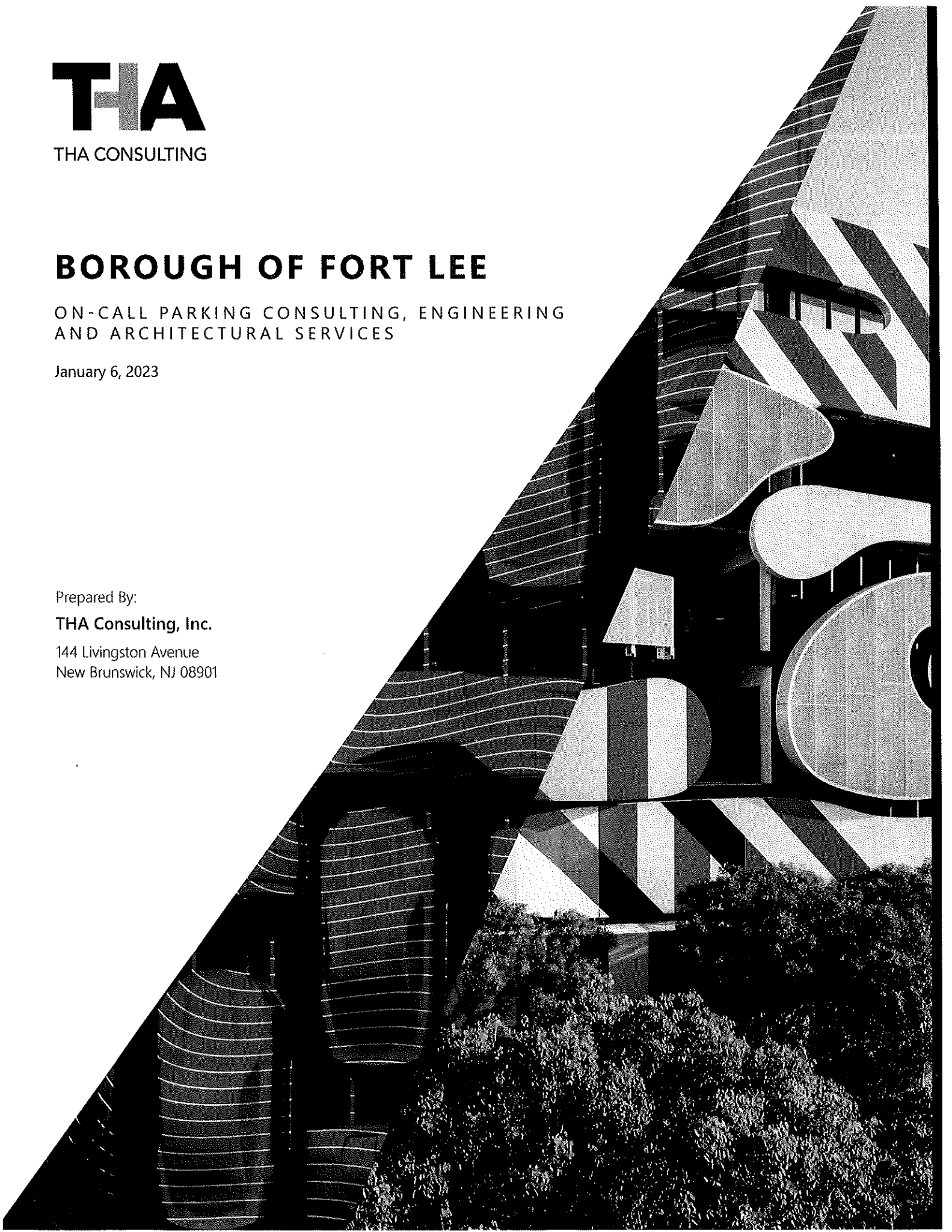
ON-CALL PARKING CONSULTING, ENGINEERING
AND ARCHITECTURAL SERVICES

January 6, 2023

Prepared By:

THA Consulting, Inc.

144 Livingston Avenue
New Brunswick, NJ 08901





THA Consulting, Inc.

144 Livingston Avenue
New Brunswick, NJ 08901
(732) 253-0690

January 6, 2023

Hernani Goncalves
Executive Director
Fort Lee Parking Authority
231 Main Street, 2nd Floor
Fort Lee, NJ 07024

Dear Mr. Goncalves:

THA Consulting, Inc. (THA) is pleased to provide the Borough of Fort Lee (the Borough) with our response to the **Request for Qualifications for On-Call Parking Consulting, Engineering and Architectural Services**. As specialists in planning, design, construction, and renovation of parking structures, THA has completed close to 1,000 parking projects and 1,000,000 spaces. THA has an experienced team of engineers, designers and restoration specialists who have performed the full spectrum of parking facility design and restoration services. We have successfully provided these services for a variety of municipal, governmental, institutional, and private clients throughout the Northeast and presently provide on-call services to multiple cities and public agencies, including the Fort Lee Parking Authority, Ridgewood, NJ, New Brunswick Parking Authority, Camden Parking Authority, New Jersey Transit, City of West New York, NJ, City of Binghamton, NY, and the Trenton Parking Authority.

Since the inception of our firm, we have provided clients with the full spectrum of design, restoration, and garage maintenance services. In the last four years alone, we have completed more than 100 parking facility restoration projects. THA understands the importance and value of the Borough's parking assets and how critical it is to maintain and enhance these facilities to extend their useful life, to ensure that they effectively support the Borough's economic development, and that they serve as a pleasant gateway to Fort Lee's many destinations. We also clearly understand the challenges of parking facility design and restoration projects, and that their success hinges on the technical expertise of our team, the coordination of the project with the Borough and the contractor, and our team's ability to respond and address issues quickly.

For this service, we have an outstanding team of highly experienced design, engineering, restoration specialists, and project managers to ensure that any future projects proceed efficiently, cost effectively. Our team's proactive communication approach will ensure that the project proceeds expeditiously, and that the Borough and its stakeholders are informed at every step. Our core values include going the extra mile for our clients and making every effort to exceed expectations. We believe that our commitment to these values is confirmed in the amount of repeat design and on-call restoration work we perform for numerous municipal / public clients year after year.

We appreciate the opportunity to provide the Borough of Fort Lee with our proposal and we are excited at the prospect of working with you in the near future. Please contact us should you need any additional information about the THA Team and our capabilities to serve the Borough of Fort Lee.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim Zullo', with a stylized flourish at the end.

Jim Zullo, PP, AICP, CAPP
President
(732) 253-0690 | jzullo@tha-consulting.com



THA CONSULTING, INC.

MIAMI
ATLANTA
PHILADELPHIA
NEW BRUNSWICK

PARKING PLANNING & DESIGN

THA Consulting, Inc., understands the important role parking plays in development. THA is a multi-disciplined engineering, design, and mobility consulting firm specializing in the planning, design, operation, and restoration of parking and mixed-use facilities, as well as master planning for campuses, urban and high density areas, and transit related projects. Since our inception in 1994, we have completed close to 1,000 parking projects and almost 1,000,000 spaces. Our expertise has been cultivated by extensive experience with unique issues and requirements associated with parking facilities, including pedestrian connectivity, safety and security, and amenities. We provide exceptional service and strategic solutions for complex parking issues to a variety of clients.

Our approach to parking planning & design is to successfully integrate the parking facility with the overall project, campus, or downtown, thereby enhancing the pedestrian experience, user-comfort, and helping to create active and vibrant places. Our primary focus is to design efficient, user-friendly, and aesthetically enhanced parking facilities that serve as gateways to destinations and other development components. We think outside of the four walls of the garage to understand how the facility will integrate with other uses and how the use of the facility can be maximized to create efficiency and economy.

Our design and engineering experience has created value for our clients for the past 28 years through our considerable project experience and practical knowledge of these unique project types.

PROJECT AWARDS

**Miami Design District
Museum Garage, Miami, FL**
Best of Design of Mixed or Multi-Use Parking Transportation Facility, International Parking & Mobility Institute, 2019 Award of Excellence for Architecture, Florida Parking & Transportation Association, 2018

**Incyte Corporation
Parking Garage, Wilmington, DE**
Eastern Pennsylvania and Delaware Chapter of ACI, Mid-Rise Garage Category, 2019

**Miami Design District
City View Garage, Miami, FL**
Award for Excellence for Architectural Achievement, International Parking Institute, 2016

SERVICES

PLANNING FOR PARKING

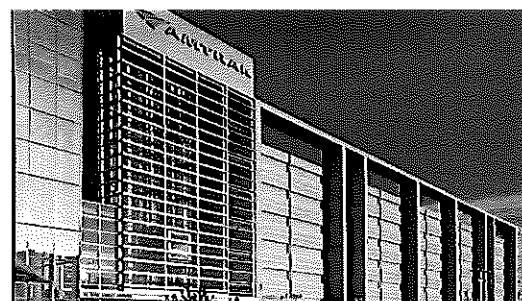
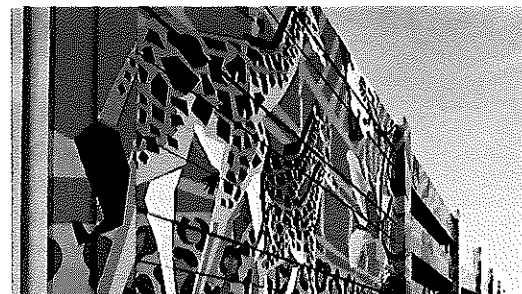
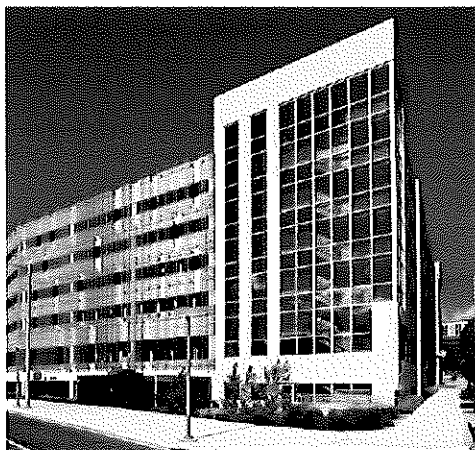
- Master Planning
- Site Analysis
- Supply/Demand Analysis
- Feasibility Studies
- Shared Parking Analysis
- Due Diligence Reports
- Parking Consulting
- Financial Analysis

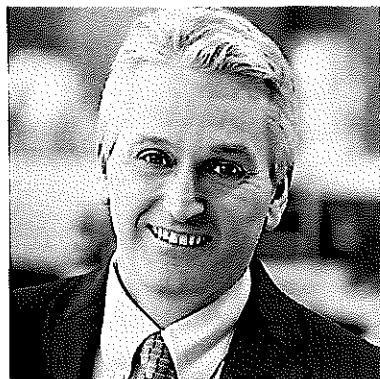
ENGINEERING & ARCHITECTURE

- Parking Structure Design
- Mixed-Use Structure Design
- Project Design Management
- Functional Design
- Facade & Aesthetic Design
- Structural Engineering
- Design Build Services
- Sustainable Design

ASSET MANAGEMENT

- Condition Appraisal
- Restoration Engineering
- Life Cycle Cost Analysis
- Operational Consulting
- Owner Representation
- Graphics & Wayfinding
- Maintenance Programs





JAMES M. ZULLO, AICP, PP, CAPP, LEED AP

President, Principal In Charge

RELEVANT PROJECT EXPERIENCE

East Brunswick Commuter Parking Demand Analysis

East Brunswick, NJ

Project Manager. As part of its effort to provide convenient commuting options and job access for residents to support the use of mass transit and to encourage smart growth and transit oriented development, East Brunswick Township engaged THA Consulting, Inc. (THA) to undertake a commuter parking demand analysis. The purpose of the study is to project the anticipated commuter parking demand for the East Brunswick area over the next five years. In addition, East Brunswick Township also engaged THA to provide a preliminary assessment of a site that has been identified as a possible location for a public and bus commuter parking facility to support proposed redevelopment as per the Redevelopment Plan.

New Brunswick Parking Authority Advisory Services

New Brunswick, NJ

Principal in Charge. THA provides the New Brunswick Parking Authority with professional parking consulting and advisory services on a regular basis. THA represents and advises the Authority throughout design and construction of various parking related projects. Services begin in the preliminary schematic design phase and continue through the end of construction, including 11th month walkthroughs. THA also provides comprehensive Owner's Representative services, to protect the interests of the Authority during each phase of the planning, design and construction process.

Rahway Downtown Parking Study

Rahway, NJ

Principal in Charge. For the Rahway Parking Authority, THA performed a downtown parking assessment, design study, and feasibility analysis. The study included a supply/demand analysis, future demand analysis, evaluation of vertical expansion of an existing parking structure, and evaluation of the financial and site feasibility of a new structure. The study also analyzed the diversity of users in the area, and the potential increase due to expansion. The study also identified strategies to meet future demand to ensure that the City's parking system continues to support downtown development and revitalization.

Township of Woodbridge Parking Study Services

Woodbridge, NJ

Project Manager. THA was retained by the Township of Woodbridge to provide a number of parking study services. A parking adequacy study was performed to provide an analysis of the existing parking supply and identify strategies to maximize parking utilization. This study looked at existing parking conditions on a normal day, as well as anticipated parking demand associated with proposed future developments. THA also evaluated two potential sites for possible development of a new parking facility. This study addressed a number of garage feasibility issues including size, cost, aesthetics, and feasibility of mixed-use integration. In addition, the parking study included the development of a preliminary financial / break even analysis to estimate the potential project financing and operational costs for the new parking facility in the Township.

Camden Parking Authority Interim Executive Director

Camden, NJ

Project Manager. Mr. Zullo served as the Interim Executive Director for the Parking Authority of the City of Camden in conjunction with Bier Associates. Mr. Zullo provided on-site management and advisement related to a number of on- and off-street parking policies and implementation strategies including planning and development of parking facilities, parking policy enforcement, parking management and operations, asset management, capital improvements, financing and budget development and marketing and administration tasks.

Borough of Metuchen Downtown Parking Assessment

Metuchen, NJ

Principal in Charge. For the Borough of Metuchen, THA performed a parking assessment to plan for the future growth of the downtown area. THA analyzed the current parking supply, its users, and unique issues associated with the Borough's various facilities. THA also performed occupancy counts for all spaces within the study area, and identified areas of shortages and the number of new spaces required to meet them. The study helped to address future parking demands, as well as determine proactive methods to alleviate these issues.

YEARS OF EXPERIENCE

34 Years

YEARS WITH FIRM

14 Years

PREVIOUS EMPLOYMENT

Senior Director, Real Estate,
New Jersey Transit

Executive Director,
New Brunswick Parking Authority

Vice President,
New Brunswick Development Corporation

EDUCATION

Tulane University, Bachelor of English and
Communications, 1983

New York University, Real Estate Institute,
Diploma in Real Estate, Investment Analysis
Concentration, 1989

Rutgers University, Master of City and
Regional Planning, 1996

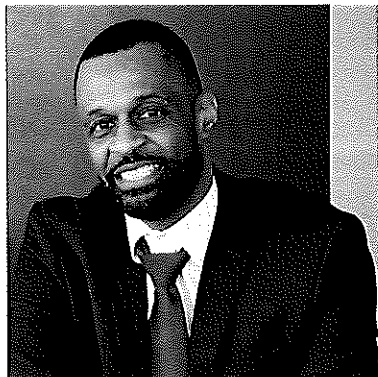
PROFESSIONAL AFFILIATIONS

American Planning Association
International Parking & Mobility Institute
New Jersey Parking Institute
New York State Parking and Transportation
Association
Urban Land Institute

PUBLICATIONS

Parking and Transit Oriented Development
- Has COVID Cooled a Hot Market? IPMI
Magazine, 2021

Parking Planning for Transit Oriented
Development, Urban Land Institute
Magazine, 2011



REGINALD B. PIGGEE JR., RA Architect

RELEVANT PROJECT EXPERIENCE

YEARS OF EXPERIENCE
24 Years

EDUCATION
Howard University
Bachelor of Architecture,
1997

RA REGISTRATIONS
New Jersey

PROFESSIONAL AFFILIATIONS
American Institute of Architects (AIA)

Hillsborough Village Center Township of Hillsborough, NJ

New construction encompassing two mixed-use building types. Building 1 is a 3 story, (19) mixed units of 1 bedroom through 3 bedroom and low moderate income units and 2hr separated 1st floor retail. Buildings 2-3 are 3 story, (26) mixed units of 1 bedroom through 3 bedroom and low moderate income units and 2hr separated 1st floor retail. Assumed Project Management role including, client coordination, production of all working drawings, coordination of all trades, specification coordination.

Village of Ridgewood Hudson Street Garage Ridgewood, NJ

Project Manager. THA provided design-build parking planning and design services and construction for a 252-space parking facility to serve residents, visitors and commuters in Ridgewood. THA performed a conceptual design study to assess the existing municipal parking lot to determine the most efficient and cost-effective solution to the Village's parking needs.

OC-7 Texas Rd. Plaza III Township of Old Bridge, NJ

New construction encompassing two age restricted residential building types. Buildings 1-2 are 4 story (83) mixed units of 1 bedroom through 3 bedroom and low moderate income units and amenity spaces. Building 3 is a 4 story (67) mixed units of 1 bedroom through 3 bedroom and low moderate income units and 1st floor amenity spaces. Assumed Project Management role including, client coordination, production of all working drawings, coordination of all trades, specification coordination.

Asbury Park CBD Parking Structure Asbury Park, NJ

Project Manager. For the City of Asbury Park, NJ, THA was engaged as the prime design firm to provide the parking design and consulting services for the Asbury Park Central Business District (CBD) Parking Structure. Specifically, THA is providing parking planning and design (schematic design 30%) and the preliminary financial / break-even analysis. The Asbury Park CBD Parking Structure will be located at the Municipal / Transportation Complex Site in the Main Street Redevelopment Plan (MSRP) Zone. The six-tier, precast garage will include 500 +/- parking spaces to primarily serve the needs of the existing Municipal Complex and Transportation Center, the increasing parking demand associated with the Central Business District, and provide long-term parking solutions to support future redevelopment of the Municipal Complex Site and surrounding areas. The Asbury Park CBD Parking Structure includes a number of design elements to maximize efficiency while providing safe and efficient traffic flow within the structure.

133 River Street Redevelopment Hackensack, NJ

Project Manager. For the County of Bergen, THA was retained as the prime design firm to provide the parking design and engineering services for the redevelopment of 133 River Street in Hackensack, NJ. The County of Bergen redeveloped the site formerly known as the "Probation Site". The redevelopment plan for the site was to capitalize on the property's prime location and proximity to the New Jersey Regional Bus Station, the two New Jersey Transit Train Stations (Essex and Anderson Street), and to the major transportation networks including Route 4, 46, 17, Interstate 80 and the Garden State Parkway. The project consists of county offices, residential development, structured parking, and the integration of the NJ Transit Bus Station. THA provided parking and bus facility design services for the project, structural engineering for the office component and residential podium and coordinated with Netta Architects (Office Component) Kitchen Associates, (Residential Component) and AKF (MEP) related to the project.

City of Yonkers Cacace Justice Center Garage Yonkers, NY

Project Manager. THA was retained by the City of Yonkers to undertake various parking consulting, design and engineering services related to the development of the Cacace Justice Center Complex Parking Structure. THA's services include taking the documentation from design development into construction documents through project completion based on the approved schematic design package. The structure will primarily serve the needs of the existing Cacace Justice Center and City Hall, and provide a long-term parking opportunity to support future redevelopment.



YEARS OF EXPERIENCE

13 Years

EDUCATION

Lehigh University
Bachelor of Science in Civil Engineering
2009

PE REGISTRATIONS

Pennsylvania

PROFESSIONAL AFFILIATIONS

Delaware Valley Association of Structural
Engineers (DVASE)

JORDAN RAPPIN, PE, PARKSMART

Director of Engineering

RELEVANT PROJECT EXPERIENCE

Camden Block N Mixed-Use Parking Garage

Camden, NJ

Lead Engineer. For the Parking Authority of the City of Camden, *THA* is serving as the prime designer for the 6-level, 712-space mixed-use parking structure. Proposed key design elements include: bike storage area, ground level retail (including a proposed pizza shop), security office, service areas, loading dock, and utility rooms. The structure is also being designed to serve the residents, visitors, and employees of the surrounding neighborhood.

Green Street Mixed-Use Development

Newark, NJ

Lead Engineer. For the Newark Parking Authority, *THA* is currently providing prime design services for a 645-space mixed-use parking facility that wraps around approximately 45,000 SF of office space. In addition, the parking facility will be connected to a liner building. Both the parking facility and liner building are being designed to provide spaces for the Newark Parking Authority Office, Newark Finance Department, Newark Municipal Court Office, and a Café. With the Prudential Center only two blocks away, the parking facility will also provide much needed event parking.

NHA Central and Lock Development

Newark, NJ

Lead Engineer. For the Newark Housing Authority, *THA* is serving as the Architect and Engineer of Record for the design of a new 5-level, 347-space parking structure. With a shared-use model integrated into the design, this facility will serve a diverse clientele: Newark Housing Authority staff, visitors, short term retail shoppers, and nearby NJIT campus visitors. A sustainable goal met in the design is also the provision of electrical vehicle charging stations.

Camden Waterfront P2 Garage Design

Camden, NJ

Project Engineer. As the Architect and Engineer of Record, *THA* worked alongside developer Liberty Property Trust and L.F. Driscoll in this design-build project to deliver a 4-level, 662-space standalone parking structure. In preparation for the development of American Water HQ offices, this garage was designed to accommodate future users.

NJIT Lot 10 Parking Structure

Newark, NJ

Project Engineer. For the New Jersey Institute of Technology (NJIT), *THA* provided design services for a new 7-level, 938-space parking structure on their campus in Newark, NJ. The structure was built on an existing surface parking lot. *THA* initially performed a study to determine the feasibility of constructing the parking garage. The site is bound by New Street on the north, Wilsey Street on the west, and Nuttman Street on the east. The south portion has an existing campus building which remained in operation throughout the project. *THA*' services included prime design, project management, parking planning and design, architectural design and documentation, and structural engineering services for the parking structure. The garage will continue to support the growing parking needs of the campus, serving students and staff and accommodating future development plans.



YEARS OF EXPERIENCE
20 Years

EDUCATION
Philadelphia University
BA in Architecture, 2002

JONATHAN M. SHISLER, PARKSMART Director of Design

RELEVANT PROJECT EXPERIENCE

Wellness Plaza Parking Garage **New Brunswick, NJ**

Lead Designer. For the 1200-space Wellness Plaza parking garage, THA provided parking garage design, parking planning, and consulting services. On the facility's ground level is the Fresh Grocer grocery store and the Robert Wood Johnson Fitness and Wellness Center is primarily found on the second floor. The project includes a significant tower element comprised of stairs, elevators, and a walkway connector to the New Brunswick Train Station northbound platform. The structure proved to be a design challenge as it included cast-in-place concrete helix ramp structure and aquatic facilities for the fitness center.

South Orange Third & Valley Redevelopment **South Orange, NJ**

Project Designer. THA worked with the developer Jonathan Rose Companies on the Third & Valley redevelopment project in South Orange, New Jersey. The mixed-use, transit-oriented development project will include a combination of residential units, retail space, and structured parking adjacent to the New Jersey Transit South Orange Train Station. THA is designing a 522-space parking facility, which will be wrapped on two sides by the residential development. The project will include two architectural treatments.

Somerville TOD Mixed-Use Parking Design **Somerville, NJ**

Project Manager. THA designed a 533-space precast parking garage to service the existing Somerville train station users as well as the adjacent Avalon Bay Community residential development. The structure is designed as a single threaded helix ramp design with six (6) levels of parking. There are dedicated parking stalls for the residents as well as direct connections to the units at each floor.

Rowan University Parking Structure **Glassboro, NJ**

Project Designer. For Rowan University, THA is providing design services for a new 1,000 space parking structure at their campus in Glassboro, NJ. The structure will contain office space on the first floor to accommodate the University's Public Safety Department. THA performed a study to determine the feasibility of constructing the garage on the site. Additionally, THA worked with the University to help plan for additional development in the area surrounding the site, as well as develop opportunities for creating a more active and vibrant environment.

East Liberty District-Wide Parking Study **Pittsburgh, PA**

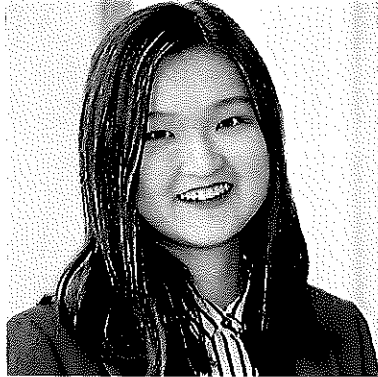
Project Designer. For the Urban Redevelopment Authority (URA), in cooperation with East Liberty Development, Inc. (ELDI) and the Pittsburgh Parking Authority (PPA), THA performed a district-wide parking study of the neighborhood of East Liberty in Pittsburgh, PA. THA worked with the URA to perform a parking study for the development, including an assessment of the current and future parking supply, identification and analysis of potential sites for additional parking, and an assessment of the potential costs of the proposed structures.

Miami Courthouse Garage **Miami, FL**

Project Designer. For the Miami Parking Authority, THA designed a parking facility adjacent to the new Federal Courthouse in downtown Miami. THA provided full architectural and parking design services for the 850-space facility. The garage includes two retail spaces on the ground level, as well as more than 20,000 square feet of office space. The Courthouse Center Parking Plaza's architectural features, street "liners" on the second and third floor facades, and blue glass create a pleasing aesthetic effect.

Bay Harbor Islands 95th Street Parking Garage **Bay Harbor Islands, FL**

Project Designer. For the Town of Bay Harbor Islands, THA served as the prime design firm providing full architectural and parking design services for their new parking structure. The 430 space facility will include four levels of parking, as well as significant mixed-use space. It will serve patrons visiting Bay Harbor Islands to shop, dine, and seek professional services.



NAN CHEN, PARKSMART

Parking & Mobility Specialist

RELEVANT PROJECT EXPERIENCE

YEARS OF EXPERIENCE

6 Years

EDUCATION

Rutgers, the State University of New Jersey,
Master of City and Regional Planning, 2016

Beijing University of Technology,
Bachelor of Science in Urban Planning, 2014

CERTIFICATIONS

American Institute of Certified Planners
(AICP) Candidate

PROFESSIONAL AFFILIATIONS

American Planning Association
International Parking & Mobility Institute
New Jersey Parking Institute

Fort Lee Parking Authority Guntzer Street Parking Garage Fort Lee, NJ

Parking Analyst. THA designed a 357-space, mixed-use parking garage to serve the residents, visitors, employees, and students of the surrounding Fort Lee neighborhood. THA designed this facility with a strong understanding of the unique issues associated with situating a parking facility in an urban neighborhood. The structural design was crafted to accommodate a future vertical and horizontal expansion, in preparation for parking demand increases.

Town of Westfield Comprehensive Parking Plan Westfield, NJ

Parking Analyst. THA was retained to conduct a parking requirement review, and recommend any appropriate modifications to the Town of Westfield's Central Business District (CBD) Zone, specific to residential, commercial, retail and restaurant requirements. The Town of Westfield intended to promote Transit-Oriented Development (TOD) in the CBD, and our analysis examined present parking requirements for residential, commercial and retail development in the CBD Zone, the actual utilization of TOD projects in Westfield along with similar transit oriented projects in other similar municipalities, and the presence of current and future alternative mobility strategies and services that impact parking utilization.

Township of Woodbridge Parking Study Services Woodbridge, NJ

Parking Analyst. THA was retained by the Township of Woodbridge to provide a number of parking study services. A parking adequacy study was performed to provide an analysis of the existing parking supply and identify strategies to maximize parking utilization. This study looked at existing parking conditions on a normal day, as well as anticipated parking demand associated with proposed future developments. THA also evaluated two potential sites for possible development of a new parking facility. This study addressed a number of garage feasibility issues including size, cost, aesthetics, and feasibility of mixed-use integration. In addition, the parking study included the development of a preliminary financial / break even analysis to estimate the potential project financing and operational costs for the new parking facility in the Township.

City of Plainfield Master Planning Services Plainfield, NJ

Parking Analyst. THA was retained by H2M Architects & Engineers to provide consulting for the City of Plainfield's Master Plan. THA identified and outlined parking planning and management best practices, that would support the City's Master Planning and future smart growth/transit-oriented development. THA's analyses for the City's 2020 Master Plan identified smart growth and TOD parking planning, management strategies, and best practices to "right-size" the amount of parking for new development, as well as effectively utilize and manage existing parking assets.

City of Perth Amboy Consulting and Parking System Review Perth Amboy, NJ

Parking Analyst. For the City of Perth Amboy, THA serves as an on call parking operations and parking system improvement consultant. THA performed an assessment of the City's current parking operations and management. THA also provided recommendations to enhance the parking system to support local businesses, residents, and future economic development effectively, as well as generate adequate revenue to cover operating and capital maintenance costs. THA evaluated the City's current parking conditions, including existing supply and anticipated demand.

Green Street Mixed Used Parking Study Newark, NJ

Parking Analyst. THA performed a feasibility analysis related to the development of a proposed Green Street Parking Facility. The feasibility analysis is based on the construction plans for the Green Street Parking Facility dated November 9, 2017, and includes projected development costs, financing costs, and a statement of projected income and expenses for a ten (10)-year period.

NEW JERSEY PARKING PLANNING & DESIGN EXPERIENCE

18 Park Development

CRDA "The Wave" With Rooftop Solar Panels

Fort Lee Parking Authority Guntzer Street

Green Street Mixed-Use Development

New Brunswick Parking Authority Morris Street

New Brunswick Performing Arts Center

Wellness Plaza

Princeton University East/Lake Campus

Rowan University

Rutgers University

Colgate Palmolive

LG Industries HQ

Matrix Development Group Nellson Street

Nexus Properties Pearl Street

Township of Millburn

Trenton Parking Authority

New Brunswick Parking Authority

Gateway Transit Village

Golden Triangle Commuter

New Jersey Transit Hamilton Station

New Jersey Transit Ramsey Route 17 Station

Rahway Transportation Center

South Orange Third & Valley TOD

The Mills at Jersey Gardens

Cooper University Hospital

Merck & Company

Novartis Pharmaceutical

New Brunswick Parking Authority Plum Street

Clara Maass Hospital

Somerset Medical Center

St. Peter's University Hospital

College of New Jersey

Jersey City, NJ

Atlantic City, NJ

Fort Lee, NJ

Newark, NJ

New Brunswick, NJ

New Brunswick, NJ

New Brunswick, NJ

Princeton, NJ

Glasboro, NJ

New Brunswick, NJ

Piscataway, NJ

Englewood, NJ

New Brunswick, NJ

Metuchen, NJ

Millburn, NJ

Trenton, NJ

New Brunswick, NJ

New Brunswick, NJ

East Brunswick, NJ

Hamilton, NJ

Ramsey, NJ

Rahway, NJ

South Orange, NJ

Elizabeth, NJ

Camden, NJ

Rahway, NJ

East Hanover, NJ

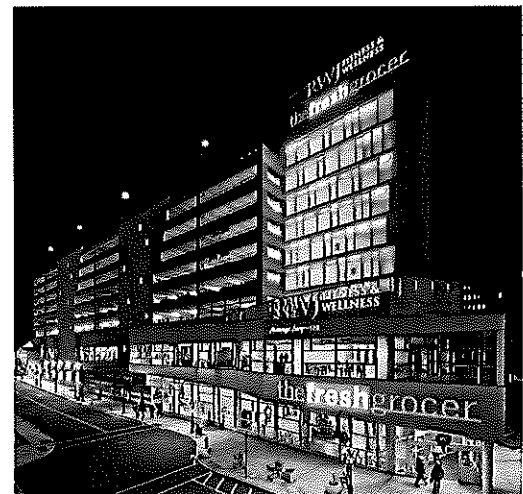
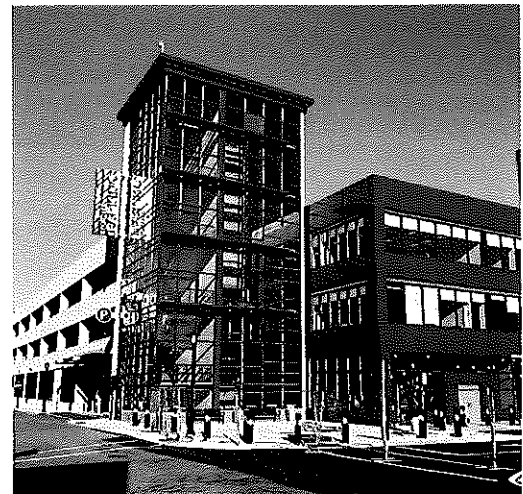
New Brunswick, NJ

Belleville, NJ

Somerset, NJ

New Brunswick, NJ

Ewing, NJ





NEW JERSEY PARKING STRUCTURE RESTORATION & STRUCTURAL ENGINEERING SERVICE EXPERIENCE

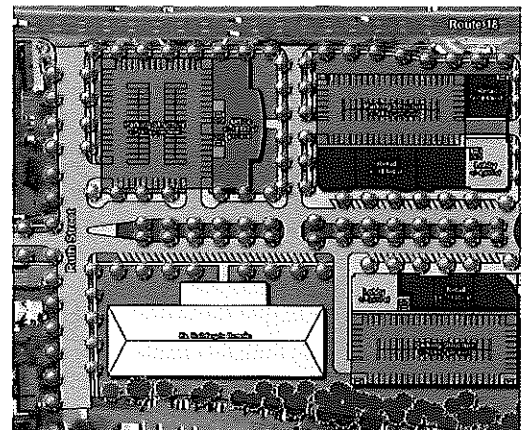
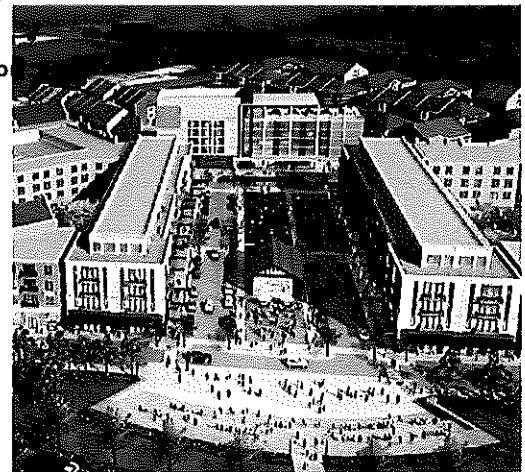
- Jefferson Street Garage Restoration, Perth Amboy, NJ
- 101 Hudson Street Garage Restoration, Jersey City, NJ
- Cherry Hill Mall Garage Restoration, Cherry Hill, NJ
- Community Medical Center Garage Restoration, Toms River, NJ
- Camden Parking Authority Hinson Garage Restoration, Camden, NJ
- Honeywell Garage Restoration Services, Morris Plains, NJ
- Metropark Garage Condition Appraisal, Iselin, NJ
- Metropark Garage Critical Repair Survey, Iselin, NJ
- Metropark Garage Restoration, Iselin, NJ
- NJIT Main Garage Restoration & Repairs, Newark, NJ
- Rahway Transportation Center Restoration, Rahway, NJ
- Rutgers University P1 Garage Restoration, Newark, NJ
- Rutgers University P3 Garage Restoration, Newark, NJ
- Rutgers University P3 Urgent Repair Engineering, Newark, NJ
- Seton Hall University Garage Restoration, South Orange, NJ
- Trenton Park & Ride Garage Restoration, Trenton, NJ
- Trenton Parking Authority Lafayette Garage Repairs, Trenton, NJ
- Trenton Parking Authority Liberty Commons Restoration, Trenton, NJ
- Trenton Station Plaza Garage Restoration, Trenton, NJ



NEW JERSEY PARKING STUDY EXPERIENCE

Rutgers University On-Call / Engineering Services
 City of Summit Parking Consulting
 Metuchen Parking Study
 UCIA Parking Garage Shared Analysis
 Plainfield The Green Building
 Princeton University Lake Campus Garage Concepts
 Union County Master Plan/Demand Study
 Great Falls Parking Facility Feasibility
 Bloomfield Parking Study
 Union Township Parking Assessment
 East Orange Brick Church Shared Parking
 Bergen County Parking Demand Study
 Rahway PARCS Consulting
 Hamilton Development Parking Analysis
 The District-Berkeley Heights Consulting
 Westfield Master Plan Re-examination
 Avalon West Windsor Parking Consulting
 Newark On-Street Meter Study
 Asbury Park Parking Planning and Design
 51st Street Lot- Parking Study
 East Brunswick Commuter Parking Demand
 Pier Place Mixed-Use Parking Structure
 Newark Green St. Mixed-Use Parking Study
 Woodbridge Twp Avenel Station Pkng Study
 NJIT Parking Adequacy/Financial Analysis
 Woodbridge Township Parking Study Ph2
 Centra Redevelopment Shared Pkg Analysis
 Woodbridge Township Parking Study
 Fort Lee Guntzer Street Parking Study
 Springfield NJ Parking Assessment
 NJIT Financial Analysis Parking Study
 West Windsor Surface Lot Feasibility
 River Edge TOD
 Burlington County College Parking Study
 Hoboken Univ Medical Center Parking Study
 St. Michael's Medical Center Parking Study Update
 Glassboro Downtown Parking Mgmnt Plan
 Sussex County Garage PARCS Feas. Study
 Newark Airport Off-Site Lot Feas. Study
 St. Michael's Medical Center Pkng Study
 Metuchen - The District Shared Parking Analysis

Newark
 Summit
 Metuchen
 Plainfield
 Plainfield
 Princeton
 Elizabeth
 Paterson
 Bloomfield
 Union
 East Orange
 Hackensack
 Rahway
 Somerset
 Berkeley Heights
 Westfield
 Princeton Junction
 Newark
 Asbury Park
 West New York
 East Brunswick
 Long Branch
 Newark
 Woodbridge
 Newark
 Woodbridge
 Metropark
 Woodbridge
 Fort Lee
 Springfield
 Newark
 West Windsor
 River Edge
 Pemberton
 Hoboken
 Newark
 Glassboro
 Newton
 Carneys Point
 Newark
 Metuchen





Fort Lee Parking Authority Guntzer Street Parking Structure

For the Fort Lee Parking Authority (FLPA), THA Consulting, Inc. (THA) designed a 357-space, mixed-use parking garage to serve the residents, visitors, employees, and students of the surrounding Fort Lee neighborhood.

THA designed this facility with a strong understanding of the unique issues associated with situating a parking facility in an urban neighborhood. The structural design was crafted to accommodate a future vertical and horizontal expansion, in preparation for parking demand increases.

The parking structure will serve an adjacent liner building, which will house the local post office, tenant space, the FLPA office, Business District Alliance office, and Board of Education offices. This mixed-use design approach allowed for a multi-faceted solution to address the growing parking needs of the Fort Lee neighborhood.

CLIENT

Fort Lee Parking Authority

LOCATION

Fort Lee, NJ

PROJECT DATES

July 2015 - April 2019

CONSTRUCTION COST

\$14,000,000





Gateway Transit Village

THA worked with Ehrenkrantz Eckstut & Kuhn Architects (EEK), as well as the New Brunswick Development Corporation (DEVCO) and the New Brunswick Parking Authority (NBPA) on the planning and design of the New Brunswick Transit Village. The 600,000 sf site is located between Rutgers University and downtown New Brunswick.

The mixed-use project included a 664-space parking structure, 24,000 SF retail at grade, a Rutgers University Barnes & Noble bookstore, 14 stories of apartments, potential entertainment venue space, and office space including, the new administrative offices for NBPA. The development features a pedestrian walkway connecting to the adjacent New Jersey Transit/Amtrak station.

The New Brunswick Transit Village development created a much-needed connection between downtown New Brunswick and the Rutgers University campus. It offers an attractive, pedestrian-friendly environment serving students, residents, and visitors, while providing transit connections to the rest of the City and throughout New Jersey.

CLIENT

New Brunswick Parking Authority

LOCATION

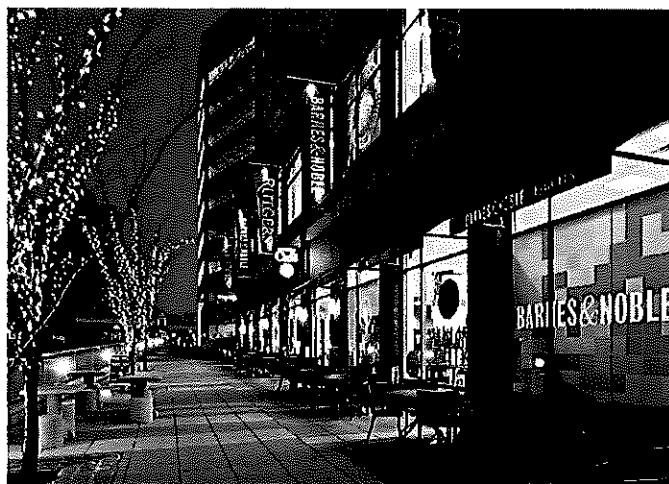
New Brunswick, NJ

PROJECT DATES

August 2007 - November 2011

CONSTRUCTION COST

\$50,000,000





Golden Triangle Commuter Parking Garage

The 1,500-space parking structure is part of a larger mixed-use development. It primarily serves bus commuters, and has provisions for three levels of housing above in the future.

THA Consulting, Inc. (THA) designed a 1,500-space commuter parking garage as part of the Golden Triangle Mixed-Use Redevelopment Project in East Brunswick, NJ. The garage is designed to facilitate bus transit into New York City for commuters, as an alternative to driving into the city.

Constructed over an existing surface lot, the parking structure primarily serves bus commuters. The garage is integrated with a bus terminal, commuter waiting area, ticket office, and restrooms.

The Golden Triangle parking structure is unique in that the site is set on a slope, creating opportunities to design entrances/exits on multiple levels. In addition, THA designed the structure to support three levels of housing for future development.

THA provided architectural services, as well as assisted the developer, Toll Brothers, Inc., in providing structural, electrical, and mechanical engineering services on this challenging project.

CLIENT

Toll Brothers, Inc.

LOCATION

East Brunswick, NJ

REFERENCE

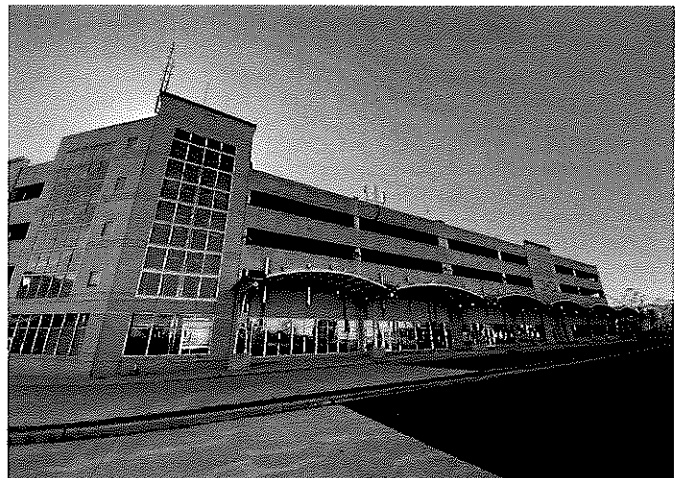
John Szakats
(215) 938-8145

PROJECT DATES

October 2005 - November 2008

CONSTRUCTION COST

\$28,600,000





Greenwich Town Hall Garage Restoration

The Town of Greenwich, CT retained THA Consulting, Inc. (THA) as an experienced restoration and parking consulting firm to prepare restoration documents and specifications to successfully undertake the parking facility program and upgrades. Additionally, THA was required to oversee the repair activities and ensure compliance with the repair documents.

The focus of the project centered around shallow depth and full depth concrete repairs to the existing concrete deck wearing surfaces, overhead surfaces and beams, and support columns. The contract included post-tension tendon sheath and splice repairs to the pre-cast concrete deck slab units.

Improvements to the deck surface were also made with the removal of the deteriorated waterproof membrane, crack repairs, and the sealing and application of a new waterproof membrane on the garage deck surfaces that were exposed to the outside elements. Other miscellaneous components of this project included: replacement of deteriorated brick masonry along the exterior fascia of the garage, repairs to the existing perimeter concrete curb at the upper level of the garage, replacement of existing light fixtures, replacement of interior concrete stairwells, and new line striping for the parking stalls.

CLIENT

Town of Greenwich

LOCATION

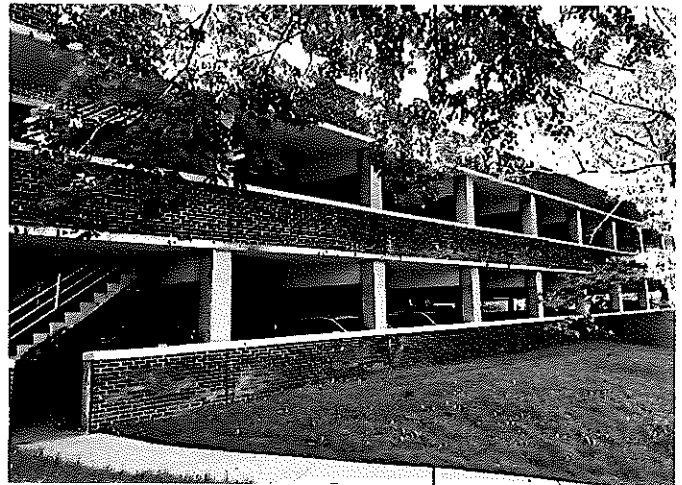
Greenwich, CT

PROJECT DATES

June 2019 - July 2019

CONSTRUCTION COST

\$350,000





Miami Design District City View Mixed-Use Garage

THA Consulting, Inc. (THA) served as the prime architect for a mixed-use facility with a 559-space garage which includes retail and art studio. Two other architectural firms Leong Leong and Iwamoto Scott provided a design concept for the two book end, and artist John Baldessari who installed monochrome billboards facing the I95.

THA worked with Dacra and L Real Estate on the design of a mixed-use parking facility to serve the new Miami Design District. The innovative master plan will transform a once-overlooked Miami neighborhood into a high-end shopping, dining, and cultural destination, attracting over a hundred top retailers and countless domestic and international visitors.

The City View Garage includes approximately 22,660 square feet of retail and 14,790 square feet of office. To complement the District's dedication to the creative experience, it provides an attractive connection between parking and the rest of the development with its vibrant facades, dramatic lighting, and ground-floor retail spaces to engage the pedestrian.

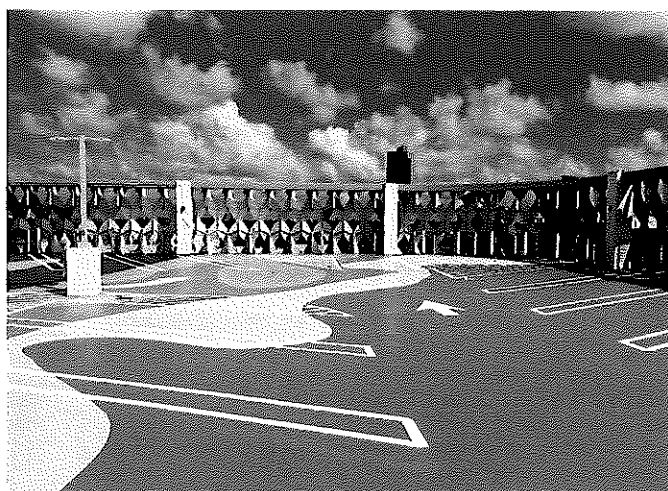
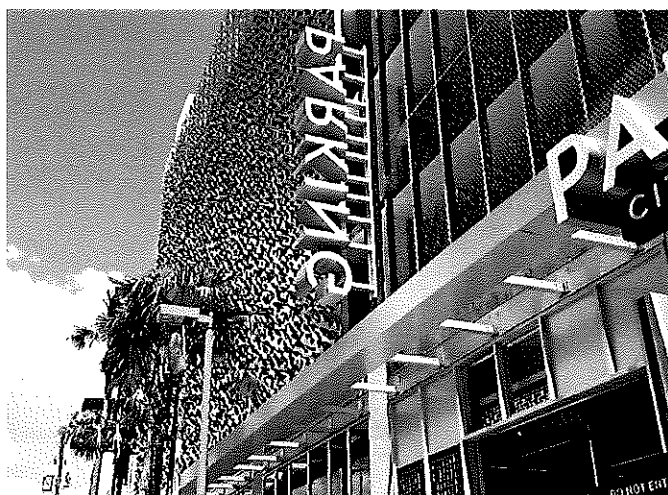
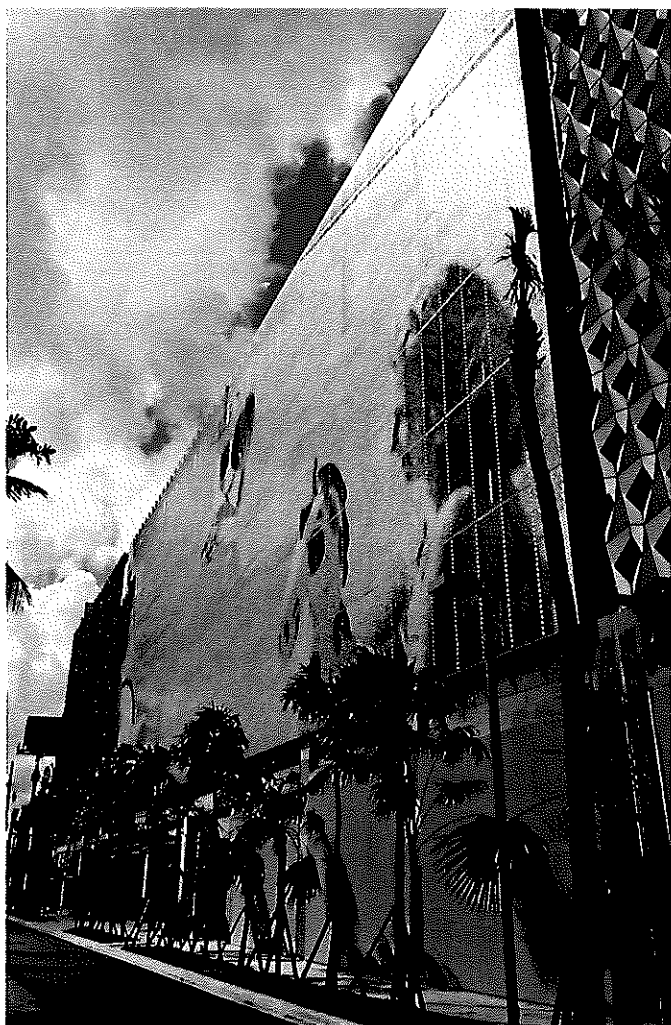
CLIENT
DACRA

LOCATION
Miami, FL

REFERENCE
David Holtzman
Vice President
DACRA
(305) 531-8700
david@dacra.com

PROJECT DATES
November 2012 - May 2015

CONSTRUCTION COST
\$26,000,000





Miami Design District Museum Garage

THA Consulting, Inc. (THA) served as Prime Architect and Engineer of Record, for the new Miami Design District Museum Garage in Miami, FL. Decorated with five distinctly crafted facades by artists from all over the world, the 927-space mixed-use structure houses two ground level retail and restaurant space areas.

As the Prime Architect and Engineer of Record, THA provided full architectural design and documentation for the new Miami Design District Museum Garage. THA worked closely with façade fabricators and five (5) façade designers to turn their conceptual designs into realistic, life-size artwork: fabricators [A. Zahner Co. and Entech Innovative] and designers [WORKac (New York, NY); Jürgen Mayer H (Germany); Nicolas Buﬀe (France); Manuel Clavel (Spain); Keenan/Riley (Miami, FL)].

The new 929-space cast-in-place post-tensioned garage also includes two ground level retail areas that total approximately 22,000 square feet.

THA services included stair and elevator towers, parking access control for different user types, location of islands and parking equipment, and project documentation.

To complement the District's dedication to the creative experience, this unprecedented structure will provide an attractive connection between parking and the rest of the development with its vibrant facades, dramatic lighting, and ground floor retail spaces to engage the pedestrian.

CLIENT
DACRA

REFERENCE
David Holtzman
Vice President
DACRA
(305) 531-8700

LOCATION
Miami, FL

PROJECT DATES
March 2013 - September 2017

CONSTRUCTION COST
\$51,000,000





New Brunswick Parking Authority Advisory Services

THA Consulting, Inc. (THA) provided the New Brunswick Parking Authority (NBPA) with professional parking consulting and advisory services.

THA represented and advised the Authority throughout design and construction of various parking related projects. Services begin in the preliminary schematic design phase and continue through the end of construction, including 11th-month walkthroughs. THA provided comprehensive Owner's Representative services, to protect the interests of the Authority during each phase of the planning, design and construction process.

THA provided ongoing condition appraisal & restoration services for the NBPA's parking assets, including eight (8) parking structures. THA developed an ongoing proactive maintenance program that provides the NBPA with guidelines and tools to ensure proper and timely maintenance, as well as accurately budgeting for the associated costs. The program helps maintain the condition, safety and expected useful life of the structures. The program also helps to minimize long-term maintenance costs as well as operational and revenue impacts during the restoration work.

A major component of the proactive maintenance program includes annual restoration projects. THA develops the scope for the restoration projects and prioritizes the work while considering the NBPA's budget. After the scope of each project is agreed upon, THA then develops restoration documents and performs bidding and construction administration services.

CLIENT

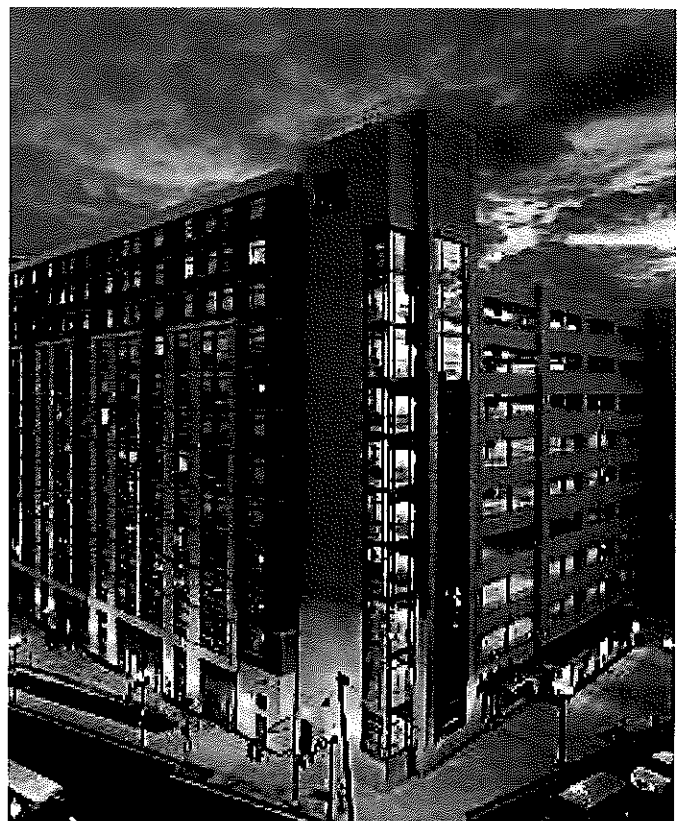
New Brunswick Parking Authority

LOCATION

New Brunswick, NJ

PROJECT DATES

2002 - 2021





Pearl Street Piazza Parking Garage Design

THA Consulting, Inc. (THA) designed a 764-space, 6-level parking structure for the New Jersey Future Smart Growth Award winning project, Woodmont Metro at Metuchen Station. Designed with a Transit-Oriented Development (TOD) approach, the garage features a number of unique elements including LED lighting, car charging stations, bike storage, and a parking office.

The project includes a significant residential development, which wraps the parking facility on two sides, as well as retail space. The garage is shared by Metuchen residents, NJT commuters, and retail patrons

The façade incorporates architectural precast components with articulations and reveals to complement the architectural design of the residential building and the surrounding community.

CLIENT

Nexus Properties Group, Inc.

LOCATION

Metuchen, NJ

REFERENCE

Dante Germano

COO

Nexus Properties, Inc.

(609) 656-4429

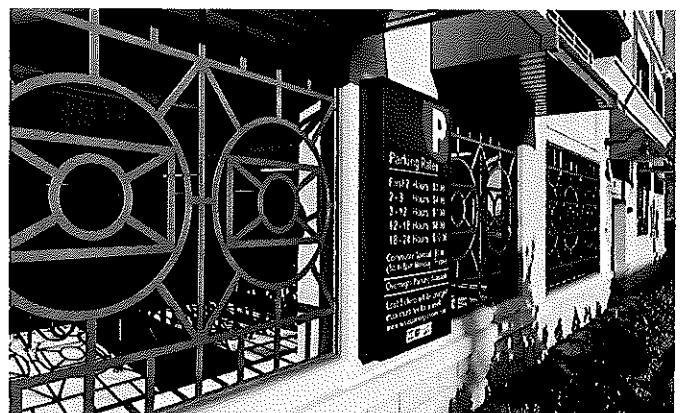
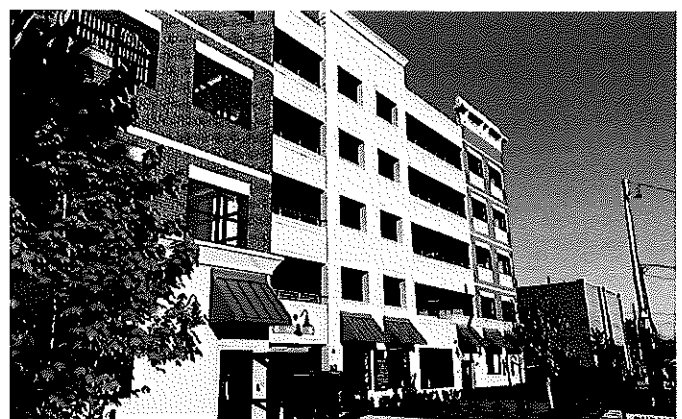
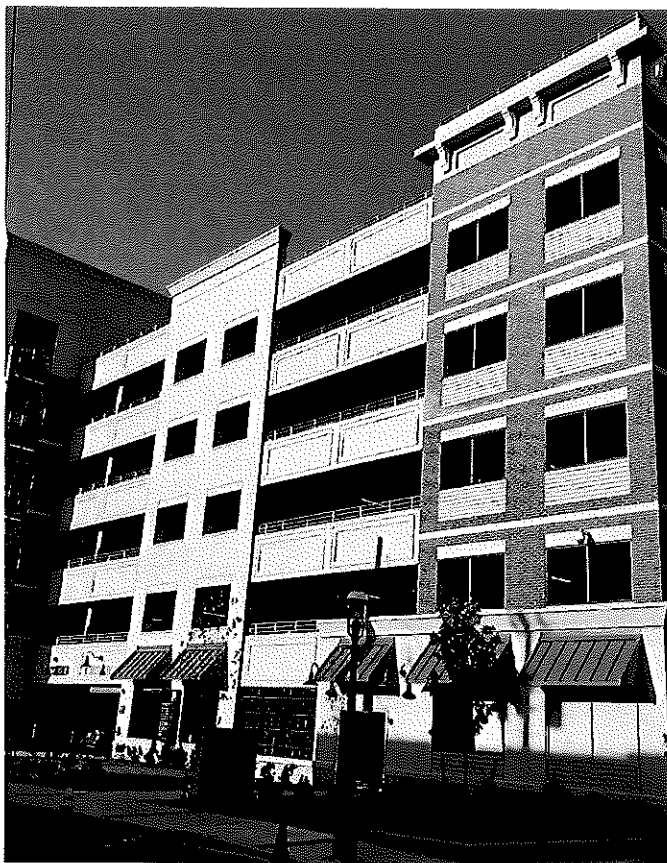
dgermano@nexusproperties.com

PROJECT DATES

July 2014 - May 2016

CONSTRUCTION COST

\$16,500,000





Rutgers University Parking Advisory Services

THA Consulting, Inc. (THA) was retained by Rutgers University (the University) to provide professional parking consulting and advisory services in an on-call capacity for the Newark, NJ campus.

THA assists the University's staff in a wide range of advisory services. Services include inspections, examinations, evaluations, recommendations, and design services for maintenance, repair, and construction of the University's parking facilities. THA also provides 24-hour responses to issues raised by the University.

THA represents and advises the University throughout design and construction of various parking-related projects. Services begin in the preliminary schematic design phase and continue through the end of construction, including 11th month walkthroughs. THA also provides comprehensive Owner's Representative services to protect the interests of the University during each phase of the planning, design and construction process.

CLIENT

Rutgers University

LOCATION

Newark, NJ

PROJECT DATES

2005 - 2022



RUTGERS

THE STATE UNIVERSITY
OF NEW JERSEY





Spiral Deck Upgrades

For the City of Allentown, THA Consulting, Inc. (THA) renovated a 685-space parking structure to support the growing parking needs of the city's revitalization plans.

The Spiral Deck provides parking for patrons to Allentown's downtown core, which includes the new 10,000-seat PPL Center Arena.

One of the most important enhancements included the improvement of the pedestrian traffic flow from the garage to the PPL Center. The THA team proposed cutting through an existing loading dock and providing a ramp that opened onto the street directing pedestrians to the downtown. This created a more open and safe pedestrian experience.

The THA team also developed a solution to use light to "paint" the spiral feature of the facility, allowing the City to change the look of the garage throughout the year to promote a variety of events and milestones.

An additional design feature included enhancing a concrete plaza with grass pavers, ornamental trees, elegant lighting and benches that also serve as bike racks. This area became a foreground for the spiral, and a great space for people to meet before attending an event.

CLIENT

Allentown Parking Authority

LOCATION

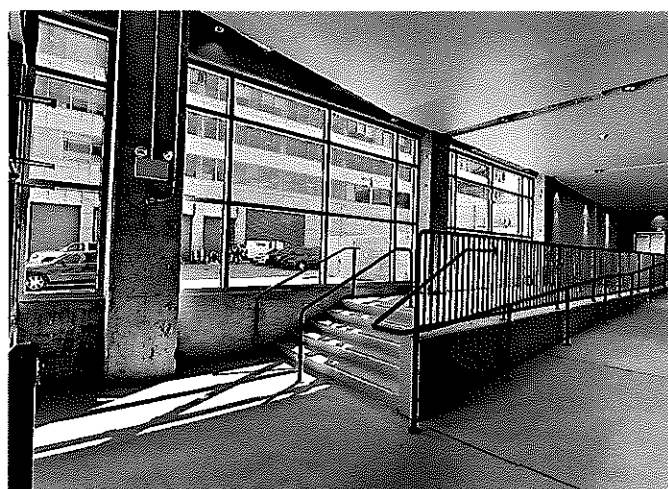
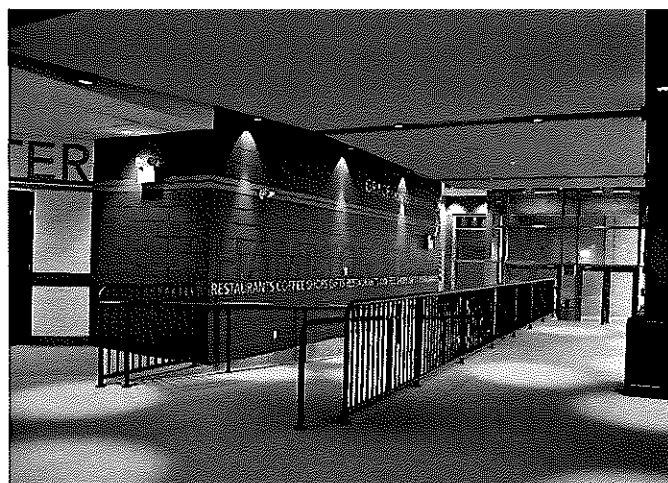
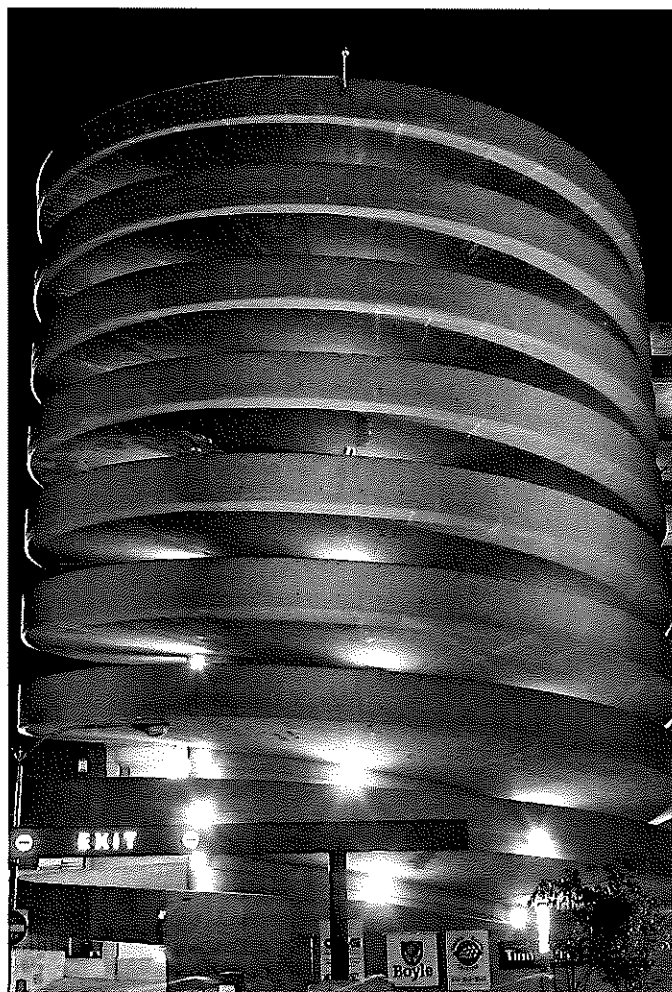
Allentown, PA

PROJECT DATES

March 2014 - February 2015

CONSTRUCTION COST

\$3,000,000





Township of Millburn Parking Garage

For the Township of Millburn, THA Consulting, Inc. (THA) provided prime parking planning and design services for a 375-space parking facility to serve residents, visitors and commuters in Millburn.

During Phase 1 of this project, THA performed a conceptual design study to assess two separate municipal parking lots – Lot #2 and Lot #7 – to determine the most efficient and cost-effective solution to the Township's parking needs. For instance, Lot #2 is located closer to downtown, but in a flood area. Lot #7 is larger, but sits on a former rail site requiring significant soil testing. Ultimately, the Township decided to locate the parking facility on Lot #2.

For Phase 2, THA provided architectural and engineering services for the parking facility. THA incorporated design features to minimize the facility's presence as a parking garage, as well as incorporate architectural design elements to complement the unique character of the downtown area.

The facility is located near a New Jersey Transit rail station. It provides commuters a more convenient parking option, while providing downtown visitors with a higher quality parking experience.

CLIENT

Township of Millburn

LOCATION

Millburn, NJ

REFERENCE

Timothy Gordon
(973) 564-7075

COMPLETION DATE

July 2011

CONSTRUCTION COST

\$8,000,000





Union Station Restoration

For the Union Station Redevelopment Corporation (USRC), THA Consulting, Inc. (THA) performed restoration services to restore the parking structure at Historic Union Station in Washington, DC. The structure was in need of a significant upgrade because of its age, and to accommodate an ambitious expansion program which was functionally dependent upon the existing structure.

Analysis of the existing structure showed that without repairs and preventative maintenance, its service life would only be ten years. However, with the repairs and preventative maintenance recommended by THA, this was increased to 30 years.

THA's restoration program included extensive structural repairs to the post-tensioned concrete structure, supplemental drainage to help prevent water ponding, replacement of all failed expansion joints, and the application of migrating corrosion inhibitors and concrete sealers every seven years.

Additionally, at areas where high chloride concentration was detected, passive cathodic protection, migrating corrosion inhibitors and traffic deck membranes were used to extend the life of the structure.

THA continues to serve USRC on a regular basis performing various architectural, engineering and planning services. Since 2002 THA has completed over 30 projects for USRC.

CLIENT

Union Station Redevelopment Corporation

LOCATION

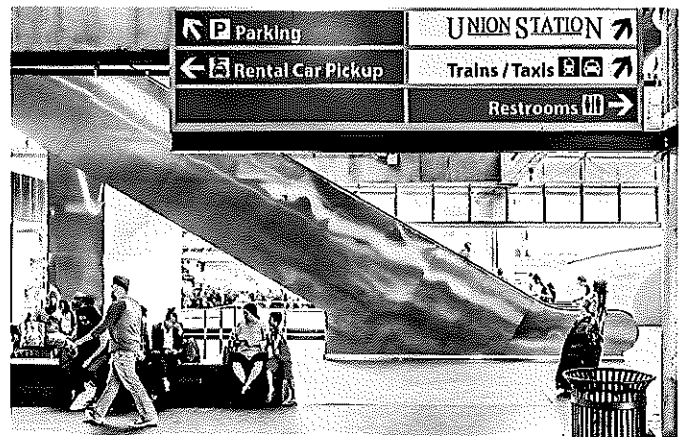
District of Columbia

PROJECT DATES

August 2016 - March 2019
Currently Active On Call Contract (2022)

CONSTRUCTION COST

\$1,500,000





Village of Ridgewood Hudson Street Garage

For the Village of Ridgewood (the Village), Epic Management and THA Consulting, Inc. (THA) provided design-build parking planning and design services and construction for a 252-space parking facility to serve residents, visitors and commuters in Ridgewood.

THA performed a conceptual design study to assess the existing municipal parking lot to determine the most efficient and cost-effective solution to the Village's parking needs. In order to provide the amount of parking desired, the it was determined that the garage would need to be 4-tiers tall, and extend to the full extents of the lot.

THA incorporated design features to minimize the facility's presence as a parking garage, as well as incorporate architectural design elements to complement the unique character of the downtown area. The garage is a precast concrete parking structure, with the façade incorporating an ashlar stone pattern, and precast headers and sills at windows. Metal awnings at the windows recall the outdoor seating provided at the many local restaurants. The lowest level of the garage was made taller than normal, to allow access through the garage to the rear of the retail establishments to the north.

THA provided architectural and engineering services for the parking facility, coordinating with Bohler Engineering on site and civil design, and with Epic Management on constructability issues.

CLIENT

Epic Management, Inc.

LOCATION

Ridgewood, NJ

REFERENCE

Rob Rooney
CFO / Parking Utility Director
Village of Ridgewood
(201) 670-5500
rgrooney@ridgewoodnj.net

PROJECT DATES

April 2018 - August 2020

CONSTRUCTION COST

\$10,500,000



Wellness Plaza Parking Garage

THA Consulting, Inc. (THA) was commissioned to create a safe and secure "people place" for shoppers, transit riders, and residents of New Brunswick, NJ. The programming consisted of incorporating a large grocery store, fitness center, and a pool. The 1,200-space parking garage houses a 60,000 square-foot state-of-the-art workout facility, a junior Olympic-size lap pool, and outpatient physical therapy services.

On the facility's ground level there is a large chain grocery store. The project included a significant corner tower element comprised of stairs and four elevators which provide access close to the adjacent New Brunswick Train Station northbound platform. THA incorporated a vibrant mix of uses and enhanced the streetscape to provide a welcoming environment for pedestrians.

THA was responsible for the master-planning, design concept, and programming for the mixed-use approach in creating a "people place" for the visitors, commuters, and residents of this urban area.

CLIENT

New Brunswick Parking Authority

LOCATION

New Brunswick, NJ

REFERENCE

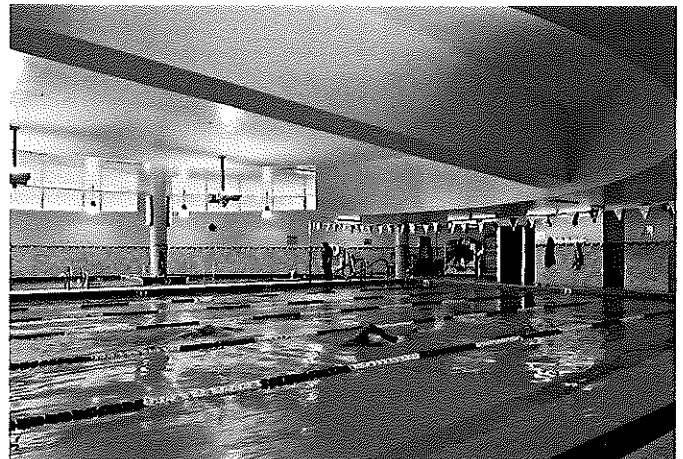
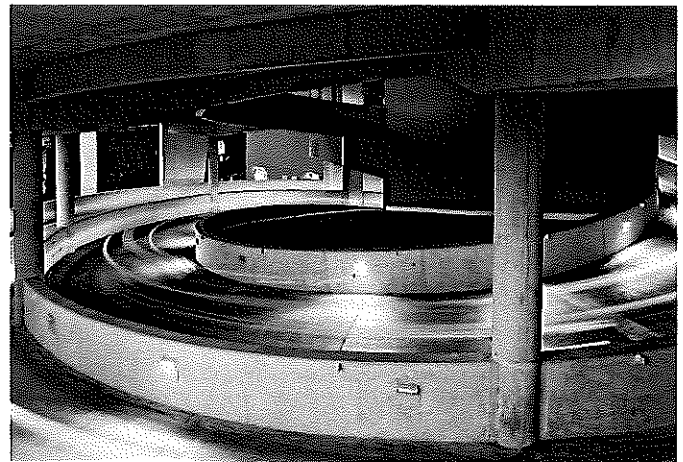
Kevin McTernan
Assistant VP, Support Services
RWJ University Hospital
(732) 991-1130

PROJECT DATES

October 2010 - December 2012

CONSTRUCTION COST

\$52,000,000





HOURLY BILLING RATES

OFFICERS

President/CEO	\$275
Vice President/Principal	\$250

ENGINEERING / ARCHITECTURAL / PROJECT MANAGEMENT

Senior Project Manager	\$225
Project Manager	\$200
Senior Engineer/Architect	\$205
Project Architect	\$195
Assistant Project Manager	\$175
BIM Manager	\$160
Project Engineer	\$150
Project Designer	\$150

PARKING CONSULTING

Senior Parking and Mobility Consultant	\$225
Parking and Mobility Specialist	\$135
Parking and Mobility Analyst	\$90

ADMINISTRATION

Business Manager	\$142
Administrative Assistant	\$80

Effective January 2024, the above rates are adjusted annually without prior notice.

March 15, 2024

Mr. Hernani Goncalves
Executive Director
Fort Lee Parking Authority
HernaniG@fortleepa.org

**RE: FLPA Guntzer St Parking Garage Leak Repairs
Fort Lee, NJ**

Dear Mr. Goncalves:

It has been a pleasure working with the Fort Lee Parking Authority (FLPA) on parking design and condition assessment projects. THA Consulting, Inc. (THA) is pleased to provide you with our proposal to perform restoration engineering services for the leaks at the southwest stair/elevator tower at the Guntzer St Parking Garage. Outlined below is our understanding of the project, our scope of services, and the associated professional fee.

PROJECT UNDERSTANDING

As you are aware, THA conducted a site visit of the Guntzer Garage on January 23, 2024, to observe leaks at the southwest stair/elevator tower. The primary source of these leaks are the Liner Building Roof Access Door #422 and the Garage Lobby Door #400. Additionally, Garage Lobby Doors #100, 200, and 300 are a secondary source of the leaks. The leaking water is causing damage to finishes within the garage lobby, as well as the adjacent liner building. Based on our observations, THA developed conceptual leak repair sketches that were provided to Sealcrete Contracting, LLC to determine the order of magnitude cost for the repair work. Sealcrete provided a proposal in the amount of \$19,750.00.

We understand that the FLPA would like THA to complete repair documents and perform construction administration services for the necessary repair work.

Outlined in the following section is our proposed scope of services.

SCOPE OF SERVICES

1. Develop restoration drawings and limited technical specifications for the repair work as defined in THA's conceptual sketches dated February 22, 2024.
2. Provide electronic documents to the selected and qualified contractor.
3. Answer questions related to the work.
4. Review shop drawings and material submittals for the project.
5. Review, comment, and approve the contractor's payment applications.
6. Perform site visit observations during the work and punch list inspection at the completion of the repairs. Furnish field reports to the FLPA and contractor.
7. We anticipate two (2) field visits and one (1) punch list inspection during the project. We will attend virtual meetings as needed.

SCOPE OF SERVICES EXCLUSIONS

The following services are not included in our proposal and fee:

1. Material testing and inspections.
2. Development of as-built drawings (the contractor will be responsible for producing progress and final as-built drawings).

QUALIFICATIONS

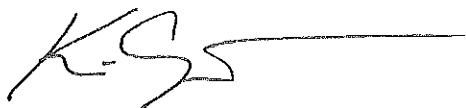
- This proposal shall be valid up to 6 months from the submission date. If the project is awarded to THA after 6 months from the submission date, THA shall discuss with the Client any impact from a professional fee and/or schedule perspective.

FEE PROPOSAL

THA will provide the services outlined in the above scope of services for a lump sum professional fee of **six thousand eight hundred dollars (\$6,800.00)**, plus customary reimbursable expenses such as printing, mail, and travel.

We appreciate the opportunity to provide the FLPA with our proposal, and we look forward to undertaking the work in a prompt and professional manner. For your reference, we have attached our Standard Terms and Conditions Form. Please do not hesitate to contact us should you have any questions or need any additional information from us.

Sincerely,



Kevin Carrigan, PE, SE, QPSI
Vice President

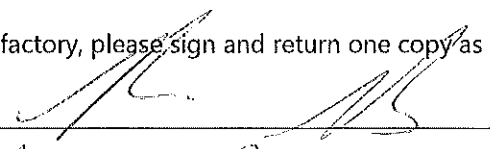
CC: Jim Zullo, President (THA)

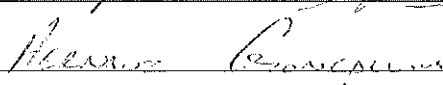
ENCL:

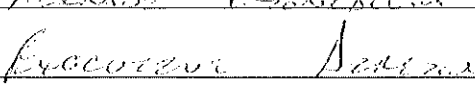
1. THA Standard Terms and Conditions Form
2. THA Hourly Billing Rates

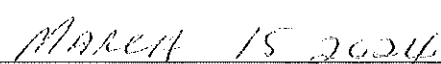
AUTHORIZATION

Trusting the above is satisfactory, please sign and return one copy as our authorization to proceed.

Signature 

Name 

Title 

Date 



TERMS & CONDITIONS OF SERVICES (C-S)

A. SCOPE OF SERVICES

The services to be provided by THA Consulting, Inc. (THA) have been set forth in the Proposal/Scope of Services/Contract Document. All services not specifically identified in the Proposal/Scope of Services/Contract Document are excluded from THA' scope and will only be performed in accordance with a written amendment to the agreement outlining the exact services and the associated fees.

B. BILLING/PAYMENT

Payments for services and expenses are to be made in accordance with the Proposal/Scope of Services/Contract Document. Invoices will be submitted monthly along with reasonable supporting documentation if requested by the Client. Payment is due within forty-five (45) days of invoice date regardless of whether Client has or has not already received payment or other monies by any other party. There shall be no retainage of fees unless otherwise agreed to in writing. Past due amounts are subject to an interest charge of either one and one-half (1½) percent per month or the maximum rate permitted by law. Client agrees to pay all costs associated with collection efforts. THA reserves the right to stop work and/or withhold any and all work product until invoices that are more than seventy five (75) days past due are paid in full. Client agrees that any delays, claims or losses associated with stopping of work under these circumstances will not be the responsibility of THA and are otherwise waived. If the project is suspended or abandoned in whole or in part for more than three (3) months, THA shall be compensated for all services performed and expenses incurred prior to receipt of written notice from Client of such suspension or abandonment in an amount as determined in accordance with the Proposal/Scope of Services/Contract Document together with all reasonable termination costs and expenses.

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THA' services as defined by the Proposal/Scope of Services/Contract Document shall be performed in a manner consistent with the level of skill and care ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. Client agrees that THA' services will be rendered without any warranty, expressed or implied. Client agrees to give THA written notice within one (1) year of any breach or default under this section and to provide THA with a reasonable opportunity to correct such breach or default as a condition precedent to any claim for damages.

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Client may use drawings, specifications, reports and other documents prepared by THA for the purposes outlined in the Proposal/Scope of Services/Contract Document only. These documents are not to be used on other projects, extensions of this project or for completion of this project by others, except by agreement in writing and with appropriate compensation to THA.

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THA shall indemnify and hold harmless, but not defend, Client, its employees, officers, directors, subsidiaries, subconsultants and agents from and against liabilities, damages, and costs, including reasonable attorney's fees arising out of the death or bodily injury to any person or the destruction or damage to any property, to the extent caused by the negligence or willful misconduct of THA in connection with the performance of services outlined in the Proposal/Scope of Services/Contract Document.

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In no event shall either party be liable to the other party for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income, loss of profits, loss or restriction of use of property, or any other business losses regardless if such damages are caused by breach of contract, negligent act or omission, other wrongful act, or whether either party shall be advised, shall have other reason to know, or in fact shall know of the possibility of such damages.



HOURLY BILLING RATES

OFFICERS

President / CEO	\$325
Vice President / Principal	\$300

ENGINEERING / ARCHITECTURAL / PROJECT MANAGEMENT

Senior Project Manager	\$270
Project Manager	\$250
Senior Engineer/Architect	\$260
Project Architect	\$235
Assistant Project Manager	\$180
BIM Manager	\$175
Project Engineer	\$170
Project Designer	\$170

PARKING CONSULTING

Senior Parking and Mobility Consultant	\$265
Parking and Mobility Specialist	\$150
Parking and Mobility Analyst	\$100

ADMINISTRATION

Business Manager	\$156
Administrative Assistant	\$100

Effective January 2024, the above rates are adjusted annually without prior notice.

11:03 AM

10/07/24

PARKING AUTHORITY OF THE BOROUGH OF FORT LEE
Checks for THA Consulting, Inc.
January through December 2024

<u>Num</u>	<u>Date</u>	<u>Account</u>	<u>Amount</u>
Jan - Dec 24			
15212	05/14/2024	Connect One-PUBL...	4,080.00
15244	06/11/2024	Connect One-PUBL...	1,360.00
15368	09/10/2024	Connect One-PUBL...	1,360.00
Jan - Dec 24			<u>6,800.00</u>

15212

PARKING AUTHORITY OF THE BORO
OF FORT LEE
PUBLIC LOT ACCOUNT
PO BOX 1112
FORT LEE, NJ 07024-1112

ConnectOneBank
551391212 01/02/2024

PAY TO THE
ORDER OF THA Consulting, Inc. \$ **4,080.00

Four Thousand Eighty and 00/100

THA Consulting, Inc.
144 Livingston Avenue
New Brunswick, NJ 08901

MEMO

05/30/2024 15212 \$4,080.00

15244

PARKING AUTHORITY OF THE BORO
OF FORT LEE
PUBLIC LOT ACCOUNT
PO BOX 1112
FORT LEE, NJ 07024-1112

ConnectOneBank
551391212 06/10/2024

PAY TO THE
ORDER OF THA Consulting, Inc. \$ **1,360.00

One Thousand Three Hundred Sixty and 00/100

THA Consulting, Inc.
470 Norristown Road
Suite 200
Blue Bell, PA 19422

MEMO

06/20/2024 15244 \$1,360.00

15368

PARKING AUTHORITY OF THE BORO
OF FORT LEE
PUBLIC LOT ACCOUNT
PO BOX 1112
FORT LEE, NJ 07024-1112

ConnectOneBank
551391212 09/10/2024

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ORDER OF THA Consulting, Inc. \$ **1,360.00

One Thousand Three Hundred Sixty and 00/100

THA Consulting, Inc.
470 Norristown Road
Suite 200
Blue Bell, PA 19422

MEMO

09/18/2024 15368 \$1,360.00

**PARKING AUTHORITY
OF THE BOROUGH OF FORT LEE**

P.O. Box 1113
Fort Lee, NJ 07024

TEL (201) 592-3500 Ext. 1518 FAX (201) 592-8635

VOUCHER

PURCHASE ORDER NUMBER

NO.

THIS NUMBER MUST APPEAR ON
ALL PACKAGES, INVOICES AND
CORRESPONDENCE.

VOUCHER MUST BE RETURNED FOR PAYMENT

VENDOR

THA Consulting, Inc.
470 Norristown Road, Suite 200
Blue Bell, PA 19422

SHIP
TO

ALL SHIPMENTS MUST BE SENT PREPAID

DATE OF ORDER

DATE REQUIRED

F.O.B. DESTINATION UNLESS SPECIFIED

ACCOUNT NUMBER

QUANTITY

UNIT

DESCRIPTION OF MATERIALS OR SERVICE

UNIT PRICE

AMOUNT

(7100)

Invoice # 15600 6/8/24
For PROJECT # NBR 24113.00

1360.00

PAID SEP 10 2024

$$\# 15368$$

NEW JERSEY SALES TAX EXEMPT #22-6016710

CLAIMANT'S CERTIFICATION

DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF THE LAW THAT THE WITHIN BILL IS CORRECT IN ALL ITS PARTICULARS; THAT THE ARTICLES HAVE BEEN FURNISHED OR SERVICES RENDERED AS STATED THEREIN; THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR PERSONS WITH THE KNOWLEDGE OF THIS CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM; THAT THE AMOUNT THEREIN STATED IS JUSTLY DUE AND OWING; AND THAT THE AMOUNT CHARGED IS A REASONABLE ONE.

VENDOR SIGN

SIGNATURE (X) Anna Hiroos, CPA

DATE 8/21/2024 TITLE ACCOUNTANT

OFFICER'S OR EMPLOYEE'S CERTIFICATION

HAVING KNOWLEDGE OF THE FACTS IN THE COURSE OF REGULAR PROCEDURES, I CERTIFY THAT THE MATERIALS AND SUPPLIES HAVE BEEN RECEIVED OR THE SERVICES RENDERED; SAID CERTIFICATION IS BASED ON DELIVERY SLIPS ACKNOWLEDGED BY A MUNICIPAL OFFICIAL OR EMPLOYEE OR OTHER REASONABLE PROCEDURES.

EXECUTIVE
DIRECTOR

DATE 9-10-28

TREASURER

NO ORDER VALID UNLESS SIGNED BELOW

May 11th 1902

COMMISSIONER

COMMISSIONER

EXTENSIONS AND FOOTINGS ON DELIVERY
SLIPS, INVOICES OR VOUCHERS CHECKED
AND FOUND CORRECT.

DATE _____

INITIALS _____

ALL BUSINESS ORGANIZATIONS THAT DO BUSINESS WITH A LOCAL CONTRACTING AGENCY ARE REQUIRED TO BE REGISTERED WITH THE STATE AND PROVIDE PROOF OF THAT REGISTRATION TO THE CONTRACTING AGENCY BEFORE THE CONTRACTING AGENCY MAY ENTER INTO A CONTRACT WITH THE BUSINESS.



**PARKING AUTHORITY
OF THE BOROUGH OF FORT LEE**

P.O. Box 1113
Fort Lee, NJ 07024
TEL (201) 592-3500 Ext. 1518 FAX (201) 592-8635

VOUCHER

PURCHASE ORDER NUMBER

NO.

THIS NUMBER MUST APPEAR ON
ALL PACKAGES, INVOICES AND
CORRESPONDENCE.

VOUCHER MUST BE RETURNED FOR PAYMENT

VENDOR
THA Consulting, Inc.
470 Norristown Road, Suite 200P
Blue Bell, PA 19422
SHIP TO

DATE OF ORDER	DATE REQUIRED	F.O.B. DESTINATION UNLESS SPECIFIED	ACCOUNT NUMBER
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ALL SHIPMENTS MUST BE SENT PREPAID

QUANTITY	UNIT	DESCRIPTION OF MATERIALS OR SERVICE	UNIT PRICE	AMOUNT
(700)		Invoice # 0015488 5/8/24		1360.00
PAID JUN 11 2024 #15244				
NEW JERSEY SALES TAX EXEMPT #22-6016710				

CLAIMANT'S CERTIFICATION

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VENDOR SIGN

SIGNATURE

DATE

TITLE

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EXECUTIVE
DIRECTOR

TREASURER

NO ORDER VALID UNLESS SIGNED BELOW

COMMISSIONER

COMMISSIONER

EXTENSIONS AND FOOTINGS ON DELIVERY
SLIPS, INVOICES OR VOUCHERS CHECKED
AND FOUND CORRECT.

DATE

INITIALS

ALL BUSINESS ORGANIZATIONS THAT DO
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AGENCY MAY ENTER INTO A CONTRACT
WITH THE BUSINESS.



**PARKING AUTHORITY
OF THE BOROUGH OF FORT LEE**

P.O. Box 1113
Fort Lee, NJ 07024
TEL (201) 592-3500 Ext. 1518 FAX (201) 592-8635

VOUCHER

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PURCHASE ORDER NUMBER

NO.

THIS NUMBER MUST APPEAR ON
ALL PACKAGES, INVOICES AND
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VOUCHER MUST BE RETURNED FOR PAYMENT

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THA Consulting, Inc.
144 Livingston Avenue
New Brunswick, NJ 08901

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ALL SHIPMENTS MUST BE SENT PREPAID

DATE OF ORDER		DATE REQUIRED		F O B DESTINATION UNLESS SPECIFIED		ACCOUNT NUMBER	
QUANTITY	UNIT	DESCRIPTION OF MATERIALS OR SERVICE			UNIT PRICE	AMOUNT	
(1000)		Invoice #0015460 4/8/24				4080.00	
PAID MAY 14 2024							
#15212							
NEW JERSEY SALES TAX EXEMPT #22-6016710							

CLAIMANT'S CERTIFICATION

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VENDOR SIGN

SIGNATURE (X)

DATE May 21, 2024

TITLE CFO

OFFICER'S OR EMPLOYEE'S CERTIFICATION

HAVING KNOWLEDGE OF THE FACTS IN THE COURSE OF REGULAR PROCEDURES, I CERTIFY THAT THE MATERIALS AND SUPPLIES HAVE BEEN RECEIVED OR THE SERVICES RENDERED; SAID CERTIFICATION IS BASED ON DELIVERY SLIPS ACKNOWLEDGED BY A MUNICIPAL OFFICIAL OR EMPLOYEE OR OTHER REASONABLE PROCEDURES.

EXECUTIVE
DIRECTOR

DATE

5-14-24

TREASURER

NO ORDER VALID UNLESS SIGNED BELOW

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COMMISSIONER

COMMISSIONER

DATE

INITIALS

VOUCHER COPY - SIGN AT X AND RETURN FOR PAYMENT

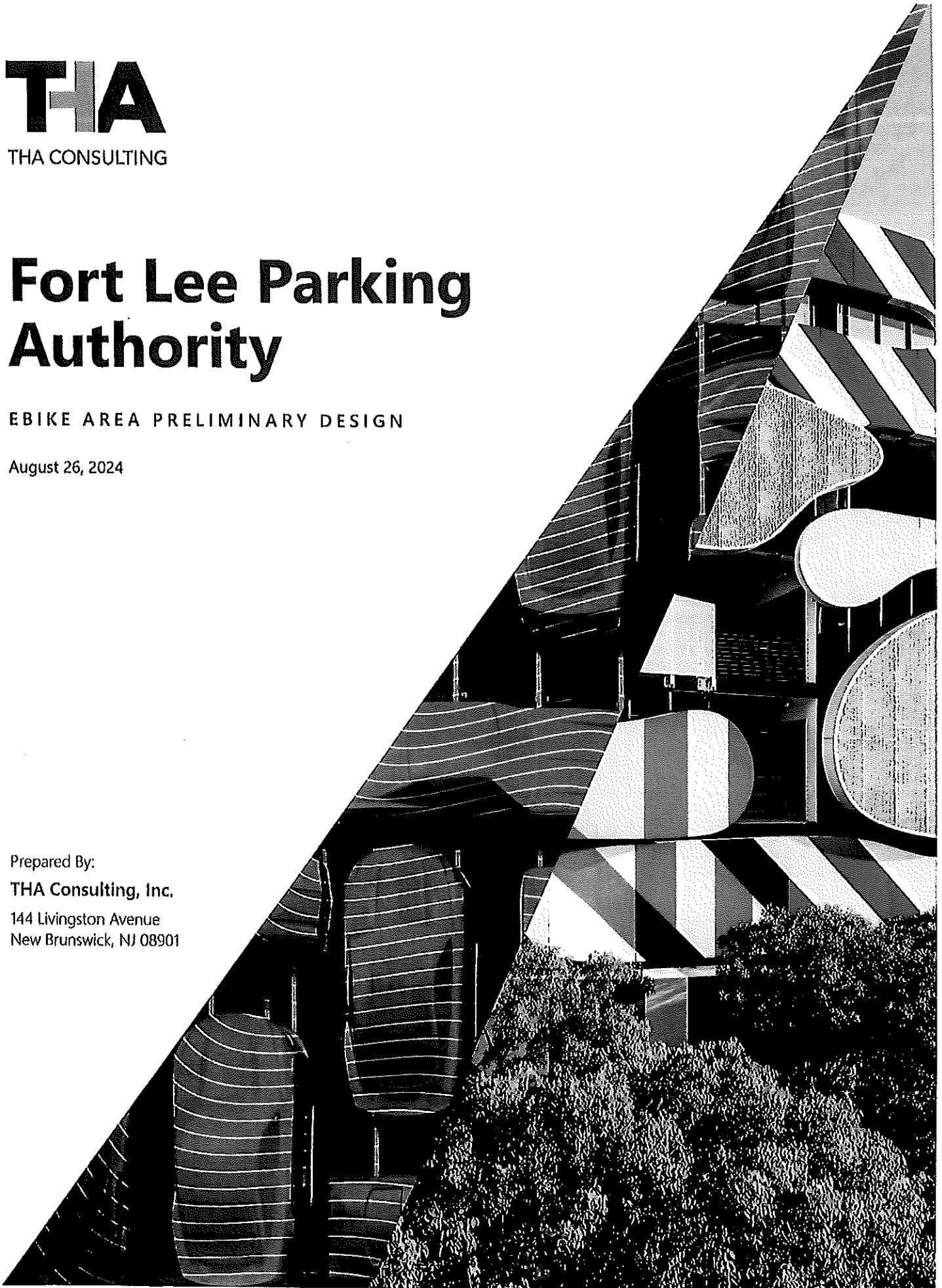


Fort Lee Parking Authority

EBIKE AREA PRELIMINARY DESIGN

August 26, 2024

Prepared By:
THA Consulting, Inc.
144 Livingston Avenue
New Brunswick, NJ 08901





THA Consulting, Inc.
144 Livingston Avenue
New Brunswick, New Jersey 08901
(732) 253-0690

August 26, 2024

Mr. Hernani Goncalves
Executive Director
Fort Lee Parking Authority
1325 Inwood Ter, Fort Lee, NJ 07024

RE: FLPA eBike Area Preliminary Design, Fort Lee, NJ

Dear Mr. Goncalves:

THA Consulting, Inc. (THA) is pleased to provide the Fort Lee Parking Authority (FLPA) with our proposal to provide design services for the development of a conceptual design drawing for an electric bike rest area. Outlined below is our understanding of the project, our scope of services, and the associated professional fee.

PROJECT UNDERSTANDING

THA met with the FLP and other City of Fort Lee representatives on 8/21/24 regarding the desire to construct a shelter / rest area for ebike delivery individuals. Given the number of individuals delivering food from local City eateries via ebikes, the FLPA and the City of Fort Lee (the City) seeks to provide a space on FLPA property that ebike delivery individuals can use as a rest area while waiting for their next pick-up and delivery. The space will have electric service for ebike charging, seating, and overhead shelter. Outlined below are further details about the facility:

- Size – approximately 16' by 12'
- Location - raised concrete island adjacent to the FLPA's Guntzer Street Garage (see picture of location below)
- Provide electric service requirements to provide quick charging for ebike batteries
- Provide roof structure to protect from sun and weather elements
- Provide sectionalized seating
- Structure should be somewhat temporary in nature in case it has to be dismantled and relocated

Outlined in the following section is our proposed scope of services.

SCOPE OF SERVICES

1. Conduct a virtual call to confirm the design expectations with the FLPA / City.
2. Prepare a concept drawing of the structure for review and approval of the FLPA / City.
3. Research ebike charging equipment for inclusion on the structure to provide quick charging capabilities and the required electric service.
4. Develop a more detailed schematic level drawing of the structure with limited technical specifications with regards to constructing the structure. It is our understanding that the structure will be constructed by City DPW staff and they will be responsible for determining construction approach and details.

5. Provide electronic documents to the FLPA / City including the schematic design of the structure, limited technical specifications, and cut sheets of ebike charging equipment with the associated electrical requirements.
6. Answer questions related to the design and construction of the work.
7. Review and comment on any material selection or submittals for the project by City staff.
8. Perform a site visit during construction to observe the work.
9. We anticipate one (1) field visit and attend virtual meetings as needed.

SCOPE OF SERVICES EXCLUSIONS

The following services are not included in our proposal and fee:

1. Material testing and inspections.
2. Foundation or structural design specifications.
3. Electrical design or engineering services.
4. Construction Documents and specifications
5. Development of complete-built drawings
6. Signed and sealed drawings

QUALIFICATIONS

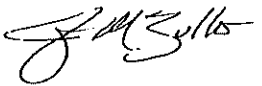
- This proposal shall be valid up to 4 months from the submission date. If the project is awarded to THA after 4 months from the submission date, THA shall discuss with the Client any impact from a professional fee and/or schedule perspective.

FEE PROPOSAL

THA will provide the services outlined in the above scope of services for a lump sum professional fee of **Five Thousand Eight Hundred Dollars (\$5,800.00)**, inclusive of customary reimbursable expenses such as printing, mail, and travel.

We appreciate the opportunity to provide the FLPA with our proposal, and we look forward to undertaking the work in a prompt and professional manner. For your reference, we have attached our Standard Terms and Conditions Form. Please do not hesitate to contact us should you have any questions or need any additional information.

Sincerely,



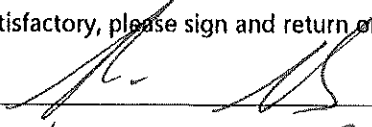
Jim Zullo, AICP, PP, CAPP
President

ENCL:

1. THA Standard Terms and Conditions Form
2. THA Hourly Billing Rates

AUTHORIZATION

Trusting the above is satisfactory, please sign and return one copy as our authorization to proceed.

Signature 
Name HERNANZ GONZALEZ
Title Executive Director
Date 8-27-2024



HOURLY BILLING RATES

OFFICERS

President/CEO	\$275
Vice President/Principal	\$250

ENGINEERING / ARCHITECTURAL / PROJECT MANAGEMENT

Senior Project Manager	\$225
Project Manager	\$200
Senior Engineer/Architect	\$205
Project Architect	\$195
Assistant Project Manager	\$175
BIM Manager	\$160
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Project Designer	\$150

PARKING CONSULTING

Senior Parking and Mobility Consultant	\$225
Parking and Mobility Specialist	\$135
Parking and Mobility Analyst	\$90

ADMINISTRATION

Business Manager	\$142
Administrative Assistant	\$80

Effective January 2024, the above rates are adjusted annually without prior notice.



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Client Signature: _____

Date: 8-27-24