

April 13, 2017

City of McKinney
Patricia L. Jackson, PE, RAS
Facilities Construction Manager
1550 South College Street – Building D
McKinney, Texas 75069

Re: Contract Proposal for the John and Judy Gay Library Expansion and Renovation

Dear Patricia,

Hidell and Associates Architects, Inc. (HAA), is pleased to submit this proposal to provide professional services relating to the expansion / renovation of the existing John and Judy Gay Library located at 6861 Eldorado Pkwy., McKinney, Texas 75070.

The existing John and Judy Gay Library in McKinney, TX, a single-story 20,385 square feet building, will be expanded with minor interior renovation(s) as directed by the program requirements and Owner. Approximately 20,000 square feet of new construction will be added to the east side of the library. Doing that will require partially demolishing some of the existing exterior wall(s) in order to integrate the new addition with the existing building. In order to provide the new addition the existing (HVAC) geothermal well field system must be increased. The Design Team will review the existing previously designed construction documents and the planned future location of the geothermal well field system(s) to determine probability and proximity to the expansion and other site amenities.

As stated in the original Request for Qualifications No. 17-37RFQ the minimum scope for the expansion of the John and Judy Gay Library was identified as such:

- Additional Lounge seating, stack and reading areas
- Private Study Rooms for 2 to 4 people
- Flexible shelving and potentially mobile shelving
- Additional or reconfigured work areas in the youth section
- Separated and or designated areas for children
- Separated or designated areas for teens
- An interactive playscape area for children
- Computer learning spaces with instructional capabilities
- Another large meeting / multi-functional space
- Open flexible zones with noise abatement between zones
- An automated book return system
- Digital and or static way finding systems and signage
- Additional self-check machines, service pods or kiosks
- Reconfiguration of some of the existing functional spaces
- An expansion of the existing geothermal well field
- Mechanical, electrical and plumbing systems
- Information technology / telecommunications
- Audiovisual Systems
- Site work required including landscaping, signage, fencing and lighting
- Site utilities including water, sanitary, storm sewer and detention, electrical, gas and telecommunications
- Driveways and parking lots.

Per our understanding the allocated budget for the expansion and renovation of the John and Judy Gay Library is in the amount of \$7,000,000 for (construction costs). Our Basic Services shall be based on that amount and shall consist of providing Architecture, MEP Engineering, Structural Engineering and coordination and implementation of all supplemental services as indicated in the Standard Form of Agreement Between Owner and Architect (AIA Document B101-2007). In addition, (HAA) will provide under the Basic Services the required programming of the expansion; tour of similar library facilities designed by Architect; focus group discussions / meetings (staff, city personnel and special stakeholders); and the associated required documentation under each phase of the project (schematic, design development, construction document, bidding / negotiating and construction administration).

Supplemental services shall consists of interior design; equipment, furniture and signage design and specification; technology services; civil engineering (and SWPPP, topographic / boundary survey); accessibility services; landscape architecture; specialty consultant (acoustical) and as-built document preparation.

Compensation

A. Basic A/E Services:

We propose to provide the services described above for the lump sum of **\$556,743.00**. We will invoice monthly in proportion to the percent completion thru the end of the previous month, with the total billings not to exceed the following percentages:

- Schematic Design Phase..... 15%
- Design Development Phase..... 20%
- Construction Document Phase..... 40%
- Bidding and Negotiating Phase..... 5%
- Construction Administration Phase..... 20%

B. Supplemental Services:

We propose to provide the services described below for the lump sum of **\$163,675.00**. We will invoice monthly in proportion to the percent completion thru the end of the previous month, with the total billings not to exceed the following percentages:

- Interior Design Services \$40,000.00
- Cost Estimating Services \$ NA
- Civil Engineering \$27,000.00
- Storm Water Prevention Plan (SWPPP) \$1,200.00
- Topographic / Boundary Survey \$7,000.00
- Accessibility Consulting Services \$2,100.00
- Landscape Design Services \$11,875.00
- Specialty Consulting - Acoustics \$5,000.00
- As-Built Documents \$5,000.00
- Equipment, Furniture & Signage Selection & Procurement \$42,800.00
- Technology Services Consulting \$21,700.00

- Schematic Design Phase..... 15%
- Design Development Phase..... 20%
- Construction Document Phase..... 40%
- Bidding and Negotiating Phase..... 5%
- Construction Administration Phase..... 20%

C. Additional Services:

Additional services, if required and requested, will be invoiced either on a negotiated lump sum fee or on an hourly basis using the rates quoted below:

○ Principal.....	\$200.00/hr
○ Project Architect.....	\$180.00/hr
○ Sr. Architect.....	\$150.00/hr
○ Architect.....	\$100.00/hr
○ Intern Architect.....	\$90.00/hr
○ CADD.....	\$80.00/hr
○ Administration.....	\$60.00/hr

We propose to provide a Full Tree Survey (within the area of the project work) for the lump sum of **\$1,200.00**.

Based on our understanding of the scope of services; the following items are not included in this proposal:

Exclusions

- Preliminary and final platting (by Owner)
- Geotechnical investigation (reports provided by Owner)
- Environmental investigation
- Material Testing Services (by third party)
- Sub-soil drainage / water flow / pressure tests / French drain systems around building perimeter
- Substantial detention improvements. Based on the record drawings for the existing facility, it is presumed that the existing detention basin size and configuration are adequate to accommodate the proposed development, although the project may include the extension new storm drains to the basin.
- LEED certification / Commissioning
- Detailed Fire Sprinkler or Alarm Design (Performance spec only by Engineer) – General Contractor and Fire Subcontractor to design and provide and shall be submitted for Design Team to review as a shop drawing submittal.
- Review and re-design of existing Geothermal Well Field System – If system is undersized or needs verification or evaluation MEP Engineer will review at an additional fee per architect / engineer hour rate schedule.
- Cost estimating (to be performed by others [CMAR] and assisted by architect).
- Site foundations including retaining walls or structures outside the building envelope will be by others or additional services.
- Traffic Impact Analysis, traffic engineering report / study

Our drawings will be prepared using AutoCAD 2017 utilizing our standard symbols, layering systems, and data presentation. All electronic files will remain property of Hidell and Associates Architects, Inc.

The Design Team will prepare and submit to the Owner for review schematic design documents consisting of drawings and other documents illustrating the scale and relationship of Project components. Based on the schematic design documents and any adjustments authorized by the Owner in its program, desired schedule or Project budget, the Design Team will prepare and submit to the Owner for review; design development documents consisting of drawings and other documents to fix and describe the size and character of the project as architectural, structural, mechanical and electrical systems, security and safety systems, materials and such other elements as may be appropriate. The Design Team will submit for review the construction documents at the 50% complete and 90% complete for a status review by Owner (and CMAR, if available for establishment of GMP). The Design Team will perform its services expeditiously.

Reimbursable Services

1. Reimbursable expenses, such as printing / plotting / deliveries / communication and travel (automobile mileage) will be billed in addition to the base fee and supplemental fee at direct cost (not to exceed \$18,600.00). A 10% handling charge will be added to all reimbursable charges.

2. Based on our understanding, the City of McKinney only has access to Adobe Portable Document Format (PDF) files of the existing building dated 6.14.2008. We propose to provide the following lump sum price (not to exceed) of \$20,000.00 to redraw approximately 35 sheets of the existing that are required to be used for the use and development of required drawings for the renovation / expansion of the John & Judy Gay Library in AutoCAD 2017. We currently have engaged the original author of the construction record drawings to see if they will provide the required AutoCAD electronic files for our use on the said project. If (HAA) is able to obtain such files the above cost will be adjusted accordingly based on available files provided. We assume that only architectural "type" files would be provided by the author, other consulting disciplines (i.e. civil, MEP or structural) would / may not be accessible.
3. Dimensional Computer Generated "Fly-Thru" \$15,000.00
4. Exterior Rendering \$3,000.00

We have provided as accompanying back-up to our Fee Proposal the attached document identified as "**Exhibit A**" which outlines our Cost Breakdown based on the Basic, Supplemental, and Reimbursable Services.

Sincerely,
Hidell and Associates Architects



Bill Hidell, AIA
President

Cc: Tony Blaas

EXHIBIT A

Design Team		COST BREAKDOWN									
		Programming	Tours	Focus Groups	Design Workshop	Schematic Design	Design Development	Construction Document	Bidding Phase	Construction Administration	Totals
Basic Services											
Prime Firm											
Hidell and Associates Architects	Cost	\$26,600.00	\$5,040.00	\$9,960.00	\$12,720.00	\$64,670.00	\$88,750.00	\$184,543.00	\$3,260.00	\$64,100.00	459,643.00
Structural Engineer											
Charles Gojer	Cost					\$7,475.00	\$10,500.00	\$21,255.00	\$870.00	\$10,500.00	50,600.00
Mechanical Engineer											
Eikon	Cost					\$6,975.00	\$10,300.00	\$19,055.00	\$870.00	\$9,300.00	46,500.00
Fee Totals	Cost	\$26,600.00	\$5,040.00	\$9,960.00	\$12,720.00	\$79,120.00	\$109,550.00	\$224,853.00	\$5,000.00	\$83,900.00	556,743.00
TOTAL PROFESSIONAL SERVICES											556,743.00
Supplemental Services											
Interior Design Services											
Hidell and Associates Architects	Cost					\$8,000.00	\$15,400.00	\$16,600.00			40,000.00
Cost Estimating (by Others but assisted by Architect)											
CMAR	Cost										0.00
Civil Engineering											
John David Cross	Cost					\$4,100.00	\$7,500.00	\$12,200.00	\$700.00	\$2,500.00	27,000.00
Storm Water Prevention Plan											
John David Cross	Cost					\$1,200.00					1,200.00
Topographic / Boundary Survey											
John David Cross	Cost					\$7,000.00					7,000.00
Accessibility Consulting Services											
Johnson Kelly & Associates	Cost							\$1,270.00		\$830.00	2,100.00
Landscape Design Services											
DCBA Landscape Architecture	Cost					\$1,500.00	\$2,985.00	\$5,225.00		\$2,165.00	11,875.00
Specialty Consultant - Acoustics											
Speech Privacy Systems	Cost					\$1,200.00	\$2,400.00	\$1,400.00			5,000.00
As-Built Documents											
Hidell and Associates Architects	Cost									\$5,000.00	5,000.00
Equipment, Furniture & Signage											
Hidell and Associates Architects	Cost					\$7,300.00	\$8,400.00	\$16,800.00	\$2,100.00	\$8,200.00	42,800.00
Technology Services Consulting (IT / AV / Security)											
Datacom Design	Cost					\$3,105.00	\$4,640.00	\$8,780.00	\$1,035.00	\$4,140.00	21,700.00
Fee Totals	Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$33,405.00	\$41,325.00	\$62,275.00	\$3,835.00	\$22,835.00	163,675.00
TOTAL SUPPLEMENTAL SERVICES											163,675.00
Additional Services											
Tree Survey (within area of project work)											
John David Cross	Cost					\$1,200.00					1,200.00
TOTAL ADDITIONAL SERVICES											1,200.00

