

Thursday, December 3, 2020

**Ms. Patricia Jackson, PE**

City of McKinney  
1550 S. College Street  
McKinney, Texas 75069  
email: pjackson@mckinneytexas.org

**Re: Proposed Design Services to Reconstruct Dungan Street and Provide a New Adjacent City Parking Lot in McKinney, Texas – REVISION 1**

Dear Patricia:

Thank you for giving us the opportunity to be a part of this project. This letter outlines our basic project understanding and the scope of services we will provide.

**Scope of Services:**

Scope includes the architectural, civil engineering, surveying, electrical engineering, and landscape design services to reconstruct Dungan Street (between Anthony Street and Greenville Road to the north) and new adjacent city parking lot to the west. Scope includes city utilities, grading, drainage, and paving design, site lighting and landscape / irrigation design to meet city standards. Basic services include the design, bidding/negotiations, and construction administration for the project. An allowance for typical project reimbursables is included in additional services fee. Up to Five (5) design meetings with the Architect and up to ten (10) construction site visits / meetings by Architect are included in scope. Scope includes topographic survey, preliminary plat, record plat, tree survey, site plan submittal, construction documents for both parking lot and Dungan Street.

Exclusions include, but are not limited to, commissioning per IECC, detailed cost estimating, environmental surveys / remediation, and geotechnical surveys. These exclusions can be provided as additional services.

**We propose the following design team for this project:**

<b>Architect</b>	conduit architecture+design
<b>Civil Engineer</b>	Cross Engineering
<b>MEP Engineer</b>	Meza Engineering
<b>Landscape Architect</b>	Kimley-Horn

**Fee:**

**conduit** architecture + design will provide Architectural and Engineering Design for a **lump sum fee of Ninety-Nine Thousand Eight Hundred Fifty and 00/100 Dollars (\$99,850.00)**

Preliminary Design Phase	35%
Construction Document Phase	40%
Bidding & Negotiation	5%
Construction Administration	20%

**Additional Services not included in fee above:**

**Additional Service #1** **\$2,500.00**  
Reimbursable Allowance

Our hourly billing rates are as follows:

Principal Architect	\$ 150.00/hour
Architect	\$ 125.00/hour
Project Manager / Interior Designer	\$ 110.00/hour
Drafter	\$ 85.00/hour
Civil Principal	\$250.00/hour
Civil Engineer	\$175.00/hour
Civil Engineer-in-Training	\$120.00/hour
Civil Project Manager	\$160.00/hour
Civil Senior Designer	\$125.00/hour
Civil CAD Tech	\$110.00/hour
Civil Clerical	\$ 75.00/hour
MEP Principal	\$160.00/hour
MEP Engineer/Project Manager	\$140.00/hour
MEP Designer's Time	\$ 95.00/hour
MEP CAD Tech	\$ 75.00/hour
MEP Administrative	\$ 55.00/hour
MEP Clerical	\$ 45.00/hour
Analyst	\$140 - \$230/hour
Professional	\$195 - \$260/hour
Senior Professional I	\$210 - \$325/hour
Senior Professional II	\$300 - \$345/hour
Support Staff	\$90 - \$130/hour
Senior Technical Support	\$135 - \$215/hour
Technical Support	\$75 - \$125/hour

**Design Schedule**

Design schedule is estimated to be approximately twenty-four (24) weeks. This schedule is dependent on the Owner's / City's review and approval.

**Deliverables:**

Topographic Survey	Preliminary and Record Plat
Site Plan / Preliminary Engineering	SWPPP
Construction Documents	Record Drawings
	Photometric Verification

Thank you again for the opportunity to submit this letter of understanding. If you are in agreement with our outlined proposal, we will prepare an AIA document B101-2017 Standard Form of Agreement Between Owner and Architect. Also, please don't hesitate to contact me with any questions you might have. We look forward to working with you on this project.

Sincerely,



Kobey Seale AIA, LEED AP  
Principal