



November 13, 2019

Patricia Jackson  
Facilities Construction Manager  
City of McKinney  
P.O. Box 517  
McKinney, TX 75070

RE: McKinney Public Works John Deere Renovations  
Quorum No: 19069

Dear Trish,

We are pleased to respond to your request for a proposal for Architectural Services for the McKinney Public Works John Deere Renovations, located on 3501 N. Central Expressway, McKinney Texas 75071. This proposal will form the basis for developing the B101 Agreement between Owner and Architect with the City's Addendum. The scope of work is generally as summarized herein and more specifically identified in the B101 with the City's Addendum. We anticipate developing a design working closely with the City's selected CMaR, that is approximately \$5 million, which is the construction budget for this project. In addition to interior renovations to the existing facility, we anticipate the project may include a separate stand-alone crew restroom facility, an enlarged uncovered fuel island facility with pumps included as part of the above ground storage tanks, and development of the back 2.3 acres. The cost projections will be developed at the end of each phase by a CMaR that would likely be selected early in 2020 during Schematic Design.

We have included the following supplemental services as listed in 11.1.13 of the contract: Interior Design Services (material and finishes) as described in the City's B101 Addendum, section 11.1.3.1, Accessibility Consulting (Section 11.1.3.2), Landscape Design (Section 11.1.3.4), As-Built Documents (Section 11.1.3.6). We have not included the following: Cost Estimating Services (11.1.3.2 – since the CMaR will be providing this), Selection of, and development of bid documents for FFE 11.1.3.7, and A-V Security Systems Consulting (11.1.3.8). We have also excluded from our scope of work assumptions listed in section 11.1.5. For the purpose of developing a baseline for time associated with this project we have assumed a total of 7 months for construction, and a total of 21 site visits during construction. Time and site visits required beyond this, if required, will be negotiated at such time that it becomes necessary.

Schematic design will include measuring the existing building and developing background drawings using a combination of existing drawings and field measurements. The background drawings will be developed in acad and provided to the City for their files. The City will provide a marked up needs assessment previously developed by Quorum

identifying the number of employees and departments that they would like to move to this facility. Quorum will, in conjunction with the City's input, develop up to three design concepts under Schematic Design evaluating possible use of spaces to accommodate part of the current Public Works staff while allowing room for growth and expansion. Schematic Design will also include meeting with users and administration to discuss relative issues that may affect development such as environmental concerns, stormwater detention, public/private access, buffer yards, security, screening, City ordinances, etc. We anticipate working with each division as required throughout the design phases in order to address the needs and concerns of their spaces including outdoor material and equipment storage areas

Prior to work being completed the City will provide a copy of the Building Assessment currently being developed, a report indicating the building is free of asbestos and other hazardous material. The City will also provide a geotechnical report from the original design (already provided).

#### DELIVERABLES

It is anticipated that Quorum will provide electronic drawings at the completion of each phase in addition to the printed sets as indicated in the B101 Addendum (Section 11.8.2)

#### COMPENSATION

Compensation for Basic Architectural Services as described herein is proposed to be a lump sum fee of \$482,900 (\$438,200 for basic services and \$44,700 for supplemental services), plus reimbursable expenses estimated at \$14,000 (for printing and mileage). Using the fee percentage based on the schedule in the Addendum (15% SD, 20% DD, 40% CD, 5% Bidding and 20% CA), we have provided the following anticipated fee schedule.

Schematic	\$65,730
Design Development	\$87,640
Construction Documents	\$175,280
Bidding	\$21,910
<u>Construction Administration</u>	<u>\$87,640</u>
Sub Total	\$438,200
<u>Supplemental Services</u>	<u>\$44,700</u>
<b>Total</b>	<b>\$482,900</b>
Estimated reimbursables	\$14,000

## SCHEDULE

Quorum proposes the following preliminary schedule assuming a December 4 start date and will endeavor to maintain the schedule based upon availability of the client and consultants. The schedule will be reviewed and updated upon approval of a contract.

Name	Duration	Start	Finish
Program /measured drawings (assume Dec 4 start)	41 d	12/4/2019	1/28/2020
Schematic Design (8 weeks)	41 d	1/29/2020	3/25/2020
Owner Review and comment (2 weeks)	11 d	3/26/2020	4/9/2020
Design Development (8 weeks)	41 d	4/10/2020	6/5/2020
Owner review (2 weeks)	11 d	6/8/2020	6/22/2020
90% Construction Documents (8 weeks)	41 d	6/23/2020	8/18/2020
Owner Review and comment (2 weeks)	11 d	8/19/2020	9/2/2020
100% Construction Documents (3 weeks)	16 d	9/3/2020	9/24/2020
Bidding and Negot'n (est 10 wks to Council approval)	53 d	TBD	TBD
Construction (estimated 7 months)	130 d	TBD	TBD

Texas law requires registrants to provide all clients with the following written statement: "The Texas Board of Architectural Examiners, P.O. Box 12337, Austin, Texas 78711-2337 or 333 Guadalupe, Suite 2-350, Austin, Texas 78701-3942, (512) 305-9000, has jurisdiction over individuals licensed under the Architect's Registration Law, Texas Civil Statutes, Article 249a".

Quorum Architects, Inc. sincerely appreciates the opportunity to submit this proposal and looks forward to beginning this project.

This Proposal will be valid for a 30-day period from the date of the Architect's signature below.

Sincerely,  
Quorum Architects, Inc.

David G. Duman, AIA  
Quorum Architects, Inc.

