

Thursday, February 8, 2018

Ms. Patricia Jackson, PE

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

Re: Proposed Architectural and Engineering Services for the New Fire Station #10 (Trinity Falls Station) for the City of McKinney - REVISED

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, structural engineering, MEP engineering, and landscape design services for the new McKinney Fire Station #10, located in the Trinity Falls Development in McKinney, Texas. Construction Budget for this project is based on Fire Station #9 and is estimated to be approximately \$5,779,000.00. Basic services include the design, bidding/negotiations, and construction administration for the project. It is our understanding Fire Station #10 is to be approximately 15,000 sf and replicate the design of Fire Station #9. An allowance for reimbursables is included in scope. Up to Fourteen (14) design meetings with the Architect and up to thirty (30) construction site visits / meetings by Architect are included in scope. Design per 2015 IBC Requirements due to new requirements beyond the current 2012 IBC has been provided as an additional service.

Exclusions include, but are not limited to, commissioning per IECC, platting, detailed cost estimating, surveys, geotechnical surveys, road design), FF&E, record drawings (additional services fee below), Data/Voice/Security/AV (additional fee below for Data/Voice/Security/AV), Radio and Tone Design. These exclusions can be provided as additional services.

We propose the following design team for this project:

Architect	conduit architecture+design
Associate Architect	Lawrence Wood
Civil Engineer	Cross Engineering
Structural Engineer	JQ
MEP Engineer	Meza Engineering
Landscape Architect	DCBA Landscape Architecture
Data/Voice/Security/AV	Applied Tech Group LLC
Specification Writer	Specification Services, Inc

The Associate Architect, Lawrence Wood, will use previous design experience from his work on the previous McKinney fire stations to ensure the design continuation for both aesthetics and functionality. Lawrence Wood will attend required design meetings, participate in the design process, and attend periodic construction meetings to review progress of work, etc.

Fee:

conduit architecture + design will provide Architectural Design for a lump sum fee of **Three Hundred Fifty-Six Thousand Seven Hundred and 00/100 Dollars (\$333,000.00)**

Schematic Design Phase	25%
Design Development Phase	25%
Construction Document Phase	25%
Bidding & Negotiation	5%
Construction Administration	20%
Reimbursable Allowance	\$10,000.00

Additional Services *not included* in fee above:

Additional Service #1 **\$29,050.00**
Data/Voice/Security/AV Design

Additional Service #2 **\$13,550.00**
Provide Record Drawings in ACAD, PDF, TIFF formats based on redlines provided by contractor

Additional Service #3 **\$15,000.00**
Structural Design for storm shelter per IBC 2015 to meet ICC 500 requirements

Our hourly billing rates are as follows:

Principal Architect's Time	\$ 125.00/hour
Project Manager's Time	\$ 95.00/hour
Drafter's Time	\$ 65.00/hour
Civil Engineer's Time	\$ 175.00/hour
Structural Engineer's Time	\$ 175.00/hour
MEP Engineer's Time	\$ 130.00/hour
MEP Designer's Time	\$ 90.00/hour
Landscape Architect's Time	\$ 175.00/hour
Landscape Designer's Time	\$ 120.00/hour
Data/Voice/AV Engineer's Time	\$ 175.00/hour

Design Schedule

Design schedule is estimated to be approximately twenty-eight (28) weeks. This schedule is dependent on the Owner's review and approval.

Deliverables:

Architectural Rendering
Schematic Design Drawings
Schematic Design Rendering

Design Development Drawings
Construction Documents
Project Manual

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