

Wednesday, December 2, 2020

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 to Replace the Existing McKinney Fire Station #8 Located at 3445 Alma Road, 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, structural engineering, MEP engineering, and landscape design services for the new McKinney Fire Station #8 to replace the existing station, located at 3445 Alma Road in McKinney, Texas. Construction Budget for this project is based on Fire Station #11 construction cost and is estimated to be approximately \$7,667,500.00. Basic services include the design, bidding/negotiations, and construction administration for the project. It is our understanding Fire Station #8 is to be three (3) bay, approximately 15,335 sf, and have a similar floor plan to McKinney Fire Stations #11 (minus police storefront and training tower). The exterior of the station will resemble McKinney Fire Stations #9 & #10. The design will be updated to fit the new site layout and architectural features and materials unique to this site. Design will include data and power requirements for radio and tone systems. An allowance for typical project reimbursables is included in additional services fee. 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 will be per 2018 IBC and 2020 NEC Requirements. Scope includes topographic survey, minor plat, tree survey, and tree mitigation plan.

Exclusions include, but are not limited to, geotechnical reports, asbestos testing, commissioning per IECC, storm shelter peer reviews, structural suspended slab design, detailed cost estimating, geotechnical surveys, road design), FF&E, 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 and Engineering Design for a **lump sum fee of Five Hundred Seventeen Thousand Nine Hundred and 00/100 Dollars (\$517,900.00)**

Schematic Design Phase	20%
Design Development Phase	20%
Construction Document Phase	35%
Bidding & Negotiation	5%
Construction Administration	20%

Additional Services *not included* in fee above:

Additional Service #1 **\$30,302.00**
Data/Voice/Security/AV Design

Additional Service #2 **\$13,550.00**
Provide As-Designed 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 2018 to meet ICC 500 requirements

Additional Service #4 **\$10,000.00**
Reimbursable Allowance

Total Additional Services Fee **\$68,852.00**

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

Structural Partner	\$260.00 / hour
Structural Principal	\$225.00 / hour
Structural Senior Project Manager	\$185.00 / hour
Structural Engineering Tech Lead	\$195.00 / hour
Structural Project Manager	\$160.00 / hour
Structural Senior Project Engineer	\$145.00 / hour
Structural Project Engineer	\$130.00 / hour
Structural Senior Technician	\$125.00 / hour
Structural Technician	\$ 95.00 / hour
Structural Administrative	\$ 80.00 / 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
Principal/Landscape Architect	\$190.00/hour
Registered Landscape Architect / Senior Project Manager	\$ 135.00/hour
Junior Landscape Architect	\$ 115.00/hour
Landscape Designer	\$ 90.00/hour
Landscape Administrative	\$ 85.00/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:

Topographic Survey	Design Development Drawings
Tree Survey	Construction Documents
Site Plan Submittal	ComCheck Reports
Minor Replat	Project Manual
Architectural Exterior Rendering	photometric compliance verification
Schematic Design Drawings	Record Drawings (additional service)

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