

Wednesday, May 13, 2015

**Ms. Patricia Jackson, PE**

City of McKinney  
222 N. Tennessee Street  
McKinney, Texas 75069  
email: pjackson@mckinneytexas.org

**Re: Proposed Architectural and Engineering Services for the New Fire Station #9 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.

**Architect's Scope of Services:**

Scope includes the architectural and engineering basic services for the new McKinney Fire Station #9, located at the northeast corner of Lake Forest Drive and future extension of Summit View Drive in McKinney, Texas. Construction Budget for this project is estimated to be approximately \$4.275 Million (\$285/sf). Basic services include the design, bidding/negotiations, and construction administration for the project. It is our understanding Fire Station #9 is to be approximately 15,000 sf and similar to Fire Station #7. Civil Engineering (including platting), Structural Engineering, MEP Engineering, Landscape Design, and agreed upon reimbursables (plotting and mileage) are included in scope.

Exclusions include, but are not limited to, platting, detailed cost estimating, surveys, geotechnical surveys, road extension design (additional civil fee below), FF&E, Security, Phone, Data, Radio and Tone Design. These exclusions can be provided as additional services.

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

<b>Architect-of-Record</b>	conduit architecture+design
<b>Design Architect</b>	Architects Phelps/Wood
<b>Civil Engineer</b>	Cross Engineering
<b>Structural Engineer</b>	JQ
<b>MEP Engineer</b>	Meza Engineering
<b>Landscape Architect</b>	David C. Baldwin
<b>Specification Writer</b>	Specification Services, Inc

The Design Architect, Architects Phelps/Wood, will use previous design experience from their work on the previous McKinney fire stations to ensure the design continuation for both aesthetics and functionality. Architects Phelps/Wood will attend required design meetings, participate in the schematic design and design development process, and attend periodic construction meetings to review progress of work, etc.

**Fee:**

**conduit architecture + design will provide Architectural Design Consulting for a lump sum fee of Three Hundred Fifty-Two Thousand and 00/100 Dollars (\$352,000.00)**

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**

Civil Design for Road Extension of Summit View Drive **\$8,000.00**

Our hourly billing rates are as follows:

Principal Architect's Time	\$ 120.00/hour
Project Manager's Time	\$ 95.00/hour
Drafter's Time	\$ 65.00/hour

**Design Schedule**

Design schedule is estimated to be approximately twenty-six (26). 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 B101-2007 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 BD+C  
Principal