



August 12, 2019

Ms. Patricia Jackson
1550 S. College Street
Building A
McKinney, Texas 75069

Re: McKinney Senior Center Expansion

Dear Ms. Jackson and Park Staff,

We have attached a proposal for Architectural and Engineering Services for the McKinney Senior Center Expansion for your review and approval.

We appreciate the opportunity to assist with this important project for the Seniors of McKinney. BSW will seek to provide the high level of service for this project that has become standard for the City of McKinney. Please let us know of any questions or concerns.

Sincerely,



Dwayne M. Brinkley

Waco

900 Washington Avenue, Suite 502
Dallas, Texas 75234
T 254.722.5988

www.BSW-Architects.com

Dallas

5000 Quorum, Suite 600
Dallas, Texas 75234
T 972.960.9700

Austin

611 S. Congress Avenue, Suite 225
Austin, Texas 78704
T 512.610.4700

EXHIBIT A

MCKINNEY SENIOR CENTER RENOVATION SPECIAL TERMS AND CONDITIONS SCOPE OF SERVICES

The Architect will perform the following services as defined in *AIA Document B101-2007 -Standard Form of Agreement Between Owner and Architect*

PROJECT ADMINISTRATION SERVICES

Evaluation of Project Budget
Schedule Development & Monitoring
Preliminary Estimate of Cost of the Work
Owner-Supplied Data Coordination
Value Analysis
Agency Consulting as Required
Selection Process with Owner of CM at Risk

DESIGN SERVICES

Program Confirmation
Architectural Design
Structural Design
Mechanical Design
Electrical Design
Interior Material Selections

CONSTRUCTION PROCUREMENT SERVICES

Bidding/Negotiation Addenda
Analysis of Alternates/Substitutions
Pre-Bid Conference/Selection Interviews
Review CMAR's Pricing

CONTRACT ADMINISTRATION

General Administration
Submittal Services
Site Visitation
Payment Certification
Supplemental Documentation
Administration of Changes in the Work
Interpretations
Project Close-Out

EXHIBIT B
MCKINNEY SENIOR CENTER RENOVATION
SPECIAL TERMS AND CONDITIONS OF THE CONTRACT

Exhibit B Deleted

EXHIBIT C

**MCKINNEY SENIOR CENTER RENOVATION
SERVICES AND COMPENSATION**

11.2.1 A/E BASIC AND SUPPLEMENTAL SERVICES INCLUDED IN THE CONTRACT SCOPE OF WORK.

PROJECT DESCRIPTION

The project includes the renovation and limited expansion of the existing McKinney Senior Center. The Center will not be closed, which will require work to take place in two major phases of work. A CMAR construction process will be utilized for this work. Reference Exhibit G for a detailed scope of this project.

A. <u>BASIC A/E SERVICES:</u>	Basic Services	<u>\$94,000</u>
Construction budget is. Basic Services Includes:	Construction Administration (Based upon 7 months)	<u>\$42,000</u>
• Architecture		
• MEP Engineering		
• Structural Engineering		
• Coordination of all supplemental services		
• Fees to be billed monthly by percent as follows:		
i. Design Development	45%	
ii. Construction Documents	50%	
iii. Bidding/Negotiations	5%	
iv. Construction Administration	Fee of \$42,000	

B. SUPPLEMENTAL SERVICES INCLUDED IN CONTRACT

1. INTERIOR DESIGN SERVICES: \$18,000
Interior finish selection, presentation, specifications, and shop drawing review services will be provided by Brinkley Sargent Wiginton Architects. This includes replacement of materials in existing Locker/Toilet areas.
2. COST ESTIMATING REVIEW: \$6,000
Review and consulting on CMAR's Schematic and Design Development Cost Estimates.
3. CIVIL ENGINEERING: (If Required) \$4,000
Provide any civil engineering services including site horizontal control, water and sewer plans, utility plans, drainage maps, paving plans, grading plans, storm water pollution prevention plan (SW3P), utility coordination and construction administration.
4. ACCESSIBILITY CONSULTING SERVICES: \$1,749
Review of documents by state approved firm for conformance as required by law. Site visits for substantial completion and final state required inspection are included. All State of Texas required submittal fees are included in this contract.
5. AS-BUILT DOCUMENTS: (Will provide electronic version of original set)
6. EQUIPMENT, FURNITURE & SIGNAGE SELECTION & PROCUREMENT: TBD

Assist in the selection of equipment, furnishings, specification procurement and placement of all FF&E items including punch list resolution.

7. TECHNOLOGY SYSTEMS CONSULTING: \$0.00
Coordination of Power Requirements for Communication, Audio/Visual and Security Systems is included in Basic Services Fee.
8. ENERGY MODEL: \$4,000
Provide energy model for building in response to code requirements for building.

TOTAL SUPPLEMENTAL SERVICES \$33,749

SCOPE OF WORK ASSUMPTIONS

1. Building site does not require zoning or site submittal process.
2. Platting will be done by Owner.
3. Geotechnical reports will be provided by the Owner.
4. Site survey, boundary, tree survey, and topographic survey by Owner
5. Work completed in two phases.

OPTIONAL ADDITIONAL SERVICES

1. Building Commissioning Services : TBD
2. Design and Specification of Security Systems for facility
3. Construction Administration Services is based upon 6 months construction. If project is extended this service will be provided at a rate of \$6,500/month prorated.

EXCLUSIONS

1. Replacement of any HVAC equipment not impacted by expansion.
2. Lighting design for rooms where walls are not impacted.
3. Structural engineering work not involving aquatic's expansion portion of work.

SUMMARY OF PROFESSIONAL FEES:

Basic Professional Services	\$94,000
Construction Administration Services	\$42,000
Supplemental Services	\$33,749
Reimbursable Allowance	<u>\$9,500</u>
Total Contract	\$179,249

EXHIBIT D

MCKINNEY SENIOR CENTER RENOVATION

REIMBURSABLE BUDGET SUMMARY

Printing / Plotting / Deliveries / Communications	\$6,500
Design Development (4 sets)	
Construction Documents Check Set (2 sets)	
Bidding/Negotiations (CM to carry this as general condition cost)	
Construction Administration (1 as-built set of documents)	
Consultant Printing	
(ALL BIDDING DOCUMENTS BY CMAR)	
Travel	\$4,000
Total Reimbursable Budget	\$10,500

Notes:

1. Reimbursable budget shall not be exceeded without prior written consent of Owner.

EXHIBIT E

MCKINNEY SENIOR CENTER RENOVATION

ARTICLE 1.4.1.3

SCOPE OF WORK FOR FURNITURE, FIXTURES AND EQUIPMENT (TBD)

Research:

- A. Site visit current facility and document any furniture to be relocated.

Design Development:

- A. Meet with City staff to establish FF&E requirements.
- B. Coordinate FF&E requirements with architectural floor plans.
- C. Update Budget.

Construction Document Phase:

- A. Meet with city staff to establish furniture standards and requirements.
- B. Present standards of quality finish and staffing hierarchy to city staff.
- C. Establish and review Scope of FF&E based upon budgeting and interior design constraints.
- D. Present FF&E preliminary package to city staff.
- E. Present final FF&E package to city staff and finalize Budget.
- F. Complete specifications and drawings for purpose of bidding package.
- G. Coordinate the city staff bidding package front end general conditions consistent with city purchasing standards.
- H. Coordinate all MEP/Dimensional issues between bid package and building Construction Documents.
- I. Prepare bid package for city issuance.

Bidding/Construction Administration:

- A. Advise Owner and Bidders on clarifications, substitutions and issuance of Addenda.
- B. Coordinate all vendor discussions with city.
- C. Assist Owner in evaluating prices and make recommendation for contract awards.
- D. Advise Owner and Vendor(s) on clarification items following notice to proceed.
- E. Provide on-site representative during furniture installation. (2 days)
- F. Make two (2) on-site visits to review completed FF&E installation and develop and process furniture punch list.
- G. Make one (1) on-site visit to review completed punch list prior to Owner's final acceptance.

Exclusions:

- A. Work set forth by the Owner which is not set forth in the Basic Services.
- B. Revisions to work that are inconsistent with previous approvals or instructions.
- C. Services related to the advertisement of bidding documents.
- D. Services to develop multiple bid documents other than stated above.
- E. Services to develop record drawings.
- F. Additional presentations other than stated above.

Owners Responsibilities:

- A. Provide single project representative.
- B. Exercise review and approval function in accordance with the agreed project schedule.
- C. Provide pertinent information developed to date which will affect the work to be performed for this project.
- D. Advertise furniture bids.
- E. Execute the contract awards into signed agreements with the successful furniture bidders.
- F. Provide all management and coordination for the relocation of any existing FF&E i.e., copiers, computers, microfiche, etc.

EXHIBIT F

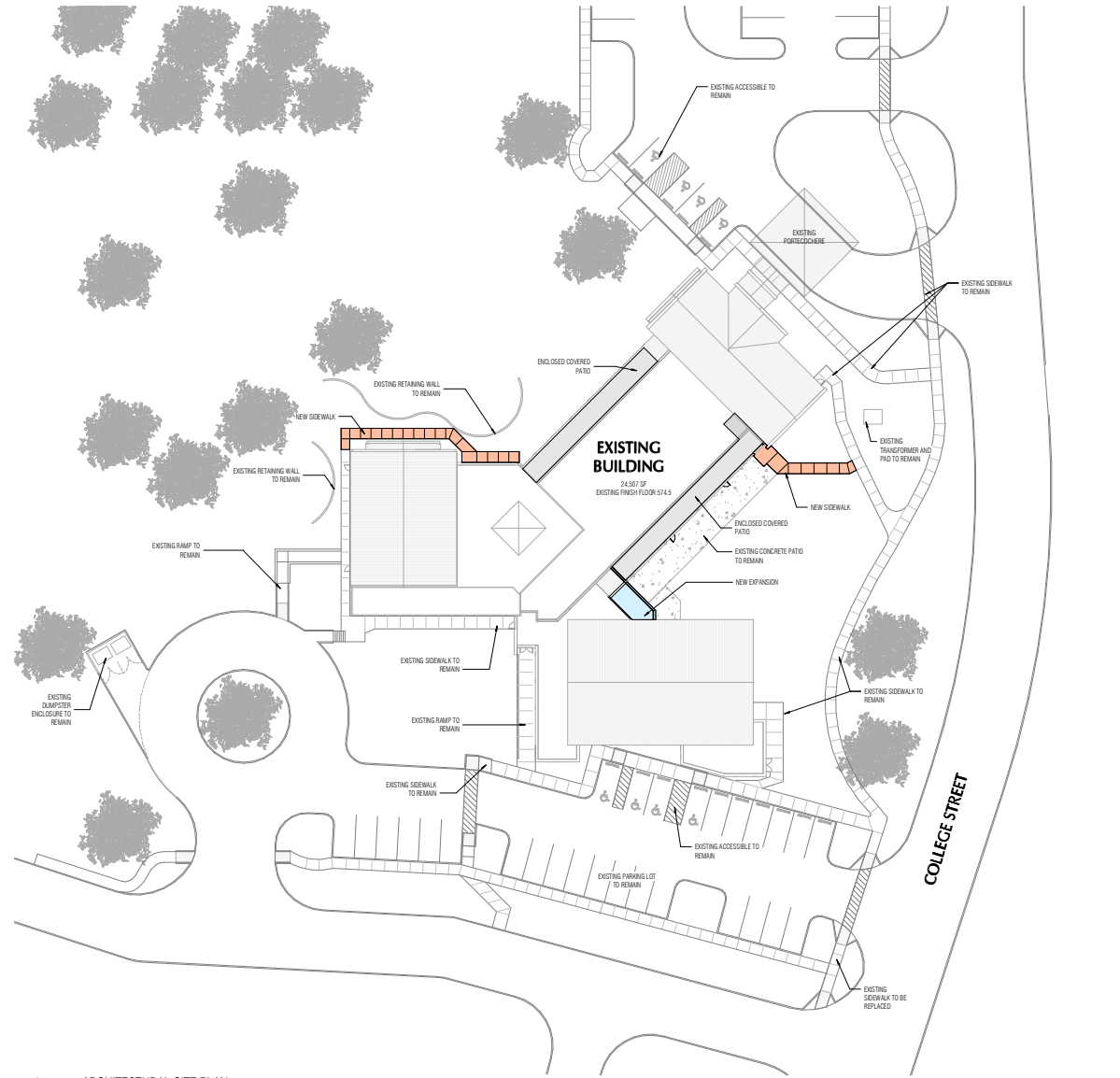
BRINKLEY SARGENT WIGINTON ARCHITECTS

BILLING RATES 2019

<u>TITLE</u>	<u>RATE/hr.</u>
Senior Principal	270.00
Principal	210.00
Project Manager	200.00
Project Architect II	170.00
Senior Designer	150.00
Project Architect I	140.00
Staff Architect	130.00
Architectural Designer II	125.00
Architectural Designer I	95.00
Senior Interior Designer	130.00
Interior Designer	120.00
Construction Administrator	150.00
Senior Programmer	145.00
Strategic Planner	130.00
Senior Planner	120.00
Administration	80.00

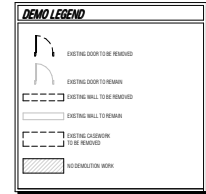
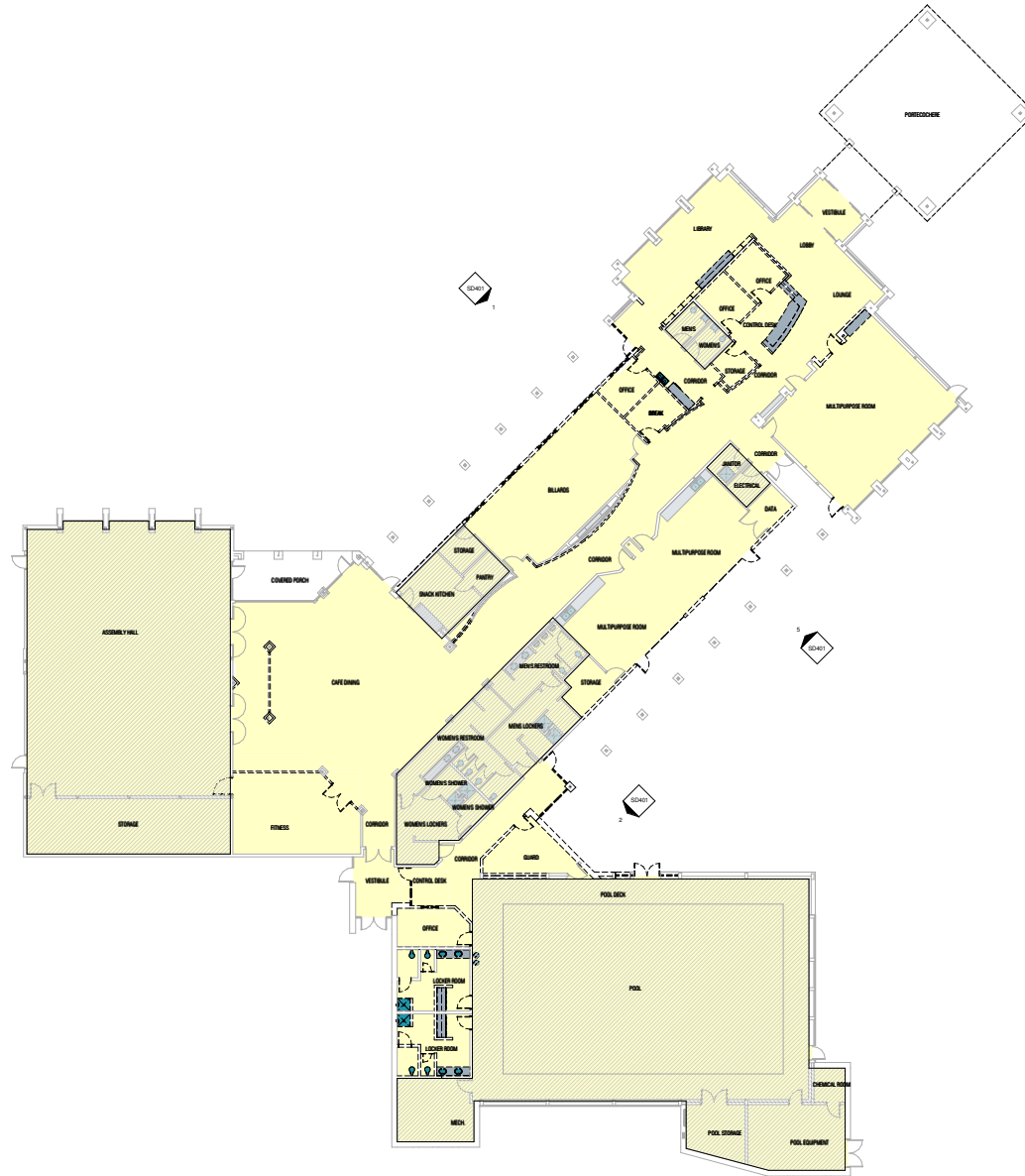
EXHIBIT G

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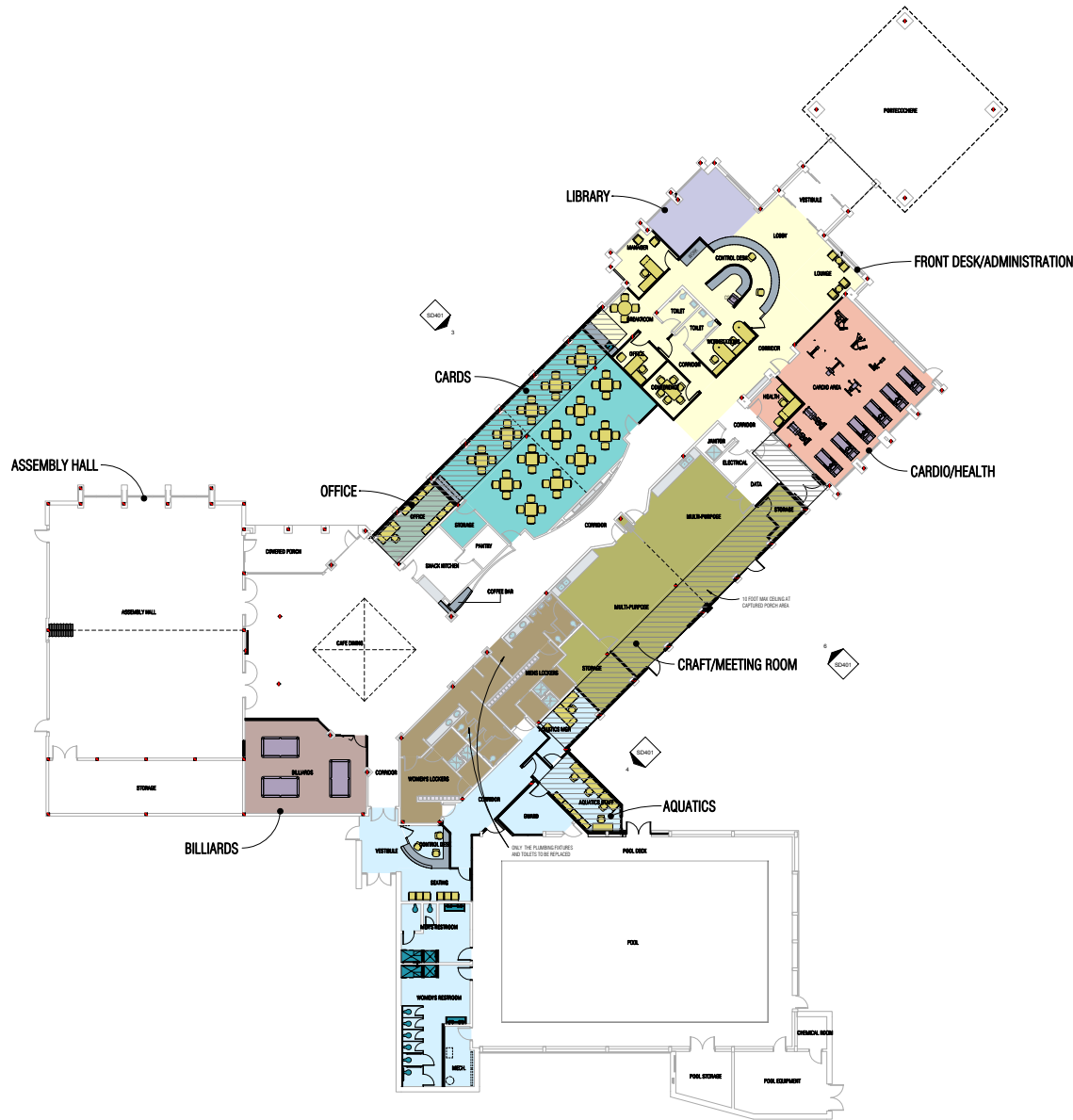
1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"
NORTH





LEVEL 1 - DEMOLITION FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 NORTH



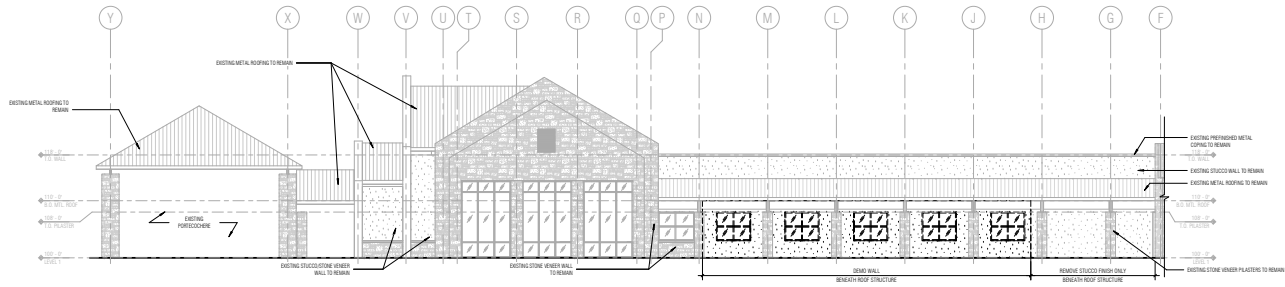


DEPARTMENT LEGEND	
	AQUATICS
	BILLIARDS
	CARDIO/HEALTH
	CARDS
	CRAFT/MEETING ROOM
	FRONT DESK/ADMINISTRATION
	LIBRARY
	LOCKER/RESTROOMS
	OFFICE

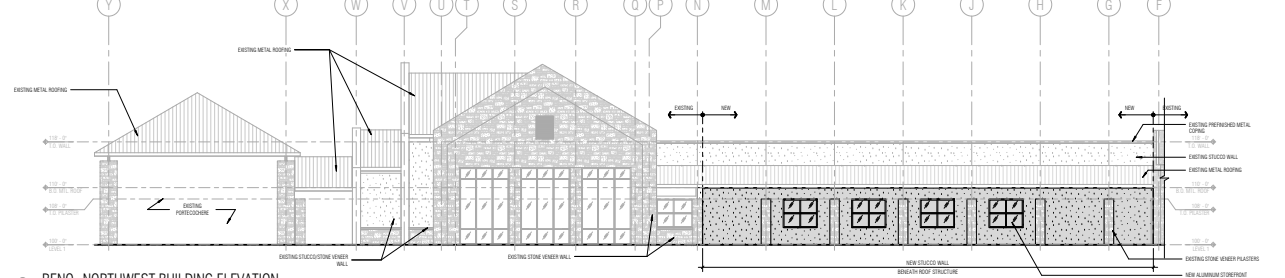
BUILDING SUMMARY:	
EXISTING BUILDING SQUARE FOOTAGE	= 22,680 SF
EXPANSION	= 1,827 SF
OVERALL BUILDING SQUARE FOOTAGE	= 24, 507 SF

LEVEL 1 - RENOVATION FLOOR PLAN
SCALE: 3/32" = 1'-0"
NORTH

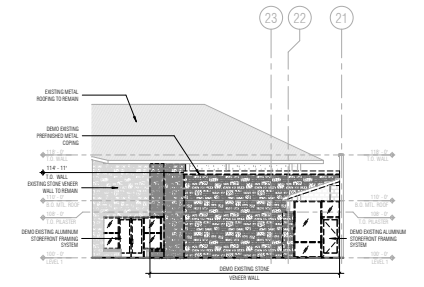




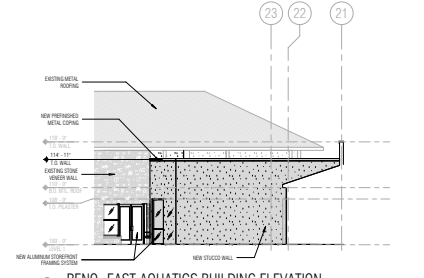
1 DEMO. NORTHWEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



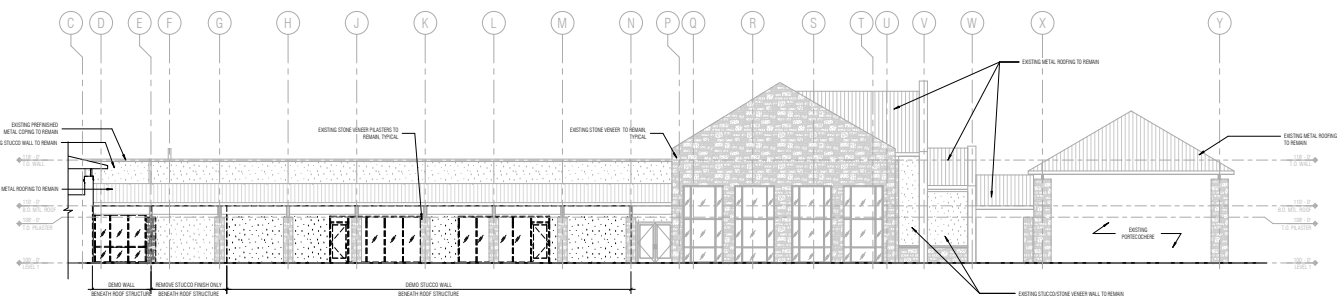
3 RENO. NORTHWEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



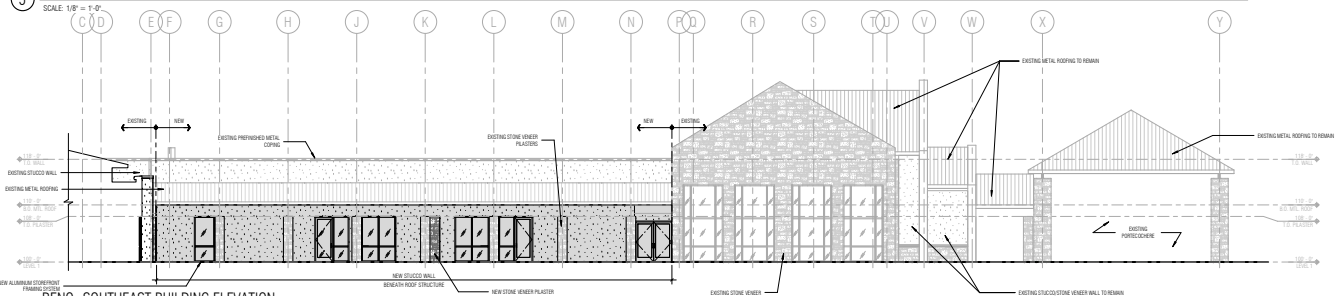
2 DEMO. EAST AQUATICS BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



4 RENO. EAST AQUATICS BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



5 DEMO. SOUTHEAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



6 RENO. SOUTHEAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



MCKINNEY SENIOR RECREATION CENTER RENOVATION

Project Number: 21809

Date: 07/17/2019

SD401 - BUILDING ELEVATIONS

BRINKLEY SARGENT WIGINTON ARCHITECTS