Tuesday, September 3, 2019

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 #11 for the City of McKinney

#### 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 #11, located in the Craig Ranch Development in McKinney, Texas. Construction Budget for this project is based on Fire Station #10 and is estimated to be approximately \$7,125,000.00. Basic services include the design, bidding/negotiations, and construction administration for the project. It is our understanding Fire Station #11 is to be three (3) bay, approximately 15,000 sf, and be similar to McKinney Fire Stations #9 & #10. The design will be updated to fit the new site layout and architectural features and materials. 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 2015 IBC Requirements.

Exclusions include, but are not limited to, commissioning per IECC, storm shelter peer reviews, structural suspended slab design, photometric compliance verification, platting, 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
Data/Voice/Security/AV
DCBA Landscape Architecture
Applied Tech Group LLC

**Specification Writer** Specification Services, Inc



1

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 Four Hundred Ninety-Eight Thousand Nine Hundred Ninety-Five and 00/100 Dollars (\$498,995.00)

Schematic Design Phase	25%
Design Development Phase	25%
Construction Document Phase	25%
Bidding & Negotiation	5%
Construction Administration	20%

## Additional Services *not included* in fee above:

Additional Service #1	\$29,050.00
D = ( = /\ / = ! = = /O = = ( / \ \ / D = = ! =	

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 2015 to meet ICC 500	

per IBC 2015 to meet ICC 500 requirements

Additional Service #4	\$10,000.00
Reimbursable Allowance	

Total Additional Services Fee \$67,600.00

### Our hourly billing rates are as follows:

\$ 125.00/hour
\$ 95.00/hour
\$ 65.00/hour
\$ 175.00/hour
\$ 175.00/hour
\$ 130.00/hour
\$ 90.00/hour
\$ 175.00/hour
\$ 120.00/hour
\$ 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 Exterior Rendering Schematic Design Drawings Design Development Drawings

Construction Documents **Project Manual** 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

