



EXHIBIT B: Scope for City of McKinney Roy and Helen Hall Public Library Renovation Implementation Phase

720 Design Inc. appreciates the opportunity to present this proposal for your consideration.

PROJECT GOALS AND OBJECTIVES:

The stated project goals and objectives for the 720 Design Inc. team to address include:

1. To implement the needs assessment / concept design master plan from February 2024.

DETAILED SCOPE OF SERVICES:

General Understanding:

Objective: Implementation of the needs assessment / concept design master plan that established the requirements, goals, and constraints for the modernization of the 33,670 SF Roy and Helen Hall Public Library project.

Construction Budget: The current construction budget includes \$9,100,000 for the modernization of 33,670 SF of existing library space.

Project Delivery Method: Construction Manager at Risk (CMAR). 720 design will participate in the selection of the CMAR.

LEED: This has been determined by the owner NOT to be a LEED project.

Presentations: The 720 design team will prepare and present the project to the Community and/or the Library Board up to four (4) times during the course of the project.

Design Phases:

Schematic Design – Continuing to work interactively with the City/Library, 720 design will provide the following:

- Site Plan/Floor Plan Options: Based on the approved Summary of Needs study, the 720 design will continue to develop conceptual options and meet with the city's team to present those alternatives. In a workshop setting, we will compare challenges and opportunities of each concept to enable you to make informed decisions about the concepts that will best serve the City of McKinney. At the completion of Schematic Design, the 720 design team will host a page turn meeting to review the submitted package.
- Collaborate with Downtown /re-Development at appropriate phases if required.
- 3D Options: The 720 design team will further refine the selected concept in plan and develop 3D options for review with the city's team.
- Furniture and Shelving Test Fit: The 720 design team will refine the floor plan by providing FFE layouts in more detail for review and approval.
- Schematic Design Package:
 - Site Plan in color
 - Floor Plans in color with furniture and equipment layouts

- 3D Revit Model showing interior and exterior modifications with 4 views of the building
- Exterior Elevations
- Preliminary Finish Schedule
- Basis of Design Narrative for Structural, MEP, IT, AV, and Security systems
- Specification Table of Contents
- Cost Estimate by CMAR
- Updated Furniture Budget
- Design Development – The 720 design team will prepare Design Development Documents for the City’s approval to illustrate more detailed development of the approved Schematic Design in order to establish and describe the size, scope, character, material description, systems, and other features. This phase will include the integration of various MEP, Structural, Civil, IT, AV, and Security systems as required. Meetings will occur bi-weekly to facilitate project development and adherence to the schedule. At the completion of Design Development, the 720 design team will host a page turn virtual meeting to review the submitted package.
- Design Development Package:
 - Site Plan
 - Floor Plans
 - RCP’s
 - Building sections
 - Finish Schedules and binders
 - Diagrammatic layouts of the building systems
 - Draft Specifications
 - Preliminary Civil and Structural, MEP, and IT, AV, and Security drawings
 - Cost Estimate by CMAR
 - Updated Furniture Budget
- Construction Documents: The 720 design team will prepare detailed construction documents, including drawings and specifications to be used for bidding and construction. The architect, in collaboration with the City’s team, will select all finishes, patterns and colors, and prepare a presentation for approval by the City. Interim submittals will occur at 50% and 90% completion. At these intervals, the 720 design team will host a page turn virtual meeting to review the submitted package. Meetings will occur every two weeks to facilitate project development and adherence to the schedule.
- Bidding and Contract Award: In this phase, the 720 design team will work with the CMAR to respond to questions during bidding, issue addenda if required, and review construction bids to establish the GMP.
- Construction Administration: The 720 design team will provide general administration of the Contract for Construction Manager including:
 - Review Submittals
 - Review and respond to Requests for Information
 - Review and process Potential Change Orders
 - Review and process monthly Applications for Payment
 - Make periodic visits during construction to observe the progress, craftsmanship, and quality of materials.

- At approximately 11 months after Substantial Completion, the 720 design will provide a “project walk through” with the City and CMAR to identify any warranty related items to be addressed.
- The Architect shall provide Construction Phase Services exceeding the limits set forth below as additional services:
 - Provide attendance at bi-weekly Progress Meetings for estimated 12 months of construction
 - Review Submittals (up to two reviews of each shop drawing, product data items, sample, and similar submittals of the contractor)
 - Up to two observations for any portion of the work to determine whether such portion of the work is substantially complete in accordance with the Contract Documents
 - One observation for any portion of the work to determine Final Completion
 - Up to sixty days after the Substantial Completion of the Work or the originally scheduled date of Substantial Completion, whichever is earlier.
- Building Information Modeling: The building will be designed using BIM software to Level 300 Development. BIM shall be limited to overall building massing indicative of area, height, orientation, and materials modeled in 3D or represented by other data and its use is restricted to the architect and its consultants for the sole purposes of internal coordination and conceptual presentation to the owner. No other party may rely on the accuracy of the 3D model for purposes beyond conceptual representation unless otherwise agreed in writing, any use of, or reliance on the model is at the receiving party’s sole risk.
- Record Drawings: To be provided by GC/CMAR with review by 720 design.
 - If required by City, record drawings can be produced by Architect as a Supplemental Service.
- FFE design and Procurement Assistance: The 720 design team will provide the following services for the design and procurement of the furniture and shelving:
 - Refine selected furniture layout
 - As needed, assist the City in coordinating with mover for budget, timing, and storage
 - Provide chair and fabric samples for owner selection
 - Set up furniture showroom tours for office/workroom furniture specific to library functionality
 - Provide furniture and equipment specification and schedules for bidding and/or state contract purchasing
 - Power/data/technology coordination
 - Provide drawings and specifications for custom end panels and service desks
 - Provide bid documents, answer questions, and review bid/contract proposals
 - Review shop drawings and answer questions during CA
 - Provide thematic design for teen and/or children’s area’s
 - Coordinate installation schedule of furniture with contractor and vendors
 - Participate in (2) punch lists for FFE
- FFE Deliverables:
 - Furniture Floor Plans
 - Specification binder
 - Binder with fabric and finish selections
 - Cost estimates by area, schedule, manufacturer

- Bid documents and/or proposals
- Thematics, Signage and Graphics: The 720 design team will provide design services to produce custom thematic design elements, and themed signage and graphics for the project. Deliverables will include plans, schedules, elevations and power/data requirements as required.
- Civil Engineering: Please reference the RLG Engineering Civil proposal.
- Structural Engineering: Please reference the RLG Engineering Structural proposal.
- MEP Engineering: Please reference the Reed Wells Benson MEP proposal.
- AV/Technology Consulting: Please reference the NV5 AV/Technology/Acoustical proposal.
- Commissioning: Please reference the Reed Wells Benson MEP proposal for this optional proposal.
- Excluded Services (please reference attached consultant proposals for additional information):
 - LEED Certification
 - Items specifically exempted in consultant proposals:
 - NV5:
 - Related to our Audiovisual Systems scope of work: Paging, Sound Masking, IPTV/TV head-end, Audio Video
 - Content Development, AR/VR/XR Production and Playback Systems, Audiovisual Control System Software Development
 - Our Acoustic service assumes detailed analysis of structural vibration will not be required. This Specialty
 - Vibration service is excluded but offered as an optional service for the following situations: buildings with highly sensitive applications and equipment (such as an Imaging Facilities, Operating Rooms, Research Labs), unusual structural conditions, problematic adjacencies such as parking garages, fitness facilities, and so on.
 - Related to our Acoustics scope of work: 3D Acoustical Modeling, Specialty Vibration Control, Structural and
 - Ground-Borne Vibration Reduction, Environmental Noise Control, Noise Ordinance Compliance, Construction
 - Noise Control, Electronic Variable Acoustic Systems, product specifications
 - Related to our IT/Structured Cabling scope of work: Telecom Outside Plant, Wireless Network Heat Maps,
 - Voice/Data System electronics, Telephone Systems, Property/Premise Management Systems (PMS), Point-of-Sale
 - Systems (POS), Data Center design, Public Safety Distributed Antenna System (DAS), Cellular
 - Distributed Antenna System (DAS), building-wide Li-Fi systems, building-wide PoE Lighting Systems,
 - Telecommunications Transition plan, Master Clocks/Bell Systems, IPTV/TV head-end, Specialty Networks not
 - on the Building LAN



- Related to our Electronic Security Systems scope of work: Dedicated/Staffed Security Monitoring Center or Room, Doors/Door Hardware, Area of Refuge, Emergency Two-Way Communications, Gunshot Detection System
- Library-specific technologies such as Automatic Retrieval/Automatic Storage systems, RFID book/asset “checkout” systems, digitization stations, specialized databases, library administrative software, drive through window notification and material handling systems and so on.
- Related systems and elements: Public Safety Distributed Antenna Systems, Cellular Distributed Antenna Systems, Specialty Lighting, Architectural Lighting, Dimming, Window Treatments, Emergency Notification,
- Emergency Two-Way Communications, Fire Alarm, Life Safety systems, Intelligent Building / IoT systems
- General: Selecting enterprise platforms/services/software, Technical Millwork construction details, creation of full “cut-sheet” packages, processing of vendor payment applications, cable ID/labeling on drawings, record drawings or as-built drawings, code compliance, demolition plans, swing space, pilot test spaces, tours of off-site facilities, PE/AIA stamping, LEED certification information, post-occupancy services
- RWB :
 - Testing, Adjusting, and Balancing (TAB) and Commissioning of the air conditioning or electrical systems. This is to be in a separate contract between the Owner and a Test and Balance, or Commissioning, Firm, or is to be paid through a Contract Allowance. However, our services do include TAB provisions in our Systems design, preparation of TAB Specifications, Construction Administration related to TAB work, and review and comments prepared based on the submitted TAB punch lists and report.
 - Civil Engineering Services related to on or off-site utility connections beyond that as stated herein and overall on-site storm drainage analysis. A Civil Engineer will be responsible for all site grading and on-site surface storm water drainage systems.
 - Detailed Studies or analysis beyond the normal design of the MEP Systems.
 - Specialty Lighting Systems Design.
 - Acoustical or Audio-Visual Systems Design Services (included in NV5's scope)
 - Technology, Voice, and Data Systems Design (included in NV5's scope)
 - Security, Closed-Circuit Television, Cable, and Access Systems Design (included in NV5's scope)
 - Detailed Cost Estimates.

- Preparation of “As-Built” Drawings at the end of construction, except as an Additional Service.
- Leadership in Energy and Environmental Design (LEED) design related work, except as an Additional Service.
 - Environmental Assessment
 - Traffic Impact Studies
 - Geotechnical Investigation
 - Materials Testing
 - As-built drawings
- Project Contingency: The Owner and the Architect agree that this is a one-of-a-kind renovation Project that constitutes a number of unique and potentially unforeseen variables including but not Limited to the site and setting, local environment, the context of the existing building, program, budget, stakeholders involved, the set of consultants and team assembled, the Contractor, jurisdiction, timeframe, etc. Increased costs and changes may be required because of possible omissions, ambiguities, or inconsistencies in the drawings and specifications prepared by the Architect; therefore, the final design and construction costs of the project may exceed the estimated or bid cost.
- Statement of Jurisdiction: In accordance with requirements of the Texas Board of Architectural Examiners (TBAE), the Architect makes the following Statement of Jurisdiction: “The TBAE has jurisdiction over complaints regarding the professional practices of persons registered as architects in Texas”. The Board may be contacted as follows: 1) By mail: Texas Board of Architectural Examiners, P.O. Box 12337 Austin, TX 78711-2337; 2) In person: 333 Guadalupe, Suite 2-350 Austin, TX 78701-3942; 3) By telephone: 512/305-9000; 4) By fax: 512/305-8900; or 5) Via website: www.tbae.state.tx.us.

COMPENSATION:

BASIC SERVICES						
ROY AND HELEN HALL PUBLIC LIBRARY	Schematic Design	Design Development	Construction Documents	Bidding	Construction Administration	
						Total
A/I 720 design inc.	\$141,050	\$119,893	\$275,048	\$21,158	\$148,103	\$705,250
Project Management & Expenses	\$9,080	\$9,074	\$12,638	\$8,426	\$9,322	\$48,540
Renderings	\$4,000	\$8,000	\$8,000	\$0	\$0	\$20,000
Furniture, Fixtures, Equipment	\$2,858	\$2,858	\$8,573	\$8,573	\$5,715	\$28,575
Sign Package			\$1,400	\$600		\$2,000
	20%	17%	39%	3%	21%	
Structural	\$3,100	\$2,635	\$6,045	\$465	\$3,255	\$15,500
MEP	\$19,600	\$19,600	\$19,600	\$19,600	\$19,600	\$98,000
ADA/TAS		\$450	\$1,450	\$1,000	\$450	\$3,350
Civil Allowance	\$0	\$0	\$4,500	\$0	\$0	\$4,500
Audiovisual Systems	\$5,900	\$18,700	\$14,800	\$2,000	\$5,500	\$46,900
Structured Cabling Systems	\$3,500	\$10,200	\$10,500	\$1,175	\$3,200	\$28,575
Electronic Security Systems	\$2,500	\$7,650	\$8,700	\$1,000	\$2,900	\$22,750
Acoustics	\$1,950	\$5,000	\$6,700	\$650	\$1,300	\$15,600
TOTAL FEE BY PHASE	\$193,538	\$204,059	\$377,953	\$64,646	\$199,345	\$1,039,540

OPTIONAL SERVICES						
ROY AND HELEN HALL PUBLIC LIBRARY	Schematic Design	Design Development	Construction Documents	Bidding	Construction Administration	
						Total
	20%	17%	39%	3%	21%	
Structural for Planetarium	\$1,000	\$850	\$1,950	\$150	\$1,050	\$5,000
Thematic Design (estimated)	\$5,000	\$5,000	\$5,000		\$5,000	\$20,000
Record Drawings					\$32,000	\$32,000
Downtown Re-development Coordination					\$6,400	\$6,400
TOTAL FEE BY PHASE	\$6,000	\$5,850	\$6,950	\$150	\$44,450	\$63,400



KEY PERSONNEL:

Maureen Arndt, 720 design, shall serve as Principal-in-Charge and Library Subject Matter Expert, providing project program validation and library expertise.

Mia Ovcina, 720 design, shall serve as Senior Project Manager, providing day-to-day client contact and project management.

Michelle Hayes, 720 design, shall serve as Project Leader.

Susannah Hills, 720 design, shall serve as FFE Senior Project Manager.

Aaron Morken, RWB, will serve as MEP engineer on the project.

Dustin Swart, RLG Engineering, will serve as structural engineer on the project.

Phillip Brugger, RLG Engineering, will serve as civil engineer on the project.

Mary Cook, NV5, will serve as Technology Consultant.

Jeffery L. Kelley, Johnson Kelley Associates, will serve as ADA consultant.

720 DESIGN HOURLY RATEWS:

Employee or Category	Rate (\$0.00)
Principal	\$240
Project Manager	\$200
Project Architect	\$190
Interior Project Manager	\$200
Interior Project Coordinator	\$180

Reference consultant contracts for hourly rates.

CHANGE OF SERVICE: Services that are required of 720 Design Inc. that are not defined in the scope of work above shall be considered a change of service. Prior approval from the Owner will be received before any additional services are executed.