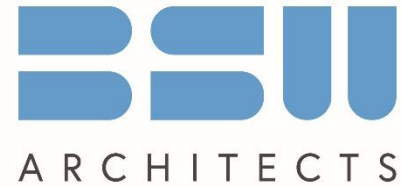


March 12, 2025

Patricia Jackson
Facilities Construction Manager
1550 S. College Street, Building A
McKinney, TX 75069



RE: Apex Center elevator addition

Ms. Jackson,

We are pleased to submit this Consulting Services Agreement for the above project. Our approach is to provide services on a combination of fixed fee (design) and hourly basis (construction administration).

Project Description:

- A. **Design Scope of Work** – Design of a new service elevator on the north side of the building, based on a traction elevator selection selected by the city and manufactured and installed by Otis Elevator Company. Elevator will have 3 stops, one at each level of the existing building. Refer to attached Figure 1 for plan concept
 - 1) **BSW**: Architectural & interior design and coordination to integrate the new elevator with existing building envelope. Elevator specifications and shop drawings shall be provided by Otis in order to design the shaft.
 - 2) **Structural Design**: Engineering design and documentation for foundation and framing for new elevator shaft and coordination of addition with existing structure. Assumes use of original project soils report recommendations.
 - 3) **MEP Engineering**: Mechanical, electrical and plumbing engineering design and documentation for accommodating new elevator addition.
- B. **Construction Administration (“CA”)**:
 - 1) Provide standard CA services on an as-needed basis. This would include review of submittals, RFIs & pay applications. May also include issuing of any necessary revisions and creation of a punch list.

Assumptions:

- 1.) Bidding is assumed to be by City through job order delivery method. BSW assistance during bidding phase includes issuing addenda, responding to bidder RFIs, and in evaluating bids.
- 2.) Construction will be let through standard City or AIA contracting terms and General Conditions.
- 3.) Accessibility plan review and inspection will be performed by City vendor.
- 4.) Fire alarm and protection design will be via performance specification.

Exclusions:

- 1.) Detailed estimating services.
- 2.) Commissioning services.
- 3.) As-built record documents (available as additional services).
- 4.) Payment of permitting fees.

Schedule:

- A. BSW shall develop a schedule in concert with City, Otis, and prospective contractor as feasible for all parties and any constraints presented by ongoing operations at site.

www.BSW-Architects.com

Waco
900 Washington Ave, Suite 502
Waco, Texas 76701
T254.722.5988

Dallas
4851 LBJ Freeway, Suite 800
Dallas, Texas 75244
T972.960.9700

Austin
1005 E. Saint Elmo Road, Bldg 8
Austin, Texas 78745
T512.610.4700

Compensation:

A. Design: Lump sum fixed fee invoiced monthly based on percent of completion.

1) Startup fee	\$3,000
2) Architectural design fees	\$86,400
3) Structural engineering	\$35,000
4) MEP engineering	\$13,000
5) *Reimbursable allowance (estimated)	\$3,000
Total Fees & Reimbursable Costs	\$140,400

*Reimbursable expenses will be billed at cost.

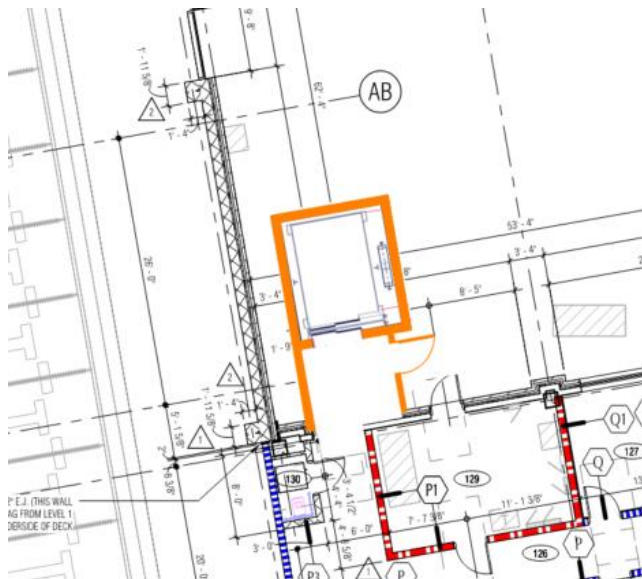
B. Construction Administration: All services per client request and shall be hourly not to exceed \$40,000. Refer to attached rate chart exhibits.

We look forward to working with you on this project!

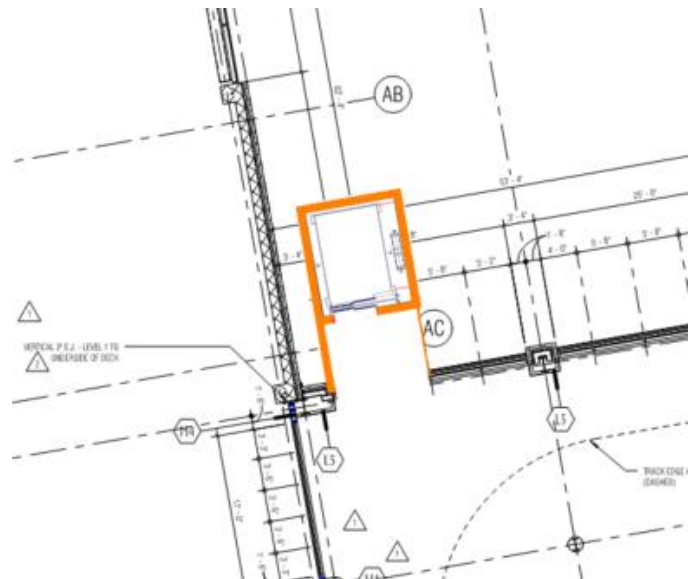
Stephen Springs, AIA

Senior Principal

Figure 1 - CONCEPT PLANS



Level 1



Level 2 (Level 3 is similar)

BRINKLEY SARGENT WIGINTON ARCHITECTS

**BILLING RATES
2024**

<u>TITLE</u>	<u>RATE/hr.</u>
Senior Principal	280.00
Principal	250.00
Senior Programmer	250.00
Project Manager	225.00
Senior Strategic Planner	240.00
Strategic Planner	185.00
Senior Project Designer	240.00
Project Designer	220.00
Senior Project Architect	205.00
Project Architect	165.00
Architectural Designer II	140.00
Architectural Designer I	120.00
Sr. Construction Administrator	230.00
Construction Administrator	185.00
Senior Interior Designer	190.00
Interior Designer	165.00
Administration	95.00

Billing Rates are reviewed by Architects yearly. Rates are subject to adjustment August of each year