

May 27, 2025

Ms. Patricia Jackson PE

City of McKinney
3501 N. Central Expressway
McKinney, Texas 75071

Re: Architectural and Engineering Services for the Interior Renovation of the Existing Public Safety Building for the McKinney Police Department Expansion – 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.

Scope of Services:

Scope includes the development of design development and construction documents based on the conceptual masterplan/pricing scope plans completed by conduit architecture+design dated March 19, 2025. Scope includes creating design development and construction documents, assisting the CMAR with bidding, and provide construction administration. Construction administration will include periodic OAC site meetings, review of submittals, RFI responses, and review of applications for payment.

The construction documents will be for the entire master plan design and the project may be phased. The first phase budget is understood to be \$10 million with construction scheduled to start the end of 2025 when a portion of the public safety building will be vacated by fire administration.

The construction documents and initial phase construction administration are included in scope. Additional phases will require a new agreement for the construction administration for each additional phase and updating any construction documents for new code requirements, etc. if needed.

Basic Services

Architectural and MEP engineering design, construction documents and construction administration are included in scope.

Included Supplemental Services

Technology (security, voice, data, audio/visual) design construction documents and construction administration are included in scope.

As-designed record drawings are included in scope.

A reimbursable allowance for typical project reimbursables (TDLR fees, mileage, prints, etc) has been included in project fee. Reimbursables will be provided with a 1.0 markup as requested by owner for prints, copies, scans, etc.

Meetings and Site Visits

Scope assumes a six (6) month design scheduled and up to twelve (12) bi-weekly design meetings

Construction administration assumes a 9-month construction schedule and includes up to eighteen (18) construction OAC meetings with architect, up to four (4) OAC meetings with MEP engineer, up to two (2) OAC meeting with technology engineer, two (2) punch list walks with architect, one (1) by MEP Engineer, and one (1) by technology engineer.

Exclusions

Exclusions include, but are not limited to, civil engineering / site design, structural engineering, ICC 500 Storm Shelter Design, exterior enhancements, schematic design, asbestos testing, interior designer / FF&E, photorealistic renderings, commissioning, 3rd party energy inspections per IECC, Procore or project management software fees, construction materials testing and special inspections, detailed cost estimating, TDLR TAS submittal and fee, TAS plan review and inspection fees, and dispatch system design. These exclusions can be provided as additional services.

We propose the following design team for this project:

Architect	conduit architecture+design
MEP Engineer	Telios
Technology	Telios

Deliverables:

Design Development Drawings
Construction Documents
Project Manual
ComCheck Reports

Fee:

conduit architecture + design will provide Architectural Services for a lump sum fee as broken down below:

Design Development Phase	\$ 194,000.00
Construction Documents Phase	\$ 194,000.00
Bidding and Negotiations Phase	\$ 12,000.00
Construction Administration Phase	\$ 80,000.00
As-Designed Record Drawings	\$ 12,000.00

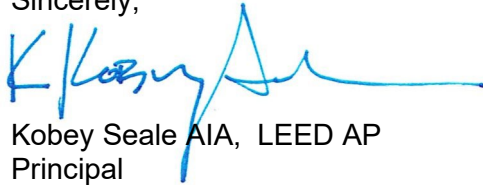
<u>Reimbursable Allowance</u>	<u>\$ 4,000.00</u>
Total Fee	\$496,000.00

Our hourly billing rates are as follows:

Principal Architect	\$ 195.00/hour
Architect	\$ 175.00/hour
Project Manager	\$ 150.00/hour
Designer	\$ 125.00/hour
Administrative	\$ 95.00/hour
MEP Engineer	\$ 210.00/hour
MEP Project Manager	\$275.00/hour
MEP Associate	\$290.00/hour

Thank you again for the opportunity to submit this letter of understanding. If you are in agreement with our outlined proposal, please sign and return. 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

Accepted:

Signature

The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as architects in Texas.
Hobby Building : 333 Guadalupe, Suite 2-350, Austin, Texas 78701 : Telephone 512.305.9000