

March 5, 2020

EXHIBIT A

Dennis Brown
Town of Apex
105 Upchurch St.
Apex, NC
27502

Re: Apex Fire Station No. 6

Dennis

We appreciate the opportunity to submit this fee proposal for the Town of Apex Fire Station No. 6.

A. Project Description

This project includes a new fire station building and associated site design. The station will include a secondary area for use by the Town of Apex Police Department. The facility needs of the Fire Department and Police Department are greater than the program met by this station but the most immediate needs will be met in this facility.

B. Base Scope of Services The following services are Base Scope of services, unless otherwise noted.

1. Programming services with Fire Department and Police Department to finalize the specific space needs of this facility.
2. Preparation of Schematic Design documents.
3. Preparation of Design Development documents.
4. Preparation and submission of Construction Documents for permitting and construction purposes.
5. Site investigation as required.
6. Assistance with bidding and negotiations
7. Construction administration activities.
8. Closeout activities
9. All required consulting disciplines including plumbing, mechanical, electrical, fire alarm, fire suppression (prescriptive only) and special system engineering design. Special systems include CCTV, access security and limited A/V.
10. All meetings, communication and coordination with the Owner as required to perform the work.
11. Coordination with Owner's third party testing and commissioning agents.

Additional Scope of Services

1. Public roadway improvements to Wimberly Road.
2. Annexation Petition
3. Rezoning Petition

C. Project Criteria The following services are Base Scope of services, unless otherwise noted.

1. The station will house a single company with two-apparatus bays.
2. The station will be designed as a single building housing both the fire and police components.
3. The building will include a small Police Department component that includes a separate entrance lobby and several rooms.

4. The station will be 9,000-10,000 SF gross.
5. The sleeping area will accommodate four personnel.
6. The station design will be configured in a way that can be readily expansion without substantial rework.
7. The station design should be inviting and healthy for users and occupants. Personnel health and well-being is paramount.
8. The public interface aspect of the station will be carefully considered. The needs of the Police Department and Fire Department may or may not have the same goals.
9. Audio/Visual design is limited to design of typical fire stations with TV locations per Owner direction and alert radio/speaker system per Fire Department standards.
10. You have not stated the total project budget. The Town CIP indicates the project budget is \$6,000,000. We estimate the construction cost to be 4.25 to 4.75 million dollars exclusive of secondary work such as off-site improvement, roadway widening, P.V. installations, etc. Soft costs and owners' costs are also above and beyond this amount.
11. You have stated the station should be "solar ready". We understand this to mean the building will have adequate infrastructure in place to readily accept future installation of roof-mounted solar panels.
12. Apex will allow the Designer of Record to utilize the federal tax credit 179D by signing the appropriate standard waiver as delivered by the designer.

D. Deliverables The following deliverables are included in our proposal and are considered part of our Base Scope of services.

1. Programming document
2. All documents for the bid and construction of the Work
3. Phase submittal documents for review as required. (Programming, Schematic Design, Design Development, Construction Documents, Site Plan)
4. Furniture and equipment layout
5. Meeting minutes and other routine project communication
6. One graphic renderings of front elevation of building
7. Opinions of Probable Cost for each document phase submission
8. All required documents during Construction Administration phase
9. Record documents based on the "as-built" documents as submitted by the contractor
10. Report of 11-month warranty walkthrough
11. Documents required for the rezoning, annexation and road way widening

E. Exclusions The following services are NOT included in the Base Scope of Services. If requested we can provide some of these services and add to our agreement via amendment.

1. Construction Materials testing
2. Geotechnical investigations
3. Commissioning specifications
4. Special Inspections. If requested we will forward a separate proposal for those services.
5. Pond or dam assessment or modification design.
6. Environmental Impact Statements
7. Flood Studies
8. Building automation
9. Emergency communications design
10. Fire flow testing
11. Land surveys (By Owner)
12. Tree surveys or studies
13. Wetlands and Stream Buffer Delineation; wetlands remediation design
14. Wetlands Permitting; Stream Crossing permitting

15. Surveying/Easement Mapping & Exhibits
16. Rezoning/Variance Applications
17. Off-site roadway improvements
18. Off-site utility improvements including storm water management
19. Irrigation design
20. LEED or other "green initiative" design or Project Registration

F. Schedule You have not relayed a project schedule other than the project should proceed as quickly as possible. You did state the construction funds would be available for the 2021 which should coincide well with the completion and approval of our documents. We will complete the documents and have them submitted for approval in this calendar year. We will prepare a defined project schedule in the near future.

G. Design Services Fee

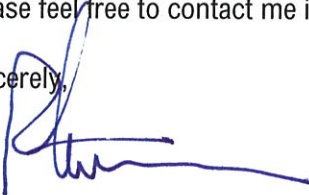
I propose to perform the base scope of services for a lump sum fee of **\$450,000** (four hundred fifty thousand dollars)

I propose to perform the Additional Services as follows.

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|--------------------------------|----------|
| 1. Public roadway improvements | \$21,000 |
| 2. Annexation Petition | \$7,800 |
| 3. Rezoning | \$25,500 |

Please feel free to contact me if you have any questions or require additional information.

Sincerely,



Robert Stevenson, AIA – Principal
Davis Kane, Architects, P.A.

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Attachments; none

END OF PROPOSAL