



December 16, 2024

Cynthia Northrop,
City Manager
105 North Rose Avenue
Breckenridge, TX 76424

Ms. Northrop,

We are pleased to provide this proposal to provide a building feasibility study and associated report services for the existing 1922 Fire Station Building located at 102 West Elm as well as review of a proposed new Fire Station Building drawings. Gary Baker & Associates, LLC (GBA) will meet with you, the Fire Department to discuss the needs of the City and the Fire Dept, evaluate the existing 1922 Municipal Building and the proposed new Fire Station Building design, prepare a report to include Building Code compliance, Texas Accessibility Standards (TAS) compliance, conceptual design based upon your needs and a detailed budgetary price for any renovations and the new building.

It is our understanding that your Scope of Work (SOW) may include areas for the Fire Dept that include Living Quarters, Offices, Training Space, Command Room, Kitchen with Dining, Laundry Room, Exercise Room and Conference Room as well as possible Storage for various City Departments. This SOW will be used in the budgetary costs for both buildings.

This proposal is valid for work as determined by the City of Breckenridge, Texas (City) and the Fire Department for evaluation, consideration, and budget costs. The proposal will incorporate those scope elements and may be modified contingent on our meeting to discuss the Feasibility Study.

GBA will prepare all required documents for the above stated items for the **Not To Exceed Amount of:**

Twelve Thousand and no/100 dollars. (\$12,000.00)

Building feasibility study and associated report activities and any other activities which are determined to be additional services shall be negotiated for a set fee prior to work being performed or compensated at the following hourly rates:

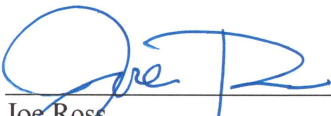
Sr. Architect / Consulting Engineer	\$185.00/hr
Jr. Architect / Project Manager	\$125.00/hr
Associate / Lead Designer	\$100.00/hr
Interior Designer	\$100.00/hr
Designer Level 1	\$70.00/hr
CAD Operator Level 1	\$70.00/hr
CAD Operator Level 2	\$80.00/hr
Plan Reviewer / Inspector	\$75.00/hr
Administrative (Accounting)	\$65.00/hr
Typist	\$50.00/hr

The Building Feasibility Study and associated report fees will be billed at the conclusion of the report. If the City decides to renovate the existing Fire Station or hires GBA to perform design services for a new Fire Station based upon our report, GBA will credit back to the City the full Feasibility Study fee.

By signing this proposal, it will constitute a Letter of Commitment to utilize Gary Baker & Associates, LLC for both building feasibility study, associated report and the City agrees to the cost stated above, GBA will start the review process within 5 days after receiving your written approval.

If the City decides to move forward with this project, and as a cost savings to the City, GBA would like to propose a Design Build option by utilizing Gry Baker Construction (GBC) as the General Contractor.

Respectfully,



Joe Ross

Architect

GARY BAKER & ASSOCIATES, LLC

Cynthia Northrop City Manager
City of Breckenridge, Texas