



FROM THE OFFICE OF GREGG SIMS, ARCHITECT

April 1, 2025

To: Todd Pangle, Assistant City Administrator
City of Dalton
P.O. Box 1205
Dalton, GA 30722-1205

Project: 210 North Pentz Street/Historic Dalton Firehouse Building Assessment

Gregg Sims, Architect, in partnership with March Adams & Associates Consultant Engineers, is pleased to submit a proposal for comprehensive Architectural, Structural, Mechanical, Electrical and Plumbing assessments for the existing 6,000 SF two-story building and its attached concrete structure located at 210 North Pentz Street in Dalton, Georgia.

Scope of Services:

- Provide as-built floor plans and elevations in both CAD and PDF formats
- Site visits conducted by licensed Architect and Engineers
- Structural assessment review and report
- Mechanical assessment review and report
- Electrical assessment review and report
- Plumbing review and report
- Architectural assessment review and report including:
 - > Roof, flashing and coping
 - > Exterior brick
 - > Exterior canopies
 - > Exterior windows and doors
 - > Exterior stairs and railing
 - > Interior ceilings, walls, flooring, doors
 - > Interior stairs
 - > Restrooms
 - > Life safety compliance review
 - > ADA compliance review

Timing:

Upon acceptance of this proposal, as-built floor plans and elevations will be completed in approximately four (4) weeks. Once the drawings are available to the Architect and Engineers, the team will conduct onsite building inspections. The assessment report will be provided within four (4) weeks following the site inspections.

Exclusions/Clarifications:

1. Civil assessment is not included.
2. Architectural and Engineering observations along with general recommendations will be included. Any additional design, repair and/or specification documentation needed to address reported conditions are not included.
3. Structural calculations will not be performed to determine if the structural capacity of floors, roofs, or lateral load of the existing building meets current code requirements.
4. Cost to reveal items that cannot be otherwise be seen. Areas that are not accessible will not be commented on.

Fee:

Based on the scope of services outlined above, Gregg Sims, Architect proposes a lump sum fee of Twenty-Three Thousand Five Hundred-Fifty Dollars (\$23,550).

An invoice for 100% of the fee shall be submitted upon delivery of the assessment.

Additional services, if required, shall be provided at the following rates:

Principal Architect/Engineer:	\$160.00 per hour
Project Manager/Engineer:	\$150.00 per hour
Senior Engineer:	\$135.00 per hour
Fire Protection Engineer:	\$135.00 per hour
Staff Engineer:	\$120.00 per hour
Project Manager/Architect:	\$105.00 per hour
Senior Designer/Engineer:	\$ 90.00 per hour
Staff Designer/Engineer:	\$ 75.00 per hour
Clerical Architect/Engineer:	\$ 60.00 per hour

Reimbursables:

Reimbursable expenses for document reproduction, postage, and Engineers' travel, meals and mileage will be charged at cost plus 15%.

Limit of Liability:

The Architect and Engineers, along with their agents or employees, shall not be held jointly, severally, or individually liable to the Owner for any amount exceeding the compensation stipulated in this agreement by reason of any act or omission, including breach of contract or negligence not amounting to willful or intentional wrongdoing.

Approval:



Gregg Sims, Architect

Annalee Harlan Sams, Mayor

April 1, 2025

Date

Date