



October 3, 2024

**Re: A/E Design Services Proposal
Garden City Police Department – Remodel and Addition
2719 7th Ave.
Garden City, CO 80631**

Dear Mr. Ken Amick:

Thank you for considering Hauser Architects, P.C. with regard to the Garden City Police Department Remodel and Addition project. This letter is to provide a scope of architectural, civil, landscape, structural, mechanical, electrical, plumbing and solar design services for your remodel and addition. Approximate area of the proposed remodel and addition is 7,175 SF

Scope of Work:

The project will be based off of the remodel architectural plans dated March 3, 2024. This was part of the preliminary design for the grant submittal. Included will be the remodel of existing office (1188 SF), exiting sally port (2227 SF) and addition (3711 SF). This will create a new 7,175 SF police department.

General Architectural, Civil, Landscape, Mechanical, Plumbing, Electrical and Interior Design Scope:

- Design coordination meetings
- Revised floor plan, as necessary
- New HVAC on new roof
- Demo Plan (and optional demo permit submittal)
- Coordinate new and existing dental equipment with dental supplier
- New Casework Elevations and Details
- Code analysis for remodeled and expansion areas
- Structural Design
- Door and Room Finish Schedules (Interior Designer service is included)
- HVAC system modifications to accommodate the new layout
- Upgrade their electrical service to a 400A (Verify)
- Transfer switch that they could connect to a mobile generator
- New power distribution to the remodeled areas
- New lighting system for the remodeled and addition areas.
- Solar Design
- Civil, Structural, Geotechnical, and Landscape – Refer to AgPro Scope of Services - Attached
- Notes and details necessary for construction and building permit submittal
- Coordinate and prepare architectural, structural and MEP for construction and building permit submittal.
- Prepare building permit submittal forms. Submit plans to Garden City for building permit review. Respond to comments as necessary.

Design Fees Attached

The fees are based on the provided documentation to date. Significant changes to the design scope and design process will require additional fees. Reimbursable expenses are in addition to the above fees and include the cost of document reproduction, postage, courier services, mileage or other incidental expenses. Reimbursable expenses are billed at the direct cost to the architect, without a multiplier, and are estimated not to exceed five hundred dollars (\$500).

Please feel free to contact me if you have any questions or need further information with regard to this proposal. We appreciate the opportunity to offer a proposal for these services and look forward to working with you.

Sincerely,

BJ DeForge – Project Manager

Hauser Architects, P.C. ♦ 970.669.8220 ♦ bj@hauserarchitectspc.com

Garden City Police Department Remodel and Addition - DESIGN FEES

DISCIPLINE	SD	DD	CD	CA	TOTAL
Architectural Design	\$5,000.00	\$7,000.00	\$20,300.00	\$10,000.00	\$42,300.00
Civil Engineering		\$6,000.00	\$9,954.00	\$18,250.00	\$34,204.00
Landscape Design		\$2,000.00	\$3,318.00	See Civil CA	\$5,318.00
Geotechnical Investigation	\$3,230.00				\$3,230.00
Structural Design		\$5,650.00	\$10,428.00	See Civil CA	\$16,078.00
Mech., Plumb. & Elec. Design	\$1,100.00	\$3,000.00	\$3,500.00	\$700.00	\$8,300.00
Solar Design					Included
TOTAL DESIGN FEES	\$9,330.00	\$23,650.00	\$47,500.00	\$28,950.00	\$109,430.00

SD = Schematic Design, DD = Design Development CD = Construction Documents, CA = Construction Administration

Architectural CA fees is an allowance. Additional CA services in excess of allowance will be billed at our hourly rate

The total cost of design is the sum of all categories listed in this section. The breakout is provided for convenience only and may not be excluded.

Contingency
Construction
Mgmt

Civil CA = Construction Staking, As-Built Surveying and Drawings, Grading Certificate and RFI's

Fees are based on an estimated 7,175 +/- SF building

Existing Remodel 1188 SF

Existing Sallyport 2227 SF

Addition 3711 SF

Solar Design Included – General Contractor to contract services with Cascade Solar

Garden City Police Department Remodel and Addition - DESIGN FEES

AgPro
\$34,204.00
\$5,318.00
\$3,230.00
\$16,078.00
\$58,830.00

Attachment A - Scope of Work

Geotechnical Investigation and Report: AGPRO will provide a Geotechnical Site Investigation and produce a Geotechnical Report for structural engineering recommendations.

Design Development (DD) – (Civil & Structural): AGPRO will incorporate the proposed changes to the Schematic Design (SD) developed for the expansion of the existing Garden City Police Department building. The Schematic Design was developed for the Town of Garden City under AGPRO project no. 1734-01. Proposed changes to the SD include transitioning to pre-engineered wood trusses with 2" x 6" bearing walls, and the addition of rooftop units (RTUs).

The DD plan set will include Cover Page, Site Plan, Grading Plan, Structural Plan, Foundation Plan, Landscape Plan, and Details (if necessary). AutoCAD and Revit drawings are included in this proposal. The DD plan set is not a final plan set.

AGPRO will participate in project development meetings, as needed. 20 hours of project consulting are anticipated for the Design Development phase. Additional meetings and consulting services shall be separate and in accordance with Additional Services as outlined in Section 2, Additional Services.

Construction Drawings (CDs) – (Civil & Structural): Upon approval of the DD drawings by CLIENT, AGPRO will develop Construction Drawings. The CD plan set will include Cover Page, Site Plan, Grading Plan, Structural Plan, Foundation Plan, Landscape Plan, and Details (if necessary). AutoCAD and Revit drawings are included in this proposal.

AGPRO will participate in project development meetings, as needed. 20 hours of project consulting are anticipated for the Design Development phase. Additional meetings and consulting services shall be separate and in accordance with Additional Services as outlined in Section 2, Additional Services.

Construction Administration (CA): During the construction phase of the project, AGPRO will provide construction survey staking, surveyed As-Built Drawings, surveyed Grading Certificate, and respond to Requests for Information (RFIs) from the General Contractor. 24 hours of survey work are anticipated. Additional survey works may result in Additional Services.

Should additional Geotechnical services such as foundation excavation observation, supplemental excavation observation, and drilled or helical pier/micropile foundation construction observation be required for the construction phase, they will be invoiced separately on a Time and Expense Basis.

Deliverables:

- Geotechnical Investigation and Report
- DD Civil and Structural Plan Set
- CD Civil and Structural Plat Set
- Construction Staking
- Surveyed As-Built Drawings and Grading Certificate
- RFI Responses

Exclusions:

- Private Utility Locates and Improvements, Utilities, Topography, and Boundary Survey were completed separately under AGPRO project no. 1734-01
- Schematic Design (SD) was developed separately under AGPRO project no. 1734-01
- Project Meetings / Consulting Services exceeding 40 hours
- ComCheck / Code Analysis
- Land entitlements / building permitting
- Irrigation Plan
- Landscape Plan signed and stamped by a certified Landscape Architect.
- Changes in the scope of services, the size of the property, or the design and engineering brought about by a request of the Owner/Developer, Engineer, City, or other public/private agency may be deemed an additional service by AGPRO
- Permit, recording, review, impact and/or application fees are not included in this stated Fee for Services and shall be CLIENT responsibility. If CLIENT chooses to have AGPRO pay for fees 20% will be added to the fee cost, and this cost will be in addition to the proposed Fee for Services.

ENGINEERING, PLANNING, CONSULTING & REAL ESTATE

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