

April 1, 2021

John Connet
City Manager
City of Hendersonville
145 Fifth Avenue East
Hendersonville, N.C. 28792

Re: Architectural and Engineering Services Proposal for the new Fire Station #1

Dear John;

ADW Architects is pleased to provide you this proposal to provide Architectural and Engineering Services for your new Fire Station #1 Project. We will provide Architectural and Engineering Basic Services as per the American Institute of Architects Standard Form of Agreement B133-2014 Standard Form of Agreement Between Owner and Architect, Construction Manager as Constructor Edition. The Services include Schematic Design, Design Development, Construction Documents, Bidding/Negotiation and Construction Contract Administration Services.

Our Basic Services Lump Sum Fee for this project, including all Phases of work, would be \$575,000 for Architectural Services, Site/Civil Engineering, Landscape Architecture, Structural Engineering, Plumbing Engineering, Mechanical Engineering and Electrical Engineering. We have also listed Additional Services that we can provide if the City needs us to do so.

Our Basic Services Fee would be apportioned as follows;

Architectural Services	\$401,000
Site/Civil Engineering & Landscape Architecture	\$ 50,000
Structural Engineering	\$ 39,000
MEP Engineering	\$ 85,000

The following Services are typically not included in a Basic Services Contract, but can be provided as Additional Services to the Contract. We have listed them out separately as follows;

- A) Detailed Professional Cost Estimating for Schematic Design \$ 2,700
RM Rutherford & Associates would provide detailed Schematic Design Cost Estimation Services. They would also provide reconciliation Services related to the CM@Risk prepared cost estimate.
- B) Detailed Professional Cost Estimating for Design Development \$ 4,200
RM Rutherford & Associates would provide detailed Design Development Cost Estimation Services. They would also provide reconciliation Services related to the CM@Risk prepared cost estimate.

C) Detailed Professional Cost Estimating for Construction Documents \$ 4,900

RM Rutherford & Associates would provide detailed Construction Documents Cost Estimation Services. They would also provide reconciliation Services related to the CM@Risk prepared cost estimate.

D) Furniture Selection/Procurement Services

Hourly at \$110/hr.

ADW can provide assistance as needed with the selection and procurement of furniture.

The following Project expenses would be considered reimbursable. They would be invoiced for only as needed, and they are not included in the fee above. The cost for these items has been anticipated and included in the Soft Cost estimate that was completed as part of the Pre-Design Study.

- all drawing printing (process, permitting and construction)
- project manual printing (specifications)
- postage and handling of permitting documents only
- mounting, foam core, etc. for Owner requested presentation drawings
- FedEx or rush delivery
- regulatory application Fees, filing fees, review fees, permit fees, etc.

Please note that we do not charge for mileage, meals or any lodging required for the project.

The following Services are typically provided by the Owner as they are either related to the Owner's existing site or they are required third party inspections. ADW will aid the City by providing scope documents for the City's use in acquiring these items. The cost for these items has been anticipated and included in the Soft Cost estimate that was completed as part of the Pre-Design Study.

- Site Surveying
- Environmental Engineering
- Geotechnical Engineering
- Independent Construction Materials & Compaction Testing
- Special Inspections

It is not known at this time if the following Services will be needed for the project, therefore they have not been included in the fee. If needed, their costs (via a mutually agreeable hourly cost or lump sum fee) could come out of the Soft Cost Contingency. The Contingency was included in the Soft Cost estimate that was completed as part of the Pre-Design Study.

- building commissioning
- subsurface (or underground) storm water detention systems
- fire hydrant flow testing (if the water pressure at the site is not known or if required)
- fire pump design (only needed if water pressure is not sufficient)
- water & sewer pump station design if needed
- separate early construction packages, such as an early site work package, early foundation package, etc.
- traffic impact analysis, traffic studies, traffic signal design if required
- environmental assessments/engineering and impact statements if required

- hazardous material identification/abatement
- irrigation design if needed and budget allows
- design services for any off-site improvements that may be required by permitting Agencies, such as road widening, turn lanes, sidewalk/curb & gutter improvements, utilities extension, storm water improvements, easements, etc. as it is unknown at this time if DOT or other permitting Agencies will require any of these improvements

Because of our experience completing Public Safety Projects for other Municipalities, we believe this Fee is commensurate with the Services that are needed to provide a successful project.

This Basic Services Fee is based on the following Project Scope;

- 1- We will provide a custom design for the City of Hendersonville, based on the specific needs of the Hendersonville Fire Department and the City of Hendersonville.
- 2- This Proposal is based on the findings of the previously completed Fire Station #1 study.
- 3- This Fee is based on a two-story headquarters Fire Station size of approximately 18,200 square feet, with associated site improvements and a construction cost of up to \$6,500,000. Much work will be required of the Design Team to design and coordinate the placement of this two-story Station, parking and drives on this steeply sloping urban site while connecting to existing grades and existing road elevations.
- 4- This Fee includes all meetings with City Council to review the progress of the design. It also includes all Owner/Designer team meetings needed throughout the design phases of the project.
- 5- This Fee includes working with a Construction Manager @ Risk using the CM@Risk project delivery method. Additional meetings, correspondence, constructability & value engineering review meetings and document changes and coordination, etc. will be provided and are included in the fee.
- 6- This Fee includes implementation of basic Sustainable Design Principles, but not LEED Certification Design Services.
- 7- This Fee includes the following Construction Contract Administration Site Visits for a 14 month construction duration;
 - Architectural – site visits every two weeks for 14 months of construction. These visits will include written reports with photographs of job progress
 - Site/Civil Engineering & LA – 8 site visits during the 14 month construction duration
 - MEP Engineering- 10 site visits during the 14 month construction duration
 - Structural Engineering – 7 site visits during the 14 month construction duration
- 8 - The Design for all special systems, such as Telecom/Data, Audio Visual, CCTV, Security, etc. will be provided by the City through Vendors hired directly by the City.

Our Consultants would be as follows;

Site/Civil Engineering & Landscape Architecture

Mattern & Craig, Inc.

12 Broad Street

Asheville, NC 28801

Structural Engineering

STEWART

200 S. College St., Suite 720

Charlotte, N.C. 28202

Mechanical, Electrical, Plumbing and Fire Protection Engineering

RN&M Engineers

94 Main Street

Canton, NC 28716

John, we appreciate the opportunity to provide this proposal. If you have any questions, or if we have misunderstood your needed Scope of Services, please do not hesitate to contact us. We look forward to starting this challenging Project.

Sincerely,

ADW Architects

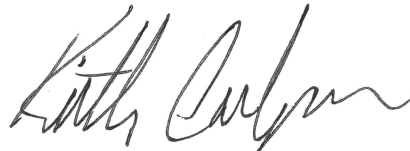


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