



PROFESSIONAL SERVICES PROPOSAL



304 Franklin Street SE
Huntsville, AL 35801



256.536.1160
256.694.3512



bird@arcspacestudio.com
www.arcspacestudio.com

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PROFESSIONAL SERVICES PROPOSAL

to

MARY BETH BROEREN, AICP
Director of Development Services
City of Madison, Alabama

Professional Services Proposal for the following Project:

FARLEY-WANN HOUSE PHASE 2

Assigned the Architect's project number: 2402

OVERVIEW

We appreciate the opportunity to present this proposal for professional services related to the Farley-Wann House Phase 2. This proposal is informed by data you have provided from a conference call on December 11, 2023. It is also based on information from Phase 1 that includes the Farley-Wann House Master Plan, photographs, existing house measurements and drawings, as well as a structural evaluation provided by PEC Structural.

We will provide professional services, as outlined in the Scope of Architect's Work section, pertaining to the Phase 2 project on your property, located at 225 Mill Road. The existing historic house is two stories and contains approximately 2,500 square feet of enclosed area. The scope of work includes assessment of exterior materials, recommendations for making the building water tight, identifying areas where finishes should be removed in order to expose the existing building framing for analysis, recommendations for repairing structural issues, and space planning of the existing house to accommodate the use of a museum. The materials and systems are to be conventional to residential construction. Mechanical, plumbing, and electrical will not be addressed at this time.

SCOPE OF ARCHITECT'S WORK

This scope of work assumes what we feel is an appropriate level of service based on our understanding of your wants and needs. A more detailed explanation of the scope of the Architect's work for this project follows:

ASSESSMENT OF EXISTING CONDITIONS

Information gathering and analysis.

- Work with Owner to refine or develop program requirements.
- Visit site to assess existing exterior materials.
 - Develop list of items in need of repair or replacement.
- Architectural deliverables to include:
 - Floor plan(s) identifying areas where work is required of existing materials.
 - Exterior Elevations identifying areas where work is required of existing materials.
- Structural Engineer to perform an initial walkthrough to identify areas where finishes should be removed in order to expose the existing building framing. Owner shall retain a contractor to perform the recommended selective demolition.
 - Once selection demolition is complete, structural engineer to document existing framing at these locations.
 - Perform a code review to determine minimum design loads for structural framing.
 - Add comments and/or photos to the architectural plan drawings in order to assist the contractor with determining the necessary framing repairs.

SPACE PLANNING

Development of spaces for new museum use.

- Identify time period for the restoration portion of the work.
- Develop plans to accommodate the new museum use.
 - Development to include identifying what is historical and what are later additions that are not historical.
 - Space planning to take into consideration that future grants will be used for portions of the work and decisions should be made following the Secretary of the Interior's Standards for Rehabilitation.
- Prepared deliverables to include:
 - Site plan.
 - Floor plan(s).
 - Roof plan.
 - Exterior elevations.
 - Building sections.
- Attend the Madison Station Historic Preservation Commission meeting to get approval for proposed exterior material repairs and/or replacement, proposed floor plans and site plan.

PROFESSIONAL FEE BASIS

For professional services identified herein, we propose a fee of \$6,540 for Architectural services and \$7,700 for Structural services for a total of \$14,240. Mechanical, Plumbing, and Electrical Services are not included at this time.

Additional services, requested by the Owner and agreed to by the Architect, shall be negotiated or performed based on hourly rates.

HOURLY RATE SCHEDULE

For work performed on an hourly basis, the following rates shall apply:

- | | |
|----------------------------------|---------------|
| • Principal Architect | \$175.00/Hour |
| • Staff Architect | \$115.00/Hour |
| • Senior Architectural Associate | \$105.00/Hour |
| • Architectural Associate | \$ 95.00/Hour |
| • Administrative Manager | \$ 85.00/Hour |

DOCUMENT PREPARATION

DARRYL BIRD, Principal-in-charge

ARCSPACE STUDIO

304 FRANKLIN STREET

HUNTSVILLE, AL 35801

(256) 536-1160

bird@arcspacestudio.com



We appreciate this opportunity for propose professional services for your project. Please contact the principal-in-charge should you have any questions or require further clarification.