



Stewart · Cooper · Newell Architects

May 19, 2022

Mr. Ryan Spitzer, Town Manager
Town of Pineville
PO Box 249
200 Dover Street
Pineville, NC 28134

Re: Design Services Proposal for the New Pineville Fire HQ Station

Dear Mr. Spitzer,

Thank you to the Town and the Selection Committee for selecting Stewart-Cooper-Newell Architects for the new Fire Department Headquarters Station project. We are thrilled to have the opportunity to work with Pineville and Edifice Construction on another exciting project. We will do our best to make Pineville our most satisfied client yet.

Project Understanding: The New Station is anticipated to be approximately 20,000 SF, on 1.22 acres located adjacent to the existing fire station along College Street. We understand that the Site is properly zoned for the proposed use and that no rezoning, special exception permits, or variances will be required. Likewise, we assume that no roadway improvements will be required on the adjacent roadways. The permitting Authority Having Jurisdiction (AHJ) for this project is the Town of Pineville. The City has opted to utilize Construction Management at Risk (CMAR) as the construction delivery method for this project, and has selected Edifice Construction as their CMAR

BASIC DESIGN SERVICES

Our proposal for the new station design services would include architectural, structural, civil, landscape, mechanical, electrical, and plumbing design for the design phases itemized in this proposal.

BASIC DESIGN SERVICES FEE PROPOSAL

The proposed fees to provide the above BASIC DESIGN SERVICES are \$880,000, as broken into the separate phases as shown below, plus a \$7,500 Reimbursables Allowance for travel expenses.

Schematic Design Phase	\$220,000
Design Development Phase	\$132,000
Construction Document Phase	\$352,000
Bidding/Negotiation Phase	\$ 44,000
Construction Administration	\$ 132,000



Should the Town approve a Written Program size significantly different than the estimated 20,000 SF, the fee would be adjusted and approved accordingly prior to proceeding with the remainder of the design scope.

Excluded Services:

- Site Surveys
- Rezoning/Variance Applications
- Geotechnical Analysis
- Furnishings/Fixtures/Equipment Design & Bidding
- 3rd Party Professional Construction Cost Estimates
- Special Inspection, Material and Compaction Testing during Construction
- LEED Certification

The City will perform or be responsible for any necessary traffic studies, hazardous material studies, and abatement separate from this proposal.

If this proposal is acceptable, please let us know and we can make it an exhibit to an AIA Agreement (AIA B133) for your review and signature. Please let me know if you have any questions regarding our proposal or would like any additional information. We look forward to working with you on this important project.

Sincerely,

Ken Newell, AIA, LEED-AP BD+C

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