



Stewart · Cooper · Newell Architects

February 10, 2026

Mr. Ryan Spitzer, Town Manager
Town of Pineville
PO Box 249
505 Main Street
Pineville, NC 28134

Re: Design Services Proposal for the PCS/Electrical Operations Facilities

Dear Mr. Spitzer,

We have enjoyed working with your team thus far to bring this project through the Preliminary Design Services, the secondary Program Evaluation and now we look forward to beginning the design phases of the project. We thank you for requesting this proposal for the next step of this important project for the design of the new facilities to serve the Communications and Electrical Operations of the Town.

Project Understanding: The facilities are anticipated to consist of an approximately 7,378 sf single-story operations building with a mechanical mezzanine, one electrical warehouse, two open-air covered storage buildings (covered storage B & C) for material storage and lay down pole areas as required by the Town of Pineville. The site is roughly 2.8 acres located on North Polk Street behind the new Pineville Fire Station. We understand that the Site is properly zoned for the proposed use and that no rezoning, special exception permits, or variances will be required. The previously subdivided parcel allowed us to separate the property into a parcel with soils contamination and one without, the contaminated parcel being for this project and the other parcel being for the fire station. The Town will take responsibility for contamination mitigation and design, outside of this contract. Likewise, we assume that no roadway improvements will be required on the adjacent roadways. The permitting Authority Having Jurisdiction (AHJ) for this project is Mecklenburg County while the planning and zoning review will be by the Town of Pineville. The Town 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 facility design services will include standard 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 \$854,500, as broken into the separate phases as shown below, plus a \$7,500 Reimbursables Allowance for travel expenses.

Schematic Design Phase	\$ 170,900
Design Development Phase	\$ 170,900
Construction Document Phase	\$ 299,075
Bidding/Negotiation Phase	\$ 42,725
Construction Administration	\$ 170,900
Basic Design Services total	\$ 854,500

Should the Town approve a final scope significantly different than that described above, the fee would be adjusted and approved accordingly prior to proceeding with the remainder of the design scope.

If desired, the following additional services can be provided:

1. Administration/Operations Building - Structural
Conventional Steel Framing in lieu of PEMB \$ 9,000
2. Telecommunications \$ 10,800
(Pathways and cabling for the connectivity of the Data, Phone, CATV, Wireless Access System), Telecommunications Room Buildout (Equipment Rack/Cabinet Layout and Elevations, Cable Runway Layout, Cable Management Layout, Grounding and Bonding)
3. Electronic Security Systems \$ 8,400
(Access Control System, Video Surveillance System, Intrusion Detection System)
4. Audio/Video System \$ 9,600
(Conference Room Systems, Sound Masking System, Digital Signage System)
5. PME Commissioning per NCECC C408 \$ 18,600
6. Site Lighting and Photometric Design \$ 6,600

Excluded Services:

- Site Surveys
- Contaminated soils mitigation and design
- Contaminated soils gas capture/ventilation systems, if required
- Environmental services, hazardous materials testing and/or mitigation design.
- 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
- Municipal, County or State Submittal or review fees
- CRAC systems.



- Specialty grounding systems. Hard grounding points will be provided for owners use in IT spaces.
- Retaining Wall Design

The Town 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,

James R. Stumbo, AIA, LEED-AP BD+C



HOURLY RATE & REIMBURSABLE SCHEDULE

Architectural Principal	\$260.00 / hr.
Associate	\$230.00 / hr.
Architect	\$210.00 / hr.
Project Manager - I	\$185.00 / hr.
Project Manager - II	\$170.00 / hr.
Architectural Technician / CAD - I	\$145.00 / hr.
Architectural Technician / CAD - 2	\$135.00 / hr.
Architectural Technician / CAD - 3	\$125.00 / hr.
Construction Administrators	\$170.00 / hr.
Business / Office Manager	\$180.00 / hr.
Administration	\$125.00 / hr.
Intern	\$100.00 / hr.

REIMBURSABLE SCHEDULE

Reproduction:

Copies (Black & White)-----	\$ 0.10 /ea.
Copies (Color - 8-1/2 x 11) -----	\$ 0.85 /ea.
Copies (Color - 8-1/2 x 14)-----	\$ 1.00 /ea.
Copies (Color - 11 x 17)-----	\$ 1.50 /ea.
Copies (Color - 24 x 36)-----	\$ 4.50 /ea.

Large Format Bond Plots:

24 x 36 -----	\$ 2.50 /ea.
18 x 24 -----	\$ 2.00 /ea.
30 x 42 -----	\$ 3.50 /ea.
30 x 21 -----	\$ 2.50 /ea.
36 x 48 -----	\$ 4.50 /ea.
12 x 18 -----	\$ 1.50 /ea.
11 x 17 -----	\$ 1.50 /ea.
8-1/2 x 14 -----	\$ 1.00 /ea.

Large Format Reproducibles:

24 x 36 -----	\$ 12.00 /ea.
30 x 42 -----	\$ 15.00 /ea.

Specifications ----- \$ 75.00 /ea.

Presentation Charges:

30 x 42 Color plot -----	\$ 60.00 /ea.
30 x 42 Color plot on board-----	\$ 80.00 /ea.
24 x 36 Color plot-----	\$ 45.00 /ea.
24 x 36 Color plot on board-----	\$ 65.00 /ea.

CD of drawings - \$1.00 per drawing recorded on CD

Postage / Shipping / Courier ----- Cost x 1.20

Fax ----- \$ 1.00 per sheet

Travel (Meals, Lodging, Airfare, Rental Car)----- Cost x 1.20

Mileage ----- Federal mileage rate x 1.20

SCNA-Hourly Rate / Reimbursable Schedule.doc R 8-1-2025