



Stewart · Cooper · Newell Architects

September 12, 2024

Mr. David Lucore, Electric Systems 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. Lucore,

We have enjoyed working with this team thus far to bring this project through the Preliminary Design & Limited Schematic Design Services phase and begin moving forward into the remaining 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 City.

Project Understanding: The facilities are anticipated to consist of an approximately 10,140 sf single-story operations building, one electrical warehouse, three open-air covered storage buildings (covered storage A, B & C) for material storage and lay down pole areas as indicated on the Preliminary Site Plan Layout provided to the town dated June 30, 2024. The site is roughly 6 acres located on North Polk Street and will be subdivided to provide separate parcels for this project and 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. We also understand that the subdivided parcel will allow 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 city 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 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.

As mentioned in our **Preliminary Design Services Proposal for the PCS/Electrical Operations Facilities** letter dated July 27, 2023, the purpose of performing this first Preliminary Design & Limited Schematic Design Services phase of design only was to better determine the exact scope and cost of the project. Now that we have performed this first phase of work, we will credit the appropriate portions of the fee paid towards the remainder of the project.

BASIC DESIGN SERVICES

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

James C. Stewart, AIA | Kenneth C. Newell, AIA | James R. Stumbo, AIA
719 East Second Avenue • Gastonia, NC 28054
P: 704.865.6311
F: 704.865.0046
1.800.671.0621 www.scn-architects.com

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BASIC DESIGN SERVICES FEE PROPOSAL

The proposed fees to provide the above BASIC DESIGN SERVICES are \$891,000, as broken into the separate phases as shown below, plus a \$7,500 Reimbursables Allowance for travel expenses. Crediting the \$156,600 previously paid for Preliminary Design & Limited Schematic Design Services phase work completed in the first design phase leaves a remaining total of \$734,400.

Schematic Design Phase	\$ 178,200
Design Development Phase	\$ 178,200
Construction Document Phase	\$ 311,850
Bidding/Negotiation Phase	\$ 44,550
<u>Construction Administration</u>	<u>\$ 178,200</u>
Basic Design Services total	\$ 891,000
<u>Less amount previously paid</u>	<u>- \$ 156,600</u>
Remaining proposed fee total	\$ 734,400

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. Technology Services \$ 21,800
Services (Pathways and cabling for the connectivity of the Data, Phone, CATV, Wireless Access System, Hardwired Access Control System (system design by others), Wireless Access Control System (system design by others) and Audio/Video System (system design by others)
2. PME Commissioning per NCECC C408 \$ 15,500
3. Site Lighting and Photometric Design \$ 5,500

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
- Telecommunications, data room and CRAC systems.
- Specialty grounding systems. Hard grounding points will be provided for owners use in IT spaces.



- Retaining Wall Design

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,

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