

# Parker & Associates

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**Client:** City of Stephenville

Stephenville, Texas

**Architect:** Parker & Associates

NCARB, TX 5869

P.O. Box 1016

280 N. Columbia

Stephenville, TX 76401

**Project:** Senior Citizens Center

**Date:** March 2023

## **Project Description**

Client intends to construct a Senior Citizens Center facility, approximately 5,000 square feet on their site located in the city park, in Stephenville, Texas.

## **Clients Scope of work:**

1. Furnish survey and topo of site.
2. Furnish soil report.
3. Select colors of materials to be used.
4. Assist Architect as necessary during all phases of the project.
5. Secure services of civil engineer if the project requires a drainage study.

(**Note:** Architect will coordinate the efforts necessary to secure data for items 1,2,5, if Owner desires)

**A & E Scope of Work:**

**Phase I** – Prepare preliminary study including site plan, floor plan, exterior elevations and colored rendering.

**Phase II** – Prepare working drawings and bid documents consisting of, but not necessarily limited to, the following:

1. Site Plan
2. Floor Plan
3. Door, hardware, window, and room finish schedules
4. Door details
5. Cabinet elevations and details
6. Enlarged kitchen plan
7. Enlarged toilet plans, fixture schedules, and handicapped details
8. Wall sections
9. Building sections
10. Exterior elevations
11. Roof plans and design data
12. Foundation plan and details
13. HVAC plans and equipment schedule
14. Electrical power plan
15. Lighting plan and fixture schedules

16. Plumbing plan and fixture schedules

17. Specifications will be provided on drawings

**Phase III** – Bidding and Negotiation Stage

Assist client in obtaining bids for project and in negotiating contract(s) for construction.

**Phase IV** – Construction Stage

Provide on – site inspections as work progresses, reviewing pay requests and shop drawings.

Assist the contractor and safeguarding the interest of the client.

**Other items included in A & E Scope of Work:**

1. Travel to and from project site.
2. 10 sets of documents for bidding and construction.
3. All engineering disciplines necessary to complete working drawings plus their normal duties of inspection during the construction stage. Engineering disciplines to be used on this project are defined as electrical, mechanical, and structural. Fees for these consultants will be the responsibility the Architect unless the scope of work varies substantially from this original agreement.
4. Assist Owner in submitting documents to any state agency having jurisdiction on this project. Submittal and review fees will be the Owner's responsibility.

**Fees:**

For purposes of establishing A & E fees, the estimated cost of construction shall be \$1,200,000.

Any difference in fees between the estimated cost and actual cost will be adjusted during Phase IV.

The fee for the forementioned A & E services will be 8% of the cost of construction and shall be payable as scheduled below in percentage of completion:

- Phase I**      Preliminary Stage – 15% of fee
- Phase II**     Working Drawings – 70% of fee
- Phase III**    Bidding and Negotiation – 5% of fee
- Phase IV**    Construction Stage – 10% of fee

**Statement Required by Texas Legislature:**

The Texas Board of Architectural Examiners, 333 Guadalupe, Suite 2-350, Austin, Texas 78701, has jurisdiction over individuals licensed under the Architect's Registration Law, Texas Civil Statutes, Article 249a.

**Client:**

City of Stephenville

Stephenville, Texas 76401

Authorized Representative

**Architect:**

Parker & Associates

P.O. Box 1016.

280 N. Columbia

Stephenville, TX 76401

Fred B. Parker – NCARB TX #5869

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