

November 13, 2024

Cliff Keheley  
Mesquite City Manager  
757 N. Galloway Ave.  
Mesquite, TX 75149

## PROFESSIONAL SERVICES PROPOSAL – CITY OF MESQUITE COUNTY BUILDINGS

Brown Reynolds Watford Architects are pleased to submit this professional services proposal for renovations and code required upgrades for the two City of Mesquite owned county buildings. The project scope, along with our proposed team, scope of services, project schedule, and compensation are described below.

### PROJECT SCOPE

We understand the project scope for the 13,400 sf of buildings will be determined by the budget. A Construction Cost Limit (CCL) for City of Mesquite County Buildings has not been determined at this time. Preliminarily, the program of desired functions includes, but is not limited to, the following:

- Former Dallas County Court Building- 823 N. Galloway Ave., Mesquite, TX, 75149. This building is approximately 9,400 square feet. The purpose of this code compliant renovation is to convert the existing space into additional offices for The City of Mesquite.
- Former Dallas County Tax Office - 210 W. Grubb Drive, Mesquite, TX, 75149. This building is approximately 4,000 square feet. The purpose of this code complaint renovation is to convert the existing space for Police Department training. This project will need to accommodate locker and shower facilities.

### PROJECT TEAM

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| • BRW Architects, Inc.<br>– Fred Clifford, AIA<br>– James Hamilton, AIA<br>– Chris Sano, AIA<br>– Michael Nelson, RID<br>– Kevin Travel, RID<br>– Doug Hankins, Assoc. AIA | Architectural Design<br>Principal<br>Project Manager<br>Project Designer<br>Senior Interior Designer<br>Interior Designer / Furniture<br>Programming |
| • Urban Strategy<br>– John Blacker, PE   | Civil Engineering<br>Principal   |
| • MEP Consulting Engineers (MEPCE)<br>– Adam Nemat, P.E., LEED AP  | Mech, Elect, Plumbing Engineering<br>Principal   |
| • IMEG Engineering<br>– Andrew Dziak, PE., NSSA AP   | Structural Engineering<br>Associate  |
| • SMR Landscape Architects, Inc.<br>– Bryan Adams, RLA, NSSA AP  | Landscape Architecture & Irrigation<br>Principal   |
| • CCM Construction Cost Services<br>– John Coakley, CPE, LEED AP BD+C  | Probable Cost Estimating at SD Phase<br>Owner  |

### **Basic Services**

Basic Services shall include the following work:

- Architectural design
- Structural engineering services
- Mechanical, Electrical, and Plumbing engineering, including fire sprinkler and fire alarm performance specifications is required.
- Civil engineering, including paving, grading, drainage, water and sanitary sewer, and erosion control, if required.
- Landscape and Irrigation design (only to meet minimum zoning ordinance requirements)
- Low-Voltage Design (Security, Data & AV) Compliance with applicable codes and ordinances.
- Produce Statements of Probable Cost at Schematic Design Phase.
- TDLR TAS (Texas Accessibility Standards) response to plan review comments. Also, coordination of the site inspection at the completion of construction. TDLR fees are a reimbursable expense.
- Construction site observation visits averaging twice per month.
- Construction Manager at Risk (CMaR) Selection Assistance, including evaluation and scoring of the CMaR Qualification submittals, as a voting member, and participation in the CMaR interviews. The Owner will prepare the RFQ and evaluation criteria, communicate with the CMaR candidates, schedule events, and negotiate and prepare the construction contract.
- BRW will provide the Contractor with the Revit model (upon execution of BRW's waiver form). BRW will not prepare background drawings for the Contractor.
- PDF Record Documents reflecting contract changes from accepted contingency expenditures or change orders. Also, digital scans of mark-ups on the Contractor's field-set As-Built Documents reflecting field changes. Incorporating the Contractor's field changes into the contract documents shall be a Basic Service.

The following basic scope of work shall be performed, if requested by the Owner:

- Furniture and Storage equipment procurement services
- LIDAR interior scans of the two County Buildings

Basic Services includes the following phases of work:

- Schematic Design
- Design Development
- Construction Documents
- Bidding Phase
- Construction Administration
- 11- Month Warranty Walk

### **Optional Services**

With the Owner's written authorization, the following Optional Services shall be included:

- Facility branding, graphics, and wayfinding design
- Renderings or promotional graphics

### **City Provided Services and Materials**

The City shall furnish the services or systems listed below or authorize the Architect to furnish them as an Additional Service, if required to complete the project:

- Geotechnical Report Information for the site
- Site Survey (Boundary, Topo & Tree survey)
- Site Information regarding planned street & utilities improvements near the project site
- Water pressure test, to validate assumptions for adequate water supply
- Existing construction documents, previous studies, or site surveys (as applicable)
- Site Environmental or other hazardous materials conditions assessments / testing / budgeting
- Laboratory construction materials testing / inspections (during construction)
- HVAC Systems Test and Balance Report
- Selection, procurement, and installation of the following systems: Telephone equipment/handsets and computer hardware, including networking electronics such as switches, routers, wireless access points, hubs, etc.
- Franchise utility coordination

### **Excluded Services**

The following services are not anticipated, but could be provided as an Additional Service if required to complete the project:

- Construction Administration services provided beyond thirty-five (35) calendar days after the Substantial Completion date established in the original Construction Contract. In such cases, the Architect shall receive Additional Services compensated on an hourly basis at the rates listed below.
- Covered Parking design
- Fueling Station design
- Environmental or hazardous material testing or abatement
- IGCC conformance or LEED certification
- Public presentations and City Council meetings
- Construction site visits beyond 2 per month
- Retaining walls above 3' in height

### **PROJECT SCHEDULE**

We anticipate the following time periods for the project phases, excluding the City's review time.

- Schematic Design 6 weeks
  - Owner's Review, Third Party Cost Estimate or CMAA Cost Estimate TBD weeks
- Design Development 10 weeks
  - Owner's Review and CMAA pricing TBD weeks
- Construction Documents 10 weeks
  - Owner's Review and CMAA Pricing TBD weeks
- CMAA Subcontractor Pricing, GMP Negotiations and Contract Award TBD
- Construction Administration TBD

**COMPENSATION**

Based on the scope of services described above, Brown Reynolds Watford Architects proposes lump sum fees, plus reimbursable expenses as described below.

The Scope of Work shall be verified and determined after the Schematic Design Phase Cost Estimate. A Construction Cost Limit (CCL) budget will be confirmed by the City of Mesquite and the project design might proceed to the next project phase if the CCL budget has been verified and confirmed by the City of Mesquite. The Architect and the project’s consultants shall receive additional compensation to the contract if the \$4.6 million Construction Cost Limit (CCL) budget is exceeded by 1.10 percent.

Schematic Design	\$93,800
Design Development	\$117,250
Construction Documents	\$140,700
Bidding	\$23,450
<u>Construction Administration</u>	<u>\$93,800</u>
Basic Services Fee	<b>\$ 469,000</b>
<u>Reimbursable Expenses Allowance</u>	<u><b>\$ 10,000</b></u>
<b>Total Contract Amount</b>	<b>\$ 479,000</b>

Compensation shall be invoiced monthly based on hourly compensation towards the not-to-exceed fees and shall not exceed the percentages shown below.

- Schematic Design 20%
  - Design Development 25%
  - Construction Documents 30%
  - Bidding 5%
  - Construction Administration 20%
- Total 100%

Additional Services or modifications to the project scope or professional services beyond this proposal shall be authorized in writing by the City and shall be computed at 1.10 times the amount billed the Architect for new consultants and expenses. Additional Services by team members shall be compensated at the hourly rates listed below or for a negotiated lump sum fee.

BRW Architects (BRW)

- Managing Principal \$340.00 per hour
- Principal / Architect of Record \$305.00 per hour
- Design Director \$305.00 per hour
- Project Manager \$230.00 per hour
- Senior Interior Designer \$225.00 per hour
- Project Architect \$200.00 per hour
- Architect \$180.00 per hour
- Registered Interior Designer \$170.00 per hour
- Senior Project Coordinator \$165.00 per hour

- Project Coordinator \$150.00 per hour
- Interior Designer \$135.00 per hour
- Architect in Training \$135.00 per hour
- Administration Staff \$110.00 per hour

IMEG - Structural Engineering

- Senior Client Executive \$310.00 per hour
- Project Executive \$255.00 per hour
- Senior Project Manager \$230.00 per hour
- Senior Project Engineer \$230.00 per hour
- Senior Project Designer \$190.00 per hour
- Senior Construction Administrator \$180.00 per hour
- Construction Administrator \$145.00 per hour
- Project Designer \$140.00 per hour
- Graduate Designer \$115.00 per hour
- Design Technician \$95.00 per hour
- Administration \$85.00 per hour

MEP Consulting Engineers

- Principal \$285.00 per hour
- Project Manager \$275.00 per hour
- QA/QC Manager \$225.00 per hour
- Lead Engineer \$250.00 per hour
- Design Engineer \$200.00 per hour
- Technical Support \$225.00 per hour

Urban Strategy - Civil Engineering

- Principal \$275.00 per hour
- Senior Associate \$250.00 per hour
- Associate \$225.00 per hour
- Senior Project Manager \$200.00 per hour
- Project Manager \$175.00 per hour
- Project Engineers \$150.00 per hour
- Designer \$135.00 per hour
- Technician \$110.00 per hour
- Administration / Clerical \$80.00 per hour
- RPLS \$250.00 per hour
- Senior Survey Manager \$175.00 per hour
- SIT \$150.00 per hour
- Survey Crew (1 person) \$185.00 per hour
- Survey Crew (2 person) \$225.00 per hour

CCM (Cost Estimating)

- Senior Estimator / Project Lead \$175.00 per hour

SMR - Landscape Architects

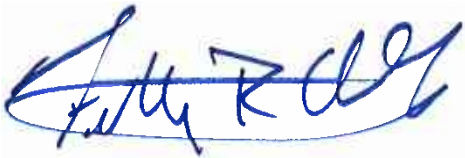
- Principal of Design \$265.00 per hour

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- Associate / RLA \$230.00 per hour
- Landscape Designer \$210.00 per hour
- Irrigation Designer \$200.00 per hour

We hope this proposal meets your expectations. Please call us with any questions or comments. We look forward to continuing our work with the City of Mesquite.

BROWN REYNOLDS WATFORD ARCHITECTS, INC.



FRED CLIFFORD, AIA  
PRINCIPAL