



January 10, 2018

Mark Kerby  
Fire Chief  
City of Mesquite  
1515 N. Galloway Ave.  
Mesquite, TX 75149

## **PROFESSIONAL SERVICES PROPOSAL FOR MESQUITE FIRE STATION NO. 4**

Brown Reynolds Watford Architects are pleased to submit this professional services proposal for Fire Station No. 4. The project scope and budget, along with our proposed team, scope of services, project schedule, and compensation are described below.

### **PROJECT SCOPE AND BUDGET**

We understand the project scope is a new approximately 13,000 SF fire station containing 3 pull-through apparatus bays and associated living quarters with 10 total beds, as allowable within the construction budget. The project site is approximately 2.6 acres, including the existing fire station property, located on Rodeo Center Boulevard. The existing fire station will remain operational until the new station is occupied. The existing fire station will then be demolished.

The Owner's total project budget is \$7.23 million, including the land purchase, construction cost, Owner's development cost and professional fees. We understand the portion of the total budget that the Owner will allocate for construction is \$5.3 million (construction cost limit - CCL).

We understand the Owner intends to contract with a Construction Manager at Risk to construct the building and provide pre-construction cost estimating and scheduling services. The Architect will prepare one set of Contract Documents for a single-phase of construction, in lieu of "fast-track" construction with multiple phases.

### **PROJECT TEAM**

- BRW Architects, Inc.
  - Gary DeVries, AIA, LEED AP
  - Fred Clifford, AIA
- Architect and Landscape Architect  
Principal  
Project Manager

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| • Click Engineering<br>325 North St. Paul Street #2850<br>Dallas, TX 75201<br>– Jacob Click, P.E.          | Civil and Structural Engineering<br><br>Principal  |
| • MEP Consulting Engineers (MEPCE)<br>2928 Story Rd W.<br>Irving, TX 75038<br>– Adam Nemati, P.E., LEED AP | Mechanical, Electrical, Plumbing<br>IT, AV and Access Control Engineering<br><br>Principal |
| • David McCaskill Design Group<br>250 Miron Drive.<br>Southlake, TX 76092<br>– David McCaskill, RLA        | Landscape Architects<br><br>Principal  |
| • ReSTL Engineers TX, LLC<br>12655 N Central Expy. Suite #420<br>Dallas, TX 75243<br>– Russell Laquey      | 3 <sup>rd</sup> Party Storm Shelter Design Review<br><br>Senior Mechanical Engineer        |
| • CCM Construction Services<br>P.O. Box 120455<br>Arlington, TX 76012<br>– John Coakley, CPE, AVS          | Cost Estimating<br><br>Estimator   |
| • Alpha Testing, Inc.<br>2209 Wisconsin St # 100<br>Dallas, TX 75229<br>– Theodore A. (Tony) Janish, P.E.  | Geotechnical Survey<br><br>Principal   |

## **SCOPE OF SERVICES**

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### **Basic Services**

- Architectural and interior design.
- Civil engineering, including paving, grading, drainage, water and sanitary sewer plan, dimension control, and erosion control as approved by the owner and city.
- Structural engineering, including structural design criteria and foundation and structural framing design. Cold-formed framing shall be a performance specification.
- Mechanical, electrical, and plumbing engineering, including mechanical HVAC and controls, electrical power and lighting, plumbing domestic water, sanitary, and gas. Fire sprinkler and fire alarm system shall be a performance specification.
- Coordination of the Owner's preferred vehicle exhaust system with the project scope. The vendor will design the exhaust system and prepare a separate drawing and specification for the Architect to insert into Construction Documents for bidding.

- Coordination of the Owner's preferred fueling system with the project scope. The vendor will design the fueling system and prepare a separate drawing and specification for the Architect to insert into Construction Documents for bidding.
- Coordination of the Owner's artwork with the project scope and provision of a basic foundation and lighting for an exterior free-standing sculpture or equivalent.
- Three (3) construction cost estimates at 100% Schematic Design, 100% Design Development, and 100% Construction Documents.
- Anticipated submittals and Owner review meetings by phase:
  - 50% Schematic Design
  - 100% Schematic Design
  - 100% Design Development
  - 50% Construction Documents
  - 95% Construction Documents
  - 100% Construction Documents (no Owner review meeting)
- Compliance with applicable codes and ordinances.
- 2015 IBC-required storm shelter design.
- Recommendations for kitchen equipment for procurement by the City.
- Civil Site Plan and Landscape Plan Submitted at Pre-Application Meeting (PAM).
- BRW will provide the Contractor with the Revit model (upon execution of BRW's waiver form) for their use in preparing shop drawing submittals. BRW will not prepare background drawings for the Contractor.
- Record Drawings consisting of field changes from the CMaR's field set of drawings and specifications reflected in the contract documents.
- 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.
- Assistance with the selection of the Construction Manager at Risk (CMaR), including review and comment on the Request for Qualifications (RFQ), evaluation and scoring of the CMaR Qualification submittals 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.
- Review of the construction contract General Conditions (AIA A201 or Owner equivalent) for compatibility with the Architect's scope of services.
- Construction site observation visits averaging twice per month.
- City Council / City Manager presentations.

#### **Additional Services**

- Geotechnical survey, including four (4) deep boring at the building corners for foundation design recommendations and two (2) shallow borings for the paving design recommendations.
- Preliminary and final plat. The plat will show easements, dedications for franchise utilities, and other information as required by the City. Also includes coordination of City review and approval.
- Landscape design, including irrigation performance system specification.

- Structural (carton form) slab design, if required by the geotechnical survey.
- Storm water pollution prevention plan (SWPPP).
- Storm water management / detention, if required.
- Franchise utility coordination of electrical power, natural gas and telecommunications services.
- 2015 IECC-required commissioning
  - MEPCE will provide code required commissioning services in accordance with the 2015 International Energy Conservation Code, Section C408.
  - MEP Systems to be commissioned include:
    - Lighting controls and daylighting controls.
    - Plumbing service hot water systems.
  - MEPCE will designate an individual as the Commissioning Authority (CxA) to lead, review and oversee the completion of the commissioning process activities. The CxA will report results, findings, and recommendations directly to the Owner.
  - The Owner will prepare the Owner's Project Requirements (OPR) and the design team will develop the Basis of Design (BOD). The CxA will review both documents for clarity and completeness. The CxA is not responsible for updates or modifications to the OPR or BOD. If the Owner needs assistance in the preparation of these documents, MEPCE can provide that assistance as an additional service.
  - The CxA will develop and incorporate commissioning requirements into the construction documents, with the assistance of and in collaboration with the design team.
  - The CxA will develop and implement the commissioning plan. The commissioning plan will be updated throughout the course of design and construction phases.
  - The CxA will conduct periodic site observation visits to review the installation of systems being commissioned and witness some equipment start up. A total of four (4) site visits are included in this proposal.
  - The CxA will maintain an Issues Log throughout the Cx process.
  - The CxA will lead the team in the functional performance testing phase and will verify the installation and performance of the each of the systems to be commissioned.
  - The CxA will complete a Preliminary Cx Report prior to substantial completion. Only after the Preliminary Cx Report is received by the Owner can the final mechanical inspection be scheduled with the Building Official / AHJ. The Preliminary Cx Report will include:
    - Itemization of deficiencies found during the required testing that have not been corrected at the time of report preparation.
    - Deferred tests that cannot be performed at the time of report preparation because of climatic conditions.
    - Climatic conditions required for performance of the deferred tests.
  - The CxA will complete a final Cx Report of test procedures and shall include:
    - Results of functional performance tests.
    - Disposition of deficiencies found during testing, including details of corrective measures used or proposed.
    - Functional performance test procedures used during the commissioning process including measurable criteria for test acceptance, provided herein for repeatability.

- Exception: Deferred tests which cannot be performed at the time of report preparation due to climatic conditions.
- The CxA will verify that project closeout documents to be provided by the contractor (record drawings, Operations & Maintenance manual, and system balancing report) are provided within 90 days of Certificate of Occupancy.
- The CxA will verify seasonal or other deferred functional testing is completed.
- 2015 IBC-required storm shelter 3rd party design review including:
  - Architectural, structural, mechanical, electrical and plumbing construction documents for compliance.
  - Kickoff meeting with design group before reviews starts.
  - Review will be done at three phases of design; 50% CD, 95% CD and 100% CD.
  - Written report will be produced to show items that are not incorporated into the documents at the end of each review.
  - Letter of compliance at the end of design.
  - Four (4) meetings included to discuss the project and findings.
- Services necessitated by the Owner increasing the Construction Cost Limit (CCL) greater than 10%. In such cases, the Architect shall receive Additional Services equal to the change in the CCL times the percentage calculated by dividing the Architect's original Basic Services fee by the original CCL.
- Construction Administration services provided beyond thirty (30) calendar days after the Substantial Completion date established in the original Construction Contract. In such cases, the Architect shall receive a monthly lump sum Additional Services fee equal to the Architect's construction phase services fee divided by the total number of construction months in the original Construction Contract.

### **Owner Provided Design Services and Building Systems**

The Owner shall furnish design services or building systems as listed below, or authorize the Architect to furnish them as an Additional Service, when such services are required to complete the project.

- Site Phase 1 environmental study and any required environmental remediation.
- Boundary and topographic survey, including permanent improvements and trees over 6" caliper on and immediately adjacent to the site, spot elevations on a 50-foot grid, contours on one-foot intervals, top of pavement elevations for paving immediately adjacent to the site, location of visible utilities and appurtenances, location and sizes of underground utilities based on available record information. Also includes documentation of the perimeter boundaries of the site.
- Asbestos and other hazardous material survey of the existing fire station, as required for a demolition building permit. Also design of any abatement, including a separate abatement drawing/document and specifications that the Architect will insert into the Construction Documents for bidding.
- Laboratory construction materials testing / inspections (during construction), including any abatement of hazardous materials.
- Fire station radio, antenna and alerting systems. (Architect shall provide electrical power and empty conduit as directed by the Owner).

- IT (voice and data) and AV (audio-visual) wiring design and equipment selection. (Architect shall provide electrical power and empty conduit as direct by the Owner)
- Building security system. (Architect shall provide electrical power and empty conduit as directed by the Owner).
- Furniture, kitchen equipment, office equipment, fitness equipment, and fire equipment (extractors, air compressors, SCBAs) selection and procurement. (BRW will include the kitchen hood and garbage disposal in the construction scope).

#### **Exclusions from Architect's Services**

The need for the below services are not anticipated at this time, however, the Architect could provide them as Additional Services, if required to complete the project or desired by the Owner.

- Traffic control / signal studies or implementation
- Off-site utility engineering
- Zoning modifications
- Environmental or hazardous materials issues
- Energy modeling and utility bill estimates
- Leadership in Energy and Environmental Design (LEED) certification
- Video surveillance system design
- Professional models and renderings produced out-of-house
- Preparation or assistance with multiple or fast track drawing / bid packages
- Construction site observation visits beyond the number listed herein
- Public presentations, such as with homeowners

#### **PROJECT SCHEDULE**

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

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|------------------------------|-------------|
| • Schematic Design           | 7 weeks     |
| • Design Development         | 7 weeks     |
| • Construction Documents     | 10 weeks    |
| • Bidding and Contract Award | 2 -3 months |
| • Construction               | 12 months   |

#### **COMPENSATION**

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

Basic Services Fee	\$480,000
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#### **Additional Services Fees**

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|-----------------------------------|---------|
| • Geotechnical survey             | \$5,900 |
| • Preliminary and final plat      | \$9,500 |
| • Landscape and Irrigation design | \$8,800 |

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• Structural (carton form) slab design	\$5,000
• Storm water pollution prevention plan (SWPPP)	\$1,500
• Storm water management / detention	\$4,500
• Franchise utility coordination	\$1,500
• 2015 IEEC required commissioning (HVAC not required)	\$3,500
• 2015 IBC-required 3rd party storm shelter design review	\$19,800

Reimbursable Expenses Allowance	\$18,000
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Total Contract Amount	\$558,000
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Additional Services beyond this proposal shall be authorized in writing by the Owner. Additional Services shall be compensated at the hourly rates listed below or for a negotiated lump sum fee.

BRW Architects (BRW)

• Principal	\$240.00 per hour
• Project Director	\$200.00 per hour
• Project Manager	\$175.00 per hour
• Project Architect	\$140.00 per hour
• Architect	\$120.00 per hour
• Intern Architect I	\$90.00 per hour
• Intern Architect II	\$75.00 per hour
• Administration Staff	\$70.00 per hour

Click Engineering

• Principal	\$180.00 per hour
• Project Engineer	\$150.00 per hour
• Engineer (registered)	\$140.00 per hour
• Design Engineer (unregistered)	\$115.00 per hour
• Draftsman	\$105.00 per hour
• Junior Draftsman	\$90.00 per hour
• Administration	\$80.00 per hour

MEP Consulting Engineers (MEPCE)

• Principal	\$205.00 per hour
• Project Manager	\$160.00 per hour
• Senior Engineer	\$145.00 per hour
• Project Engineer	\$130.00 per hour
• Engineer	\$120.00 per hour
• Senior Designer	\$100.00 per hour
• Engineer Intern	\$90.00 per hour
• Designer	\$85.00 per hour
• CADD Operator	\$75.00 per hour
• Technical Typist	\$65.00 per hour

David McCaskill Design Group

- Principal \$160.00 per hour
- Senior Landscape Architect \$120.00 per hour
- Graduate Landscape Architect \$80.00 per hour
- Clerical \$60.00 per hour

CCM Construction Services

- Senior Estimator \$135.00 per hour
- Estimator \$115.00 per hour

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

**BROWN REYNOLDS WATFORD ARCHITECTS, INC.**



GARY DeVRIES, AIA  
PRINCIPAL