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architects

April 9, 2004

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Chief Jim McSwain
Lawrence/Douglas County Fire and Medical
746 Kentucky Street
Lawrence, Kansas 66044

Re: Station No. 4 Relocation to Wakarusa

Dear Jim:

We appreciate the opportunity to propose our fee for architectural engineering services for Station No. 4 relocation. Our services and fees are based on adaptation of our construction documents developed for Station No. 2 to suit the Wakarusa site.

Our Services will generally include those listed below.

Schematic Design / Design Development Phases

1. Development of a new site plan submittal to meet the city development requirements including:
 - a. Utility Plan
 - b. Grading Plan
 - c. Paving Plan
 - d. Landscape Plan
2. Review building design adjustments desired by the Fire & Medical personnel.
3. Review FF&E design adjustments desired by the Fire & Medical personnel.
4. Prepare a code analysis based on International Building Code (IBC).
5. Prepare an estimate probable construction cost for presentation and review.
6. At the conclusion of this phase, the project team will assist with presentations and the approval process.

Construction Documents Phase

1. Utilizing existing construction documents, incorporate design adjustments and clarifications discovered during Station No. 2 construction. Specific documents will need redesigning which include but not limited to:
 - a. Site Plan
 - b. Utility Plan
 - c. Grading Plan
 - d. Landscape Plan
 - e. Structural Foundation Plan
 - f. HVAC Plan for the sleeping area
 - g. Code Footprint

2. Revise Specification to current product numbers and requirements
3. Prepare an estimate of probable construction cost for presentation and review.
4. At the conclusion of this phase, the project team will assist with presentations and the approval process

Bidding

1. Conduct a pre-bid conference to summarize the project scope for contractors and to answer questions related to bidding of construction.
2. Issue any necessary addenda to the construction documents
3. Assist in evaluating bids and awarding and preparing the contract for construction.

Construction

1. Provide basic construction phase services (i.e., preconstruction conference, periodic observation of construction, review of shop drawings/submittals, certification of contractor applications for payment, preparation of architect's supplemental instructions, final inspections),
2. Conduct regularly scheduled construction progress meetings attended by all key construction personnel. These meetings assist in monitoring construction progress and provide a forum for discussion and technical assistance regarding upcoming construction items.

Post Construction

1. Following substantial completion and owner occupancy, we will assist with the final close-out (i.e., systems training, as-built drawings, operational/maintenance manuals, warranties).
2. In addition, approximately 11 months following substantial completion, the project team will conduct a walk-through to check for warranty issues.

Compensation

Compensation is based on the following assumptions:

1. Utility connections are available at the site.
2. Site development is reasonable.
3. Station No. 4 construction cost will be between \$1,740,000 and \$1,800,000. This cost is based on five years of 3% inflation on Station No. 2's cost of \$1,500,000.

Building Construction:

We estimate our fee will be \$90,500 or 5.15% of the building construction.

Furnishings, Finishes & Equipment:

We estimate our fee will be \$4,500.

Other Professional Services

The project will require the first two items/services below that traditionally are contracted out separately by the owner and directly with an engineer. Our services include soliciting proposals and coordinating these services.

<u>Description</u>	<u>Estimated Cost</u>
1. Topographic and boundary survey including above and below ground utilities and street configurations.	\$10,000-\$15,000 required
2. Geotechnical services	
a. Preconstruction soil borings	\$5,000-\$6,000 required
b. Construction testing and inspections.	\$8,000-\$10,000 required
3. Platting or rezoning services	\$3,000 if required
4. Utility extensions beyond the site property lines.	\$12,000-\$20,000 if required

We would enjoy discussing this proposal further with you.

Sincerely,



Daniel M. Sabatini
Sabatini Architects Inc.



Bill Scott
Shaughnessy Fickel and Scott Architects