



**BRANDSTETTER
CARROLL INC**
ARCHITECTS + ENGINEERS + PLANNERS

ATTACHMENT B

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06 March 2024

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NORMAN
405.360.0810

Kelly Rouse
Assistant Director
Utilities
Department of Public Services
1100 N Kealy Avenue
Lewisville, Texas 75057

**RE: Conceptual Design and Opinion of Probable Cost for Kealy Complex
Buildings A & B/C Remodel and Replacement and Maser Plan**

Dear Mr. Rouse:

Thank you for the opportunity to again propose to the City of Lewisville. The proposal below is the result of our interview and revisions to previous Professional Service Agreements (PSA).

PROJECT UNDERSTANDING

With the recent opening of the Facilities and Fleet Management Facility, the City of Lewisville is seeking a space plan for a two-story replacement of the current Building B/C and a space plan/replacement for Building A (Fleet Management). The departments to be housed in the new building, the function for, or the department taking, Building A is not determined. The project is to provide conceptual designs for the new building, space plan/replacement of Building A, remodeled Building D. and the associated site plan.

The Departments to be included in the Project include:

Public Works

Administration

Streets

Street Operations

Traffic Operations

Utilities

Utilities Maintenance

Environmental Quality

Stormwater

Meter Services

Household Hazardous Waste

Parks and Recreation

Maintenance

The intent is for the Project to provide a conceptual site plan for the entire complex to act as a framework for future projects. This site plan is to provide structures, sized per programmatic documents, site circulation, and site amenities. While the structures detached from the main building will be sized by programmatic square footages, the plans for Building A remodel and replacement of the B/C building will be space plans.

The Project is consider incorporating stormwater management best management practices, solar energy, rainwater collection, native landscaping and other practices the City promotes.

SCOPE OF SERVICES

BCI's services include those necessary for the design and preparation of documents for the referenced Project. We envision the process as collaborative and as such, the scope may change slightly as the design is developed.

Phase One

Zoning/Code Review – BCI will review City zoning and other ordinances impacting the project. Additionally, a basic code analysis of the project will be done.

Programming – BCI will meet with all appropriate parties to review the program provided in the 2019 study and determine if the space allotments are appropriate for current needs and/or future growth. Space adjacencies and special needs will be discussed as well.

Site Review – Topographical survey, flood plain maps, any geotechnical information and any other site information publicly availability and/or provided by the Owner will be reviewed.

Field Dimensioning – CAD files have been provided for Building D. The exterior dimensions will be taken for buildings that may be used as transition spaces while construction is occurring or while the master plan is not fully implemented.

Building Review – BCI will visit Buildings A and D as required to become familiar with its condition and layout.

Systems Review – BCI's MEP consultant will review the mechanical, electrical, and plumbing systems of Building A and D and provide an opinion on their suitability for future use or for the need for replacement. Additionally, the consultant will review electrical and plumbing connections to the current Buildings A and B/C to advise on if they are sufficient to support the new building.

Phase Two

Conceptual Plans – Based on the approved Program, BCI will develop Conceptual Site and Floor Plans for review by the Owner. The plans will be reviewed with the Owner and revised to Owner's acceptance.

As inferred above, there will be two levels of development. The structures not attached to the main building will be sized by programmatic information. For the building replacing B/C, floorplans with spaces sized and arranged from programmatic information will be developed.

1. Conceptual Building B/C Replacement Plans will include review by mechanical/electrical/ plumbing engineering consultant.
2. Conceptual Site Plan will include review by civil engineer.
3. Per discussions with the Owner, the equipment lists provided in the 2014 study will be utilized.

4. Floor plan will include option for phasing construction.

Conceptual Elevations – After approval of the Conceptual Plans, Building B/C Replacement elevations will be developed. The elevations will be reviewed with the Owner and revised to Owner's acceptance.

Narratives – Architectural and MEP narratives will be developed to assist in the Opinion of Probable Cost.

Deliverables

1. Program of spaces in spreadsheet with required sizes.
2. Conceptual Site Plan
3. Conceptual Floor Plans for Building D and of Replacement/Remodel Buildings for A and B/C
4. Conceptual Elevations/Perspectives of Replacement Building for B/C
5. Opinion of Probable Cost
 - a. Replacement Buildings for A and B/C and remodel of Building D
 - b. Entire Site Plan

Scope of Work Provided by the Client

1. Boundary survey (if available or if required)
2. Topographical survey (if available or if required)
3. Geotechnical Investigation and Report (if available)

Consultants

To accomplish this project we have engaged the following consultants:

1. MEP Engineering MD Engineering
2. Cost Estimation Preconstruction Services, Inc.

COMPENSATION

Phase	Service	Deliverable	Cost
Phase 1	Information Gathering	D.1 Zoning and Code Analysis D.2 Building Program	\$30,000
Phase 2	Conceptual Design	D.3 Conceptual Site Plan D.4 Conceptual Floor Plan D.5 Conceptual Elevations D.6 Narratives	\$70,000
Phase 3	Cost Estimation	D.7 Construction Cost Estimate D.8 Conceptual Design Package	\$14,000
Reimbursable			\$1,000
Total			\$115,000

Non-reimbursable Expenses

BCI includes the following in Basic Services.

1. In - house printing
2. Phone calls

3. Travel in North Texas

Reimbursable Expenses

The following are not included in Basic Services and shall be billed reimbursable expense and shall be provided to the Owner at the cost invoiced to BCI plus ten percent (10%). The total cost shall not exceed \$1,000 without the written permission of the owner.

1. Printing by reprographics company for presentations, Owner, meetings, and in-house review, and regulatory review

Items Outside of Scope of Work or Requiring Additional Services

1. Topographical and/or boundary survey
2. Civil engineering
3. Structural engineering
4. Geotechnical investigation
5. Design of franchise utilities (gas, electric, telephone, and cable television)

Should you have any questions or require additional information, please contact me at your convenience.

Best Regards,



David M. Robinson, AIA

16 November 2023

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EXHIBIT B

Schedule for Conceptual Design and Opinion of Probable Cost for Kealy Complex Buildings A & B/C Remodel and Replacement

The scope of work shall be completed with 12 weeks of commencement and no later than 30 June 2024.