

Lee's Summit – Fire Station 5 Renovation as a Police Substation

Exhibit B – Optional Services

PROJECT INFORMATION

Project Construction Budgets:	\$2,400,000
Furniture Budget:	\$100,000

SCOPE DEFINITION

This project will include architectural, structural, mechanical, electrical, plumbing, fire suppression, civil and landscape services required to complete the optional services listed below:

OPTIONAL SERVICES:

SURVEY

Project civil engineer will provide a site survey including topographic information, easements, and existing utilities.

3D MODEL DEVELOPMENT/FIELD VERIFICATION

For the project, the design team will field verify the existing building to create a depiction of existing field conditions. Information gathered will be utilized to develop a basic 3D Building Information Model of the building. This model will be used for development of the project.

MECHANICAL AND SUSTAINABILITY ECO-CHARETTE

The design team will create a preliminary energy model specific to this site. This model will be utilized to help our team develop a cost-pay-back analysis for 3 mechanical systems that would be appropriate for this project. Through interactive meeting with City staff, we will gain consensus to finalize the project goals as they relate to energy efficiency and maintenance requirements of the building's mechanical system.

COST ESTIMATING (RANGE ESTIMATES)

Our team will provide two cost range estimates. One after the pre-design phase and one after the schematic design completion. Although we cannot control the conditions that affect surges in the bid climate, our estimates will utilize historic pricing data that is based on the local marketplace.

COST ESTIMATING (THIRD PARTY)

Our third-party estimator will provide a line-item estimate based on the design development drawings. This will include a 3–4-page breakdown and include quantity take-offs.

STORMWATER MANAGEMENT

If necessary, based on the site design, private stormwater water infrastructure will be designed to handle additional hardscape across the site.

NOI/SWPPP PERMITTING

If necessary, based on site design, a notice of intent (NOI) permit application will be completed. And a stormwater pollution prevention plan will be created.

RECORD DOCUMENTS

After construction completion, architect to take contractor completed as-built markups and update document set to include field revisions.

FURNITURE DESIGN

Architect will provide general layouts of furniture and equipment as part of basic services. Additional services can be provided that would select, design, and specify furniture and equipment as necessary to create bid packages for procurement.

DESIGN SERVICE FEE OUTLINE

OPTIONAL SERVICES

City Process (Site Platting, Planning and Council Approval)	included in basic services.
Survey	\$6,000
3D Model Development/Field Verification	\$16,100
Eco-Charrette (Cost Payback Analysis)	\$23,000
Cost Estimating (Range estimates)	\$3,500
Cost Estimating (Third-Party)	\$5,000
Stormwater Management	\$2,000
NOI/SWPPP	\$1,800
Record Documents (allowance)	\$8,640
Furniture design (basic layouts)	included in basic services.
Furniture design (bid packages) – 10% of furniture budget	\$10,000

TOTAL OPTIONAL SERVICES FEE **\$76,040**