



700 Rockmead, Ste 265 | Kingwood, TX 77339 | 281.359.6401
2600 S. Shore Blvd, Ste 300 | League City, TX 77573 | 281.245.3304

April 19, 2021

Mr. Jack Haralson
Director of Public Works
Texas City, Texas
7800 Emmett F. Lowry Expressway
Texas City, TX 77591

RE: NEW FIRE STATION NO. 4 & POLICE SATELLITE STATION
PROPOSAL FOR PROFESSIONAL SERVICES

Dear Mr. Haralson:

Thank you for the opportunity to submit this proposal for professional services. We greatly appreciate it. Joiner Architects, Inc., the Architect, is pleased to provide this proposal to Texas City, the Client, for professional services for the above referenced project. Below are our proposed Scope of Services based on our understanding of the following Project Description:

Project Description:

Construction of an approximately 13,000 square foot three bay, double deep fire station and 4,000 square foot police satellite holding station on an existing five-acre site currently owned by Texas City. It is our understanding that the City intends to construct the new Fire Station on this site to house Fire & EMS engine crews, gang dorm rooms, restrooms with showers, a kitchen/dining area, a day room, a watch office, combination office/dorms, personnel and equipment decontamination areas, and storage areas for bunker gear and medical supplies. Limited information is known at this time with respect to the police satellite holding station program/spaces, but we understand that it will have offices, restrooms, storage, holding cells, and a lounge area. Fire station construction will include metal stud and CMU walls, a backup generator, drive through apparatus bays with fully glazed bi-fold doors at front, sectional doors at rear, and a bay vehicle workshop with ancillary support spaces. The site shall include drive-around curbed/concrete vehicular pavement, generator enclosure, perimeter fencing with access-controlled gates, and adequate parking for full staffing on 24/7 operation. Land title and boundary/utility/topographic surveys of the proposed site will be provided by the City, including required elevation certificates at construction drawings, form work, and final elevation stages. The project will also include required floodplain mitigation and onsite detention as required. Sitework to include underground storm, sanitary sewer, water and electrical services to the new buildings. The building foundations shall be reinforced concrete slab-on-grade with footings as determined by the Geotechnical Investigation. The building superstructures shall be conventional steel framed and constructed to 155 mph/3 second gust ultimate wind load standards. The exterior building materials shall comply with City standards, be low maintenance, and harmonize with the neighboring structures. With respect to the mechanical systems, DX split systems shall be provided. Dedicated outside air units



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will be utilized for pretreatment of the outside air that will be connected to interior chilled water fan coil units with electric heat for humidity control. LED lighting will be provided throughout the buildings with lighting controls to meet the IECC 2015 energy code requirements. The lighting controls will be provided with occupancy sensors, vacancy sensors, daylight sensors, and lighting relay panels with schedule and photocell control. The buildings shall also have Building Automation Systems for offsite control. Storm drainage to be routed underground through rooftop standing seam metal roof gutters and downspouts. New natural gas water heaters to be provided within the buildings. Natural gas shall also be provided to the Fire Station for the generator, kitchen, and apparatus bay unit heaters. Copper domestic water piping to be provided throughout. An air compressor and compressed air reels to be provided in the apparatus bays. Both buildings shall be fully fire sprinklered. Low voltage requirements to be coordinated with the owner to meet Texas City's facility standards. An alerting system will be provided for the new Fire Station.

Scope of Basic Services:

The following items shall be included in the Compensation for this proposal. See attached Exhibit A for a complete description:

1. Architectural Services throughout the following phases: Programming, Schematic Design, Design Development, Construction Documents, Bidding, and Construction Administration.
2. Consult with the following engineering consultants and document systems: structural, mechanical, electrical, and plumbing.
3. Consult with Client's security and alerting system manufacturers, and specify preferred systems.
4. Consult with Client's door hardware consultant, and specify preferred access control and hardware systems.
5. Comply with all Building Code requirements and Texas City standards.
6. Multiple 3-D models and exterior renderings for the Client's review/approval.
7. Design project to meet Client's anticipated budget and make all necessary revisions to the contract documents to meet that budget at no additional cost to Client. Upon Client's request, value-engineer construction documents as required at no additional cost to Client, unless Client changes the established budget after document completion.
8. Obtain all approvals and permits necessary to construct the project. Building code plan checking and permitting fees to be waived by Client.
9. Prepare interior and exterior finish color selections/schemes for the Client's approval.
10. Facilitate equipment demonstrations with the General Contractor and Client.
11. Coordinate with the General Contractor in obtaining the final Certificate of Occupancy.
12. Assist the Client during the one-year warranty period.

Additional Services:

The following items shall be required, but are considered additional when determining the Compensation for this proposal, and will result in additional service charges. All additional services require prior approval by Client. See attached Exhibit A for a complete description:

1. Consult with geotechnical engineer to provide geotechnical investigation/study.
2. Consult with surveyor to provide all required boundary/topo/utility surveying and elevation certificates.

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3. Consult with civil engineer for all site civil engineering.
4. Consult with technology engineer for all technology engineering.
5. MEP Commissioning services required by the 2015 International Energy Conservation Code.
6. Consult with windstorm engineer to provide certification WPI-8 for the specified wind loads including, but not limited to, execution of the Texas Department of Insurance (TDI) Application for Certificate of Compliance Form WPI-1, Inspection Verification Form WPI-2-BC-6, and all necessary document reviews and inspections.
7. Third party mechanical system testing and balancing services.

Reimbursable Expenses:

The following items shall be paid by Architect and reimbursed by Client. See attached Exhibit A for a complete description:

1. TDL&R registration, review, and inspection fees pertaining to Accessibility for compliance with the Texas Accessibility Standards.
2. Printing costs.
3. Couriering costs.

Service Exclusions:

The following items were not considered when determining the Compensation for this proposal, and shall result in additional service charges if requested or required:

1. Property platting.
2. Design of training tower and/or training props.
3. Design of radio tower. This to be an allowance within the project.
4. Design of fuel storage tanks (if required, this service to be provided by the Sub Contractor as part of construction per State requirements and funded by allowance within the project).
5. Design of fire sprinkler system (this service to be included in Base Bid construction cost). Design must be provided by installer per State requirements. Performance spec provided by Plumbing Engineer.
6. Design of lawn irrigation system (this service to be included in Base Bid construction cost). Design must be provided by installer per State requirements. Performance spec provided by Architect.
7. LEED (Leadership in Energy and Environmental Design) Certification.
8. Consult with traffic engineer for traffic impact analysis if required.
9. Consult with landscape architect for landscape design. Basic landscaping to meet City standards in Scope of Basic Services.
10. Construction material testing.
11. Consult with civil engineer to design utility extensions to the site and/or offsite detention/mitigation studies.
12. Fees associated with site and building plan checking and permitting (City, County, TXDOT, or any authority having jurisdiction).
13. Fees associated with utility service connections/taps/impacts.
14. Environmental/Wetland/Faultline assessments/studies.
15. Roadway warning signal design.
16. Third party photographic construction documentation.
17. Significant increase in project scope that increases the total budget by 10% or greater.

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Construction Delivery Method:

Competitive Sealed Proposal

Schedule:

See attached Exhibit B for our Proposed Design and Construction Schedule.

Anticipated Construction Budget:

New Fire Station No. 4 (13,000 SF x \$450/SF)	\$5,850,000.00
New Police Satellite Station (4,000 SF x \$550/SF)	\$2,200,000.00

Compensation:

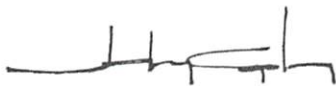
Based on the above Scope of Basic Services we are proposing a 7% fee of the final construction cost, which is currently estimated at **\$563,500.00 (five hundred sixty-three thousand, five hundred dollars and zero cents)**. See attached Exhibit A for a complete fee breakdown.

Additional Services Schedule of Hourly Fees:

Administrative	\$150.00
Design Professional/CAD Operator	\$250.00
Project Architect/Technical Lead	\$300.00
Principal	\$350.00

Please feel free to contact me if you have any questions pertaining to this proposal. We look forward to working with you, and completing another successful project.

Sincerely,



Joby M. Copley, AIA
Partner

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New Fire Station No. 4 & Police Satellite Station Compensation Schedule

Basic Services

Architectural, MEP & Structural Engineering Fee	\$563,500
Programming	\$28,175
Schematic Design	\$56,350
Design Development	\$112,700
Construction Documents	\$225,400
Bidding	\$28,175
Construction Administration	\$112,700

BASIC SERVICES TOTAL: \$563,500

Additional Services

Geotechnical Engineering	\$4,500
Civil Engineering (Alternate Engineer)	\$77,000
Boundary/Topo/Utility Surveying & Elevation Certificates	\$20,000
Technology Engineering	\$18,000
MEP Commissioning	\$20,000
Mechanical System Testing & Balancing	\$55,000
Windstorm Engineering	\$6,000

ADDITIONAL SERVICES TOTAL: \$200,500

Reimbursables

Accessibility Review/Inspection	\$6,000
Printing/Couriering	\$12,000

BASIC & ADDITIONAL SERVICES INCLUDING REIMBURSABLES TOTAL: \$782,000



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**New Fire Station No. 4 & Police Satellite Station
 Design & Construction Schedule
 Texas City, Texas
 JA Project No. 21005
 April 19, 2021**

CONTRACT AWARD

Present Proposal for Professional Services to the City April 19, 2021
 Architect's Contract Finalized & Approved by City Council May 5, 2021

PROGRAMMING PHASE

Begin Programming May 5, 2021
 Programming Complete May 31, 2021

SCHEMATIC DESIGN PHASE

Begin Schematic Design June 1, 2021
 Schematic Design Complete June 21, 2021

DESIGN DEVELOPMENT PHASE

Begin Design Development June 22, 2021
 Design Development Complete July 19, 2021
 Present Design Development to City Council July 21, 2021

CONSTRUCTION DOCUMENT PHASE

Begin Construction Documents July 22, 2021
 50% Document Review September 20, 2021
 75% Document Review October 18, 2021
 95% Document Review November 8, 2021
 Construction Documents Complete November 15, 2021

COMPETITIVE SEALED PROPOSAL PROCUREMENT /CONTRACT AWARD

Issue Construction Documents for Bidding November 16, 2021
 First Advertisement November 21, 2021
 Second Advertisement November 28, 2021
 Preproposal Meeting December 2, 2021
 Contractor Qualification Statements Due December 9, 2021
 Receive Bids December 16, 2021
 Present Selected Proposer to the City Council January 19, 2022

CONSTRUCTION PHASE

Issue Notice to Proceed/Begin Construction February 1, 2022
 Substantial Completion & Owner Move-in February 1, 2023

PUNCH LIST/CLOSEOUT

Final Completion February 2, 2023 – May 2, 2023

WARRANTY PHASE

Warranty Phase February 1, 2023 – February 1, 2024

GCMUD 54
4.973 ACRES
PROPOSED EMS SITE

MAY 3, 2021
JOB NO. 8862-00

DESCRIPTION OF A 4.973 ACRE TRACT OF LAND SITUATED
IN THE ALEXANDER FARMER LEAGUE, ABSTRACT NO. 11
CITY OF TEXAS CITY
GALVESTON COUNTY, TEXAS

BEING a 4.973 acres (216,611 square foot) tract of land situated in the Alexander Farmer League, Abstract No. 11, City of Texas City of Galveston County, Texas and being a portion of the remainder of a called 801.38 acre tract of land as described in an instrument to Land Tejas Texas City, Ltd. recorded under Galveston County Clerk's File Number (G.C.C.F. No.) 2006002502, said 4.973 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to the Northwest line of a called 23.47 acre tract of land as described in an instrument to Galveston County Municipal Utility District No. 54 recorded under G.C.C.F. No. 2019056520 as cited herein:

BEGINNING at a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Northernmost corner of said 23.47 acre tract and the Easternmost corner of the herein described tract, lying on the Southwest right-of-way line of Lago Mar Boulevard (width varies) as shown on GALVESTON OUTLETS, a subdivision per plat recorded under Plat Record 2012A, Map Nos. 91-94 of the Galveston County Map Records;

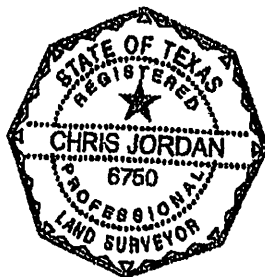
THENCE, S 57°57'28" W, along and with the Northwest line of said 23.47 acre tract, a distance of 640.07 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Southernmost corner of the herein described tract, from which a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Westernmost corner of said 23.47 acre tract and the Northernmost corner of a called 13.55 acre tract of land as described in an instrument to Galveston County Municipal Utility District No. 54 recorded under G.C.C.F. No. 2018015657 bears S 57°57'28" W, 255.93 feet;

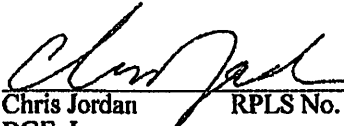
THENCE, over and across said 801.38 acre tract, the following courses and distances:

N 33°20'28" W, a distance of 364.33 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Westernmost corner of the herein described tract;

N 58°04'56" E, a distance of 538.58 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Northernmost corner of the herein described tract, lying on the Southwesterly right-of-way line of said Lago Mar Boulevard, same point being the beginning of a non-tangent curve to the right, from which its center bears S 35°33'25" W, 1,950.00 feet;

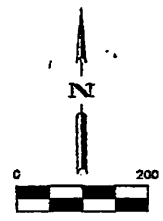
THENCE, in a Southeasterly direction, along and with the Southwesterly right-of-way line of said Lago Mar Boulevard and along said curve to the right, an arc distance of 379.89 feet, having a radius of 1950.00 feet, a central angle of 11°09'43" and chord which bears S 48°51'43" E, 379.29 feet to the **POINT OF BEGINNING** and containing 4.973 acres (216,611 square feet) of land.




Chris Jordan RPLS No. 6750
BGE, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500

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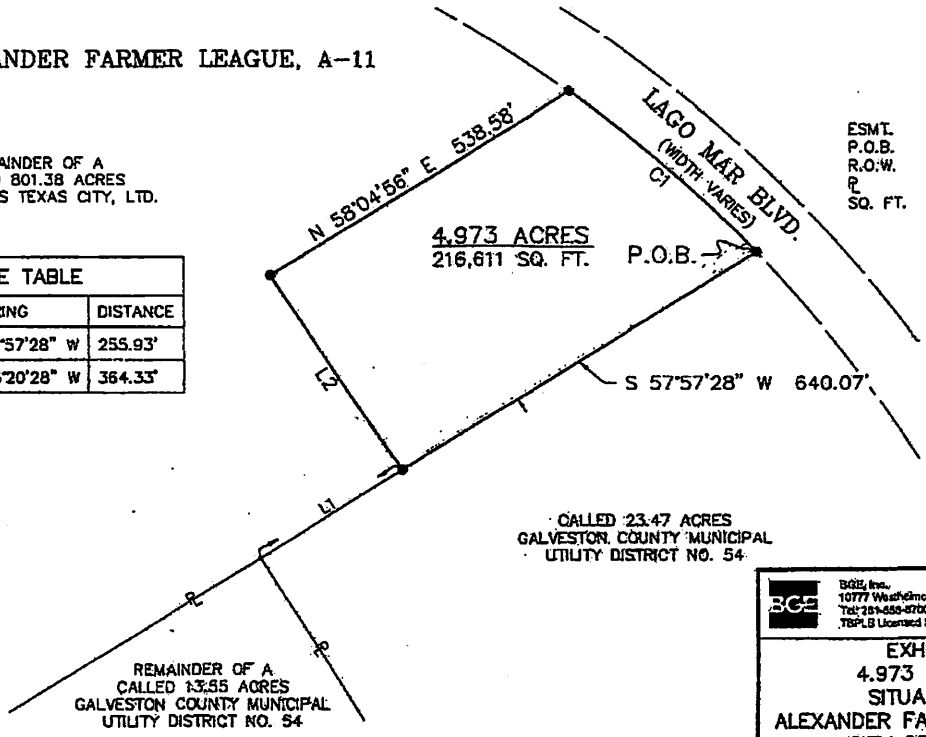
CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	379.89'	1,950.00'	11°09'43"	S 48°51'43" E	379.29'



ALEXANDER FARMER LEAGUE, A-11

REMAINDER OF A
CALLED 801.38 ACRES
LAND TEJAS TEXAS CITY, LTD.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 57°57'28" W	255.93'
L2	N 33°20'28" W	364.33'



LEGEND

- ESMT. EASEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- R. PROPERTY LINE
- SQ. FT. SQUARE FEET

· CALLED 23.47 ACRES
GALVESTON COUNTY MUNICIPAL
UTILITY DISTRICT NO. 54

REMAINDER OF A
CALLED 13.95 ACRES
GALVESTON COUNTY MUNICIPAL
UTILITY DISTRICT NO. 54

NOTE: THIS EXHIBIT IS FOR GRAPHICAL PURPOSES ONLY IN RELATION TO THE PROPOSED EASEMENT SHOWN HEREON AND IS NOT A BOUNDARY SURVEY NOR SHALL IT BE CONSTRUED IN ANY WAY AS A BOUNDARY SURVEY.

BGS, Inc. 10777 Westheimer, Suite 400, Houston, TX 77042 Tel: 281-559-4700 • www.bgsinc.com TSPS Licensed Surveying Firm No. 10106500			
EXHIBIT OF A 4.973 ACRE TRACT SITUATED IN THE ALEXANDER FARMER LEAGUE, A-11 CITY OF TEXAS CITY GALVESTON COUNTY, TEXAS			
Scale: 1"=200'	Job No.: 8862-00	Date: 05/2021	Drawing: 1 OF 1

