



Architecture
Interior Design
Landscape Architecture
Engineering

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EOE

November 14, 2013

City of Ramsey
7550 Sunwood Drive, NW
Ramsey, MN 55303

Attention: Fire Chief Dean Kapler

Ref: Professional Service Proposal for the Fire Station No. 2

Dear Chief Kapler,

The scope of the project as shown in the October 2011 study is for a new fire station at the intersection of Alpine Drive and Helium Street NW. Our proposal is to provide complete design services including architectural, interior design, landscape, civil, structural, mechanical and electrical engineering.

With our understanding of the site and the studies that we have completed for the City we are able to incorporate that previous work as a starting point into the project and reduce our overall. We would propose a percentage for the project of 6%. The final set architectural fee for entire project would then be set based on the City's approval of the schematic design budget estimate.

Reimbursable expenses such as travel, shipping and printing will be invoiced separately.

Per the direction of the City Council in the October 8, 2013 workshop at this point we are providing services for the schematic design phase only. If the City should elect to continue with the project our proposal as stated would remain in place to support the City's efforts.

Our fee for the schematic design phase is \$19,000 and we anticipate 2 to 3 months to complete this work.

In the schematic phase we will work with you and the City to finalize the design of the fire station by completing the following:

1. Verify the programming and space requirements from the study.
2. Develop site plans showing existing and new conditions.
3. Develop floor plan and elevations
4. Prepare 3 dimensional views showing the proposed design
5. Reviewing and developing materials and equipment required for the station.
6. Narrative statements for the structural, mechanical and electrical systems.
7. Material outline specifications
8. Develop projected project schedule
9. Prepare project cost estimate

The deliverables for the schematic design phase will be:

1. Overall Site Plan
2. Floor Plans
3. Exterior Elevations
4. Building Sections
5. Preliminary Code Analysis
6. Outline specifications with narratives
7. Project Schedule
8. Project Cost Estimate

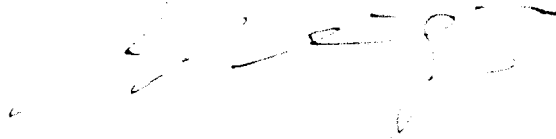
9. Presentation to City Council

We anticipate that we would meet with you and staff 3 to 4 times during the schematic design phase in developing and review the materials. We will assist the City to have a minimum of 2 soil borings completed on the property to determine the soil conditions of the site.

If the proposal is acceptable please sign below as your approval and acknowledgment to proceed with the work described above.

Thank you for the opportunity and we look forward to work together on your project.

Sincerely,



Bruce Schwartzman, AIA
Partner - Managing Architect

Fire Chief Dean Kapler – City of Ramsey

Date

Cc: Lois Nicolas, BKV Group