

October 22, 2020

Ric Bauermann, Fire Inspector
City of San Luis Fire Department
1165 N. McCain Ave.
San Luis, AZ 85349



PO Box 621
157 E. Cecilia Torres Ct.
San Luis, AZ 85336

**RE: Temporary San Luis Fire Station #2
San Luis, AZ 85336**

Dear Mr. Bauermann,

It is a pleasure to submit this fee proposal for Architectural/Engineering services for the new Temporary Fire Station #2 to be located in San Luis East along the southeast corner of Co. 24th St. and 19th Ave. The project consists of a new 2,400 SF wood framed building to include a 20'x24' Lobby (480 SF) and a 24'x80' Living Quarters (1,920 SF) as per the concept sketch provided. No truck bays are required at this time. Dimensions are subject to change upon developing a refined concept layout.

The new building will be developed on an acre of land. It is anticipated that the building will be located on the northwest corner of the property to allow space for future expansion. The site will be developed for parking (ABC), grading, on-site utilities. Lot tie/Lot split, off-site utilities and soils investigation to be provided by others.

The construction is anticipated to be a wood framed building with gang nail trusses. Exterior are to be a mix of stucco, stone and heavy timber trusses at front entryway. Roofing is to be Spanish tile. The building will require a residential type sprinkler system, and an HVAC heat pump mounted on the ground.

Our fees will include architectural, structural, electrical, mechanical and fire sprinkler engineering as necessary for the new building design. Fees will include topographic survey, Aerial drone and site scan, civil engineering and landscape design for the acre property. Accordingly, our Team will provide construction documents sufficient in detail to meet local codes and regulations to assist in obtaining building permits. Fees include pre-development meeting with the City and refined concept design and renderings.

Fees

The professional fee for this work shall be a stipulated sum of **thirty-nine thousand eight hundred fifty dollars (\$39,850.00)**. See further breakdown below per task. Balances are due and billed on a monthly basis, and as the work progresses with the cost of document reproductions, filing fees, and permitting costs billed additionally or paid by others directly. Other services not specifically included in this proposal may be provided upon request by the Owner at fees negotiated for those services and Consultants Standard Rate Schedules.

Fee Breakdown

DESIGN SERVICES SUMMARIZATION		
I	CONCEPT DESIGN , TOPO SURVEY & DRONE SCAN	\$ 6,500.00
II	ARCHITECTURAL & ENGINEERING DESIGN SERVICES	\$ 21,850.00
III	CIVIL DESIGN SERVICES – SITE UTILITIES & IMPROVEMENTS, AND LANDSCAPE DESIGN	\$ 11,500.00
TOTAL DESIGN SERVICES FEE		\$ 39,850.00

Stipulations/Comments:

1. This fee proposal includes fees for architectural, mechanical, electrical, fire alarm, fire sprinkler design and civil engineering. Flow test is included in our fees.
2. This proposal does NOT include fees for soils investigation, special systems consulting (i.e. acoustical engineer or specialty engineering), off-site design and off-site utilities. It is our understanding that lot-tie/lot-split maps are to be done by others. If determined to be necessary, any of these services can be provided at an additional cost.
3. Construction administration and/or construction phase related services are not included in this fee proposal but may be provided as requested on an hourly basis or at a negotiated fee. No additional work will be performed without prior written approval from the client.
4. Fees for additional services that are beyond the scope of the basic services agreed upon in the final agreement shall be a negotiated cost. Changes to the plans and scope will be considered as additional services and will be billed hourly or at a negotiated fee.
5. Three (3) full sets of full-size documents will be provided to the Client upon completion of the project and upon receipt of full payment of the work performed to the date of submittal. Plan review submittal for permitting will be provided to the local jurisdiction via an approved electronic format. The proposed fee does not include additional expenses for printing required for additional submittals or bidding documents.

Should you have any questions regarding this fee proposal, please do not hesitate to give me a call. I personally look forward to working with you and remain available to commence our work upon the execution of an agreement.

Sincerely,
Innov-R Design + Construction

Victor M. Guzman, AIA, LEED AP
Principal Architect
928.920.4053

Accepted By:

Signature Date

Print Name Title