



December 01, 2020

Ms. Kimberly Toon, Purchasing Manager
City of Fayetteville
433 Hay Street
Fayetteville NC 28303

RE: Senior Center East - Continued Design Services Proposal

Principals

Robert W. Ferris, AIA,
REFP, LEED® AP
Eric J. Lindstrom, AIA,
LEED® AP
Ronald A. Rice
Thomas W. Hughes, AIA,
REFP, LEED® AP
Barry H. Buckman, AIA,
GGP

Dear Ms. Toon:

Based on the requirements of our current Programming and preliminary Schematic Design contract for the above referenced project, SfL+a Architects has presented 3 schematic plan alternates to the City of Fayetteville Staff for their consideration. The plans presented are of various areas and spatial configurations that range from more complex - as requested by staff, to several of reduced scope in consideration of the project budget. It is our understanding that staff has selected the larger of the three alternates, Alternate - A as approved during our 11/12/20 meeting.

Offices

Fayetteville, NC
Myrtle Beach, SC
Raleigh, NC

The original building program provided to SfL+a Architects in April 2019 specified a building area of between 11,000 SF to 12,000 SF with a budget of \$5.5 million. Through the Programming process it was determined that additional and more complex program areas were required which ultimately increased the building area of Alternate - A to 16,943 SF. Alternate - A includes an Aquatics area similar to Senior Center West, Men's and Women's locker rooms as well as additional toilet rooms, 2 racquetball courts, a full commercial kitchen, a multi-purpose space to accommodate 110 seats at dining tables, multiple offices spaces, exercise and flex spaces, billiards and card playing rooms, and a large Lobby/Lounge space with coffee/juice bar.

Since our original contract only provided for Programming and preliminary Schematic Design, SfL+a Architects has been requested to provide a proposal to continue the design process through Contract Documents, Bidding and Contract Administration during construction. As this is a shared site with Fayetteville State University, our design team will have to coordinate with the FSU site and building design team throughout the project.

In preparation for this proposal we have obtained fee proposals from our consultants including Structural engineering, PME&FP engineering, Aquatics design, Food Service design and Cost Consulting. Due to the increased complexity of the building program these costs were significantly higher than anticipated requiring our anticipated fees to increase as well. We have included them below for your information:

• Civil Engineer (not required)	\$ 0
• MEP Engineer - Optima Engineering:	\$ 79,000
• Structural Engineer - LHC Structural Engineers:	\$ 36,000
• Food Service Consultant - Fooddesign Associates:	\$ 8,580
• Cost Estimating Consultant - MBP Carolinas, Inc.	\$ 15,500
• <u>Pool Designer - Aquatics H2O:</u>	<u>\$ 12,000</u>
• Total Consultant's Fees:	\$151,080

Deliverables:

- Status prints of drawings and specifications during the design phase.
- One set of final printed Construction Documents.
- Digital documents for use in permitting, pricing and construction.

Qualifications:

- Payment for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the architect's invoice.
- SfL+a Architects will coordinate with your technology and A/V vendor but does not design or specify technology or A/V systems.
- For an additional fee, SfL+a Architects can provide photo realistic renderings for presentation.
- Design Fees, including all consultants, are as follows:

Original Contract Fee:

- Programming/Preliminary SD: \$ 17,000

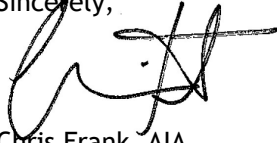
Additional Contract Fee:

- Remaining phases through Design and Construction: \$395,500

Total Project Design Fee: \$412,500

Please let me know if you have any question concerning this proposal. We look forward to continuing the work on this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Frank', with a stylized flourish extending from the end.

Chris Frank, AIA

Project Manager / Project Architect

Attachment: SfL+a Architects 2020 Hourly Billing Rate Schedule for additional services requested by the City and not listed above.