

February 27, 2026_revised 5/19/2026

Dan Nosbusch | Project Manager
Christy Raulli | Project Manager
Durham County Engineering and Environmental Services
120 E. Parrish Street
Durham, NC 27701

RE: New Durham County Animal Shelter Facility
Fee Amendment #2: Basic Design Services
RND # 2449.02

Dear Mr. Nosbusch / Ms. Raulli,

RND Architects is pleased to submit this proposal for Basic Design Services for the New Durham County Animal Shelter Facility project.

I. Project Understanding:

The goal of this project is to construct a new Durham County Animal Shelter Facility to be located on Junction Road, Durham, NC. The project is based on the scope of work outlined in the Pre-Design Report dated 02/27/2026 and the reduced programming/scope document (See Exhibit D- Scope Reduction 4/2/2026).

Based on our current understanding of the project, we propose the following scope of services:

II. Scope of Services:

A. Basic Design Services:

This proposal includes Basic Services as described herein and outlined in the Agreement for Design Consultant Services and, for the purposes of this proposal, includes Articles 3.2 Design Narrative Phase, 3.3 Schematic Design, 3.4 Design Development Phase, 3.5 Construction Documents Phase, 3.6 Permitting and Bidding/Negotiation Phase, 3.7 Construction Phase, and 3.8 Final Completion of Design Services Phase.

Project specific services are outlined below:

1. Architectural Design/Team Leader/Project Management- RND Architects:
 - a. Architect of Record for the project. Provide project leadership to coordinate the design and construction administration services throughout all phases of the project.
2. Animal Care Consultant- Animal Arts:
 - a. Provide specialized planning, design, detailing and specifying services related to animal care and housing spaces for the project.
 - b. See Non-Basic Services described below for additional services related to FF&E.

3. Interior Design Consultant- Maria Lindqvist Design:
 - a. Provide interior design services related to the non-animal care and housing spaces for the project.
 - b. See Non-Basic Services described below for additional services related to FF&E and Artwork.
4. On-Site Site/Civil Design- CLH design:
 - a. Develop and coordinate site plans for each project design phase (SD, DD, CD)
 - b. Permitting: Process, submit and track required site development permits and approvals including:
 - i. Site Plan Review – City of Durham
 - ii. Construction Plan Review – City of Durham
 - iii. Erosion Control Permit by NCDEQ Land Quality Section
 - iv. Drive and Encroachment Permits – NCDOT
 - v. Right of Way Encroachment – NCDOT
 1. Driveway
 2. Utility Connections/Taps
 - c. See Non-Basic Services described below for additional services related to hydrant flow test and site planning/permitting.
5. Structural Engineering- IMEG:
 - a. Develop and assist with coordination of structural drawings and specifications for each project design phase (SD, DD, CD). Provide Bid and Construction Administration services (Bid, CA).
6. Mechanical Engineering- 20/20 Engineering:
 - a. Provide mechanical, plumbing, and medical gas engineering design and construction administration services for the project. Includes design of specialized building systems related to animal care and housing facilities.
7. Electrical Engineering- AE Design:
 - a. Provide electrical design and construction administration services for the project. Includes design of the following systems for the project:
 - i. Electrical services and branch circuit distribution as required to meet the needs of the project. Includes options for building side surge protection device (SPD).
 - ii. Risk Assessment per NFPA 780 of lightning protection systems.
 - iii. Emergency generator system.
 - iv. Fire alarm system per NFPA.
 - v. Life Safety Communication Systems- Public Safety Radio B-Directional Amplification.
 - vi. Prepare solar study to determine potential energy generation capability at the site.
 - vii. Lighting and control systems for interior and exterior lighting.
 - viii. Exterior lighting design includes site lighting plans showing compliance with exterior photometric lighting standards.
 - ix. Arc Flash Hazard Analysis.
8. Local MEP Engineering Consultant- Engineered Designs:

- a. See Non-Basic Services described below for services to be provided by a local MEP engineering consultant to support 2020 Engineering and AE Design.

9. Building Enclosure Design Consultant- REI Engineers:

- a. Roof: Provide design and construction administration services for all roofing systems associated with the project. Includes roofing systems, roof ventilation, roof insulation, drainage systems.
- b. Exterior Walls: Provide design support and construction administration services for exterior wall systems.
- c. Provide construction administration services for the project, including up to thirty (30) site visits to verify work has been completed in compliance with the Contract Documents. Coordinate observations with Owner's Building Envelope Commissioning Agent.
- d. Pre-Warranty Roof Inspection: Conduct final roof inspection prior beginning of the warranty period.
- e. Perform 2-year Contractor Warranty inspection and prepare report as needed.

10. AV & IT/Security Consultant- J&A Engineering:

- a. Design, engineering, and construction administration services for Audio-Visual Systems, Telecom Infrastructure, and Electronic Security Systems.

11. Acoustical Design Consultant- Thorburn Associates:

- a. Design, engineering, and construction administration services for building acoustics. Includes review of the design at each phase and developing recommendations for materials and details to improve acoustics.
- b. See Non-Basic Services described below for additional services related to site planning as related to noise control, and design support of obtaining LEED credits.

12. Construction Cost Estimating Consultant- 35north:

- a. Provide construction costs estimating services to support the project. Services include preparation of a comprehensive cost estimate for each design phase (SD, DD, CD).
- b. Collaborate with Designer, Owner and CMAR to reconcile estimate at each phase.

B. Non-Basic Design Services:

This proposal includes the following Non-Basic Services:

- Hydrant Flow Test: Coordinate performance of a fire hydrant flow test. (Performed by the City of Durham).
- MEP: Photo Voltaic Study and System Design: Provide engineering services to support the selection and design of a roof mount PV system designed to work in conjunction with the Owner and power Utility peak estimate demand for a 12-month cycle (Owner to provide Utility agreement to the EOR). The system design will include a LCCA based presentation and information focused on estimating payback period based on initial investment. Design will include a system outline identifying proposed PV panels, inverters, interconnections and metering equipment.
- Site Due Diligence / Site Assessment: Using available mapping and field observation, local and State ordinances, determine developable areas of the property by researching elements such as mapped floodplain, streams, steep slopes, significant environmental features, Buffers, setbacks, impervious surface limitations, use determinations and other

UDO requirements. Prepare a summary property analysis map showing constraints identified above.

- **Site Boundary and Topographic Survey:** Surveyor will conduct a boundary and topographic survey of the Project site. This survey shall be performed in conformance with the minimum standard requirements for the appropriate location. Boundary surveys shall consist of locating the lines and/or corners of tracts of land as per deed descriptions and other evidence found on the ground. Work will include running a basic field traverse, review of record deeds and plats, calculations and analysis of evidence found, and establishment of lines. Survey will not be prepared in conformance with ALTA standards.
- **Site Planning/Permitting:** Schedule and attend a pre-submittal conference with the Durham Planning Department. Submit Plans and necessary applications, worksheets and support data through Durham City /County Planning Department for Site Plan review and approval. (Application fee to be paid from the Reimbursables Allowance described herein). Revise Plans as directed by review authorities to receive Site Plan Approval. Includes Civil, Electrical, and Acoustical Engineering services.
- **LEED Consulting Services:** To pursue LEED Gold certification for this project, RND and our design consultants will provide LEED Consulting Services as outlined per LEED v4.1 Building Design + Construction (BD+C) for the project. Includes preparing LEED documentation and uploading of required forms, calculations, and documents to the USGBC in order to attain the required points for the targeted certification. LEED application, submittal and review fees to paid from the Reimbursables Allowance described herein.
- **Local MEP Engineering Services- Peer Review:** At each project phase (SD, DD, CD) provide peer review of the MEP design and prepare written comments to the design team. Review will be focused on conformance with Durham County standards, general design practices, and constructability concerns.
- **Local MEP Engineering Services- Mechanical/Plumbing System Energy Modeling:** Prepare Energy Model simulation analysis to studying up to three (3) different HVAC systems and three (3) domestic hot water systems for building use, if required to meet Durham County guidelines. The model is anticipated to meet LEED requirements for the project.
- **Local MEP Engineering Services- Fire Protection:** design and construction administration services for the project.
- **Local MEP Engineering Services- Bid and Construction Administration:**
 - **Bid Phase Services:** Attend Pre-Bid Meeting and assist with coordination of questions.
 - **Construction Phase Services:** Attend pre-construction meeting. Conduct weekly construction site visits during periods of work associated with the MEP scope (assume 60 weeks). Each visit to include field inspection report of MEP construction status. Conduct Pre-Final and Final Inspections and prepare punchlists. Coordination with MEP Engineers of Record during their respective site visits.
- **FF&E:** Assist Owner with specifying and procurement of Furnishings, Fixtures, and Equipment (FF&E). FF&E attached to the building will be specified as bid packages under the CMAR. Movable FF&E will be specified as a Purchase Order package and processed through Durham County Purchasing. Includes reviewing furniture quotes/bid packages and assisting with verifying compliance with purchase orders during installation.

Coordinate furniture installations onsite with contractor and furniture vendors. Attend onsite installations, verify deliveries, prepare punchlists, and assist with warranty issues.

- Artwork: Assist Owner with the procurement and integration of Artwork into the project.

Allowances:

- Room and Wayfinding Signage: An Allowance to engage a signage consultant to design and specify signage for the project.
- Professional Surveyor Services: An Allowance to engage McAdams (Professional Surveyor firm) to conduct and prepare on- and off-site surveying (ALTA/boundary/topo), tree surveys, utilities locations, Plat as required for the project.
- Traffic Impact Analysis- An Allowance to engage McAdams (Professional Civil Engineer) to conduct and prepare Traffic Impact Analysis as required for the project.
- Roadway & Traffic Control Design/Permitting - An Allowance to engage McAdams (Professional Civil Engineer) to design and permit traffic roadway & traffic control as required for the project.
- Utility Extension Design/Permitting- An Allowance to engage McAdams (Professional Civil Engineer) to design and permit utility extension as required for the project.
- Geotechnical Engineering, Environmental (ESA/Stream/Wetland), Archeological Services: An Allowance to engage Geotechnical Engineer, Environmental Scientist, and/or Archeologist to conduct subsurface explorations, wetland determinations, and archeological surveys as required for the project.
- Reimbursable Travel: An Allowance to reimburse travel expenses for design consultants located out of state per Durham County's guidelines. Typical expenses include airfare, parking (at home airport), car rental, mileage, tolls, hotel, and meals.
- Reimbursable Expenses: (Additional Services, Fees, Printing, and Other Expenses): The allowance is to cover printing of submittal/review documents associated with design phase approvals, application fees, and additional project related expenses yet to be determined.

III. Proposed Fees:

To carry out the above services, we propose the following fees:

Basic Design Services (per phase):

1. Schematic Design	\$ 578,546
2. Design Development	\$ 1,073,177
3. 75% Construction Documents	\$ 1,032,672
4. 100% Construction Documents	\$ 269,247
5. Bid Assistance	\$ 144,629
6. Construction Administration	\$ 1,108,749
7. <u>Post Construction</u>	<u>\$ 107,568</u>
Sub-Total Basic Design Services	\$ 4,314,589

Additional Services (Non-Basic Services):

1. Fire Hydrant Flow Test Coordination	\$ 2,750
2. Site Planning / Permitting	\$ 77,330
3. Leed Certification Support	\$ 77,728

4. Local MEP – Peer Review	\$ 25,300
5. Local MEP – Energy Modeling	\$ 47,685
6. Local MEP – Fire Protection	\$ 120,164
7. Local MEP – CA Support	\$ 92,840
8. FF&E Design/Purchasing/Installation Support	\$ 38,935
9. <u>Artwork Selection/Installation Support</u>	<u>\$ 7,835</u>
Sub-Total Additional Services (Non-Basic)	\$ 490,567

Allowance:

1. Allowance – Room and Wayfinding Signage Consultant	\$ 25,000
2. Allowance – Professional Surveyor Services	\$ 100,000
3. Allowance – Off-Site: Traffic Impact Analysis	\$ 30,000
4. Allowance – Off-Site: Roadway & Traffic Control Design/Permitting	\$ 200,000
5. Allowance – Off-Site: Utility Extension Design/Permitting	\$ 150,000
6. Allowance – Geotech/ Environmental, Archeological	\$ 100,000
7. Allowance Reimbursable Travel Expenses	\$ 68,400
8. <u>Allowance Reimbursable Expenses - TBD</u>	<u>\$ 100,000</u>
Sub-Total Allowances	\$ 773,400

Total Design Services _____ \$ 5,578,556

Fee Breakdown:

See attached Exhibit C- Fee Breakdown dated 2/20/2026 for a detailed breakdown of the fees.

Fee Summary:

For your convenience we provide following fee summary:

Original (Pre-Design)	\$ 160,650
Fee Amendment – Added Insurance	\$ 15,000
Current Amended Contract Total	\$175,650

<u>Fee Amendment Request.....</u>	<u>\$ 5,578,556</u>
Proposed Amended Contract Total	\$5,754,206

IV. Preliminary Project Cost Summary

Please see the attached Exhibit A - Preliminary Opinion of Probable Project Cost.

V. Project Schedule

Please see the attached Exhibit B - Preliminary Project Schedule.

VI. Exclusions:

- Design Services not specifically outlined herein are excluded from this proposal.
- Construction Administration services for Off-Site Improvements are excluded from this proposal.
- Design services associated with incorporating a geothermal mechanical system are excluded from this proposal.
- Third party commissioning services are not included in this proposal.
- Site planning services are limited as described above. Services associated with rezoning are excluded from this proposal.
- Construction Material Testing (CMT) services are not included in this proposal.

- Special Inspections (NCBC Chapter 17) services are not included in this proposal.
- Design of Mass Notification systems are not included in this proposal.
- Major design revisions occurring after issuance of Construction Documents are not included in this proposal.
- Allowable travel expenses will be invoiced at cost from the reimbursable allowance shown above.

VII. Design Consultants:

Our consultants for this project will be as follows:

Animal Care Facility Design Consultant	Animal Arts
Civil Engineering Landscape Architecture	CLH Design, PA (HUB Certified)
Structural Engineering	IMEG
Mechanical/Plumbing Engineering	20/20 Engineering
Electrical Engineering	AE Design Engineering
Local MEP Engineering Consultant	Engineered Designs (HUB Certified)
LEED Accreditation	Traci Rose Rider, LEED AP
Interior Design Consultant	Maria Lindqvist Design (HUB Certified)
Building Enclosure Consultant	REI Engineers
AV/IT/Security Consultant	J&A Engineering (HUB Certified)
Cost Estimating Consultant	35North (HUB Certified)
Acoustical Consultant	Thorburn
Civil Engineering/Surveyor	McAdams

VIII. Insurance coverage:

RND Architects, PA maintains professional liability coverage for damages as a result of our negligent acts, errors, or omissions. Our liability is limited to \$5,000,000 for this project. If the client desires a higher limit of liability, we can negotiate an additional surcharge to offset the costs of additional liability coverage. A certificate of insurance can be provided to show proof of coverage.

We look forward to working with you on this project. Please call Rhonda or me if you have any questions regarding our proposal.

Sincerely,



Charles Nickelson, AIA
RND Architects, PA

Encl: Exhibit A - Preliminary Opinion of Probable Project Cost dated 5/19/2026
Exhibit B - Preliminary Project Schedule dated 5/19/2026
Exhibit C- Fee Breakdown dated 5/19/2026
Exhibit D- Scope Reduction dated 4/2/2026

Cc: Rhonda Zack, RNDpa
Karen Perry, RNDpa
File 2449

Project: **DURHAM COUNTY ANIMAL SHELTER FEASIBILITY STUDY**

Date: 3/24/2026

Revision 4

5/19/2026

EXHIBIT A: PRELIMINARY OPINION OF PROBABLE PROJECT COST

Description	Qty	Unit	\$/Unit	Animal Shelter	Off-Site
Construction					
Building Construction: Conditioned Space - Indoor Space	37,300	SF	\$ 520	\$ 19,396,000	
Building Construction: Covered Exterior Space	6,690	SF	\$ 275	\$ 1,839,750	
Building Construction: Utility Storage Building	2,100	SF	\$ 275	\$ 577,500	
Building Construction: Barn 36'x36'	1,296	SF	\$ 275	\$ 356,400	
Subtotal Building Construction				\$ 22,169,650	\$ -
Sitework- On Site (from estimate prepared by CLH dated 2/25/2026)				\$ 7,256,050	
Sitework- Off Site Utilities (Allowance)					\$ 3,000,000
Sitework- Off Site Roadway Improvements (per McAdams 4/1/2026)					\$ 1,200,000
Subtotal Construction				\$ 29,425,700	\$ 4,200,000
Construction Contingency	10.00%			\$ 2,942,570	\$ 420,000
Subtotal Construction				\$ 32,368,270	\$ 4,620,000
Bonds & Insurance & Builders Risk	3.10%			\$ 912,197	\$ 130,200
Subtotal Construction				\$ 33,280,467	\$ 4,750,200
CMAR Fee	3.50%			\$ 1,164,816	\$ 166,257
Total Construction with Fee & Contingency				\$ 34,445,283	\$ 4,916,457
Escalation: construction midpoint (30 mo @ 6% annual)	15.0%			\$ 5,166,792	\$ 737,469
Total Construction with Escalation				\$ 39,612,075	\$ 5,653,926
Design					
A&E Design Services-Pre-Design				\$ 160,650	
A&E Design Amendment #1				\$ 15,000	
A&E Design Amendment #2- See RND Proposal dated 5/19/2026				\$ 5,198,556	\$ 380,000
CA Allowance for Off-Site Improvements	1.00%				\$ 56,539
Design Services Contingency	1.00%			\$ 396,121	\$ 56,539
Survey Services- Allowance included in Design Fee Proposal dated 5/19/2026				\$ -	
Geotechnical Engineering- Allowance included in Design Fee Proposal dated 5/19/2026				\$ -	
Traffic Impact Analysis- Allowance included in Design Fee Proposal dated 5/19/2026				\$ -	
Public Art	1.00%			\$ 396,121	
A/V Device Allowance	1.00%			\$ 396,121	
Security / Access Control	1.50%			\$ 594,181	
CMT/SI	0.25%			\$ 99,030	
LEED Commissioning	0.50%			\$ 198,060	
Furniture, Fixtures & Equipment	4.00%			\$ 1,584,483	
FF&E Animal Healthcare Equipment	11.00%			\$ 4,357,328	
Staff Relocation Expenses	0.25%			\$ 99,030	
Impact / Permit Fees	0.05%			\$ 19,806	\$ 2,827
Utility Co-payments	0.12%			\$ 47,534	\$ 6,785
Bidding, Submittal & Legal Fees	0.06%			\$ 23,767	\$ 3,392
Engineering/Survey Fees (during construction)	0.10%			\$ 39,612	\$ 5,654
Project Contingency	5.00%			\$ 1,980,604	\$ 282,696
Total Design & Owner Cost				\$ 15,430,355	\$ 794,433
Total Project Cost				\$ 55,042,431	\$ 6,448,358

Project: DURHAM COUNTY ANIMAL SHELTER

PRE-DESIGN

Date: 5/19/2026

RND# 2449

EXHIBIT B: PRELIMINARY MILESTONE PROJECT SCHEDULE

	Start	End	Duration (weeks)	Total (weeks)	Total (Days)
Award/Contract				32	224
✓ Selection Notification	11/4/2024				
✓ Review Project Scope with Owner	11/4/2024	11/18/2024	2.0		
✓ Prepare Fee Proposal- Pre-Design	11/18/2024	12/9/2024	3.0		
✓ Review scope and Proposal	12/9/2024	5/19/2025	23.0		
✓ Execute Design Contract	5/19/2025	6/30/2025	6.0		
Pre-Design Phase				47	328
✓ NTP- Pre-Design	9/3/2025				
✓ Kickoff Meeting	10/1/2025				
✓ Design Workshop	10/28/2025	10/29/2025	0.2		
✓ Program Verification- conceptual plan	10/29/2025	12/24/2025	8.0		
✓ Site - Scope Development	10/29/2025	12/24/2025	8.0		
✓ LEED Planning Workshop	10/29/2025	10/29/2025			
✓ Budget and Schedule updates	12/24/2025	1/7/2026	2.0		
✓ Prepare Final Report	1/7/2026	2/27/2026	7.3		
✓ Review and Revisions to Final Report	2/27/2026	4/20/2026	7.4		
✓ Prepare Fee Proposal- Basic Services	4/20/2026	5/19/2026	4.1		
Execute Design Contract	5/19/2026	7/28/2026	10.0		
SD				14	98
Assumed NTP- Basic Services	8/4/2026				
Survey/Geotech/Site Investigations	8/4/2026	10/13/2026	10.0		
Conceptual Design	8/4/2026	9/1/2026	4.0		
LEED Workshop- SD Phase	9/1/2026	9/8/2026	1.0		
Prepare SD Submittal	9/1/2026	11/24/2026	12.0		
Owner Review	11/24/2026	12/8/2026	2.0		
Site Planning				68	476
Schematic Site Plan & Off-Site utilities/Improvements	9/1/2026	10/27/2026	8.0		
Site Plan Reviews	10/27/2026	8/3/2027	40.0		
Site Plan Review - Engineering	8/3/2027	12/21/2027	20.0		
Site Plan Approval	12/21/2027	2/15/2028	8.0		
DD				16	112
Prepare DD Submittal	12/8/2026	3/2/2027	12.0		
LEED Workshop- DD Phase	1/26/2027	2/2/2027	1.0		
Owner Review	3/2/2027	3/30/2027	4.0		
CD				22	154
Prepare CD Submittal	3/30/2027	8/3/2027	18.0		
LEED Workshop- CD Phase	5/25/2027	6/1/2027	1.0		
Owner Review	8/3/2027	8/31/2027	4.0		
Final CD/Bid Set				10	70
Prepare Final CD	8/31/2027	10/12/2027	6.0		
Owner Review	10/12/2027	11/9/2027	4.0		
Bid/Award				17	119
Bidding	11/9/2027	12/21/2027	6.0		
Bid Evaluation and Recommendation	12/21/2027	1/11/2028	3.0		
GMP Approval/Contracts	1/11/2028	3/7/2028	8.0		
CA				94	658
NTP	3/7/2028	3/7/2028	0.0		
Mobilization/Shop Drawings/Submittals	3/7/2028	5/30/2028	12.0		
Site work	5/30/2028	11/14/2028	24.0		
Building Construction	11/14/2028	9/4/2029	42.0		
LEED Commissioning	9/4/2029	10/30/2029	8.0		
Final Inspections/Punch	10/30/2029	11/13/2029	2.0		
Move In	11/13/2029	12/25/2029	6.0		
Total Construction Duration				94	658
Total Project Duration				268	1877

DCo Animal Shelter

RND# 2449

5/19/2026

Basic Services		Prime	M/WBE			M/WBE			M/WBE			M/WBE			M/WBE			M/WBE		
Phase	BRND Architects Building Design & Team Leader Coordination	Animal Arts Animal Care Consultant	CLH Design Civil Engineering	IMEG Structural Engineering	2020 Engineering Mech Engineering	AE Design Electrical Engineering	Engineered Designs Inc Local MEP Engineer	Traci Rose-Ryder LEED AP Consultant	Maria Lindqvist Designs Interiors	REI Engineers Building Envelope	J&A Engineering AV Engineering	J&A Engineering IT/Security Engineering	35 North Cost Consultant	Thorburn Acousitcal Consultant	McAdams - Civil Engineering foroff-Site	TBD Signage Consultant	Phase Totals			

PRE-DESIGN SERVICES

Pre-Design Phase Services	\$ 68,150	\$ 40,000	\$ 34,000	\$ -	\$ 6,500	\$ 7,500	\$ -	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,650
Add-1 - Added Insurance Coverage	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Total Pre-Design Phase Services	\$ 83,150	\$ 40,000	\$ 34,000	\$ -	\$ 6,500	\$ 7,500	\$ -	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,650

BASIC DESIGN SERVICES

Schematic Design	\$ 256,322	\$ 80,000	\$ 88,500	\$ 39,750	\$ 39,000	\$ 27,750	\$ -	\$ -	\$ 6,750	\$ 7,500	\$ 3,829	\$ 3,886	\$ 17,780	\$ 7,480	\$ -	\$ -	\$ 578,546
Design Development	\$ 369,198	\$ 296,256	\$ 118,000	\$ 53,000	\$ 90,800	\$ 62,450	\$ -	\$ -	\$ 11,250	\$ 14,425	\$ 8,503	\$ 13,376	\$ 24,700	\$ 11,220	\$ -	\$ -	\$ 1,073,177
75% Construction Documents	\$ 433,425	\$ 217,692	\$ 110,625	\$ 59,625	\$ 77,700	\$ 36,450	\$ -	\$ -	\$ 11,250	\$ 19,075	\$ 8,621	\$ 11,799	\$ 33,210	\$ 13,200	\$ -	\$ -	\$ 1,032,672
100% Construction Documents	\$ 92,386	\$ 72,564	\$ 36,875	\$ 19,875	\$ 23,400	\$ 12,150	\$ -	\$ -	\$ 2,250	\$ 2,940	\$ 2,874	\$ 3,933	\$ -	\$ -	\$ -	\$ -	\$ 269,247
Bid Assistance	\$ 81,057	\$ 26,800	\$ 11,800	\$ 13,250	\$ 2,800	\$ 2,400	\$ -	\$ -	\$ 2,250	\$ 2,400	\$ 1,245	\$ 627	\$ -	\$ -	\$ -	\$ -	\$ 144,629
Construction Administration	\$ 440,341	\$ 219,868	\$ 177,000	\$ 66,250	\$ 52,800	\$ 66,600	\$ -	\$ -	\$ 9,000	\$ 57,120	\$ 7,135	\$ 6,916	\$ -	\$ 5,720	\$ -	\$ -	\$ 1,108,749
Post Construction	\$ 77,688	\$ 10,000	\$ -	\$ 13,250	\$ 1,500	\$ -	\$ -	\$ -	\$ 2,250	\$ 2,880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,568
Totals	\$ 1,750,417	\$ 923,180	\$ 542,800	\$ 265,000	\$ 288,000	\$ 207,800	\$ -	\$ -	\$ 45,000	\$ 106,340	\$ 32,205	\$ 40,537	\$ 75,690	\$ 37,620	\$ -	\$ -	\$ 4,314,589
Percentages	40.6%	21.4%	12.6%	6.1%	6.7%	4.8%	0.0%	0.0%	1.0%	2.5%	0.7%	0.9%	1.8%	0.9%	0.0%	0.0%	100.0%

Additional Services (Non-Basic Services):

Hydrant Flow Test	\$ 250	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,750
Site Planning/Permitting	\$ 7,030	\$ -	\$ 47,200	\$ -	\$ -	\$ 5,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,600	\$ -	\$ -	\$ 77,330
LEED Certification	\$ 25,248	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,480	\$ -	\$ -	\$ 77,728
Local MEP- Peer Review	\$ 2,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,300
Local MEP- Energy Modeling	\$ 4,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,685
Local MEP- Fire Protection	\$ 10,924	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 109,240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,164
Local MEP- CA	\$ 8,440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92,840
FF&E	\$ 8,085	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,935
Artwork Package	\$ 2,985	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,835
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 69,597	\$ 12,000	\$ 74,700	\$ -	\$ -	\$ 5,500	\$ 259,990	\$ 20,000	\$ 23,700	\$ -	\$ -	\$ -	\$ -	\$ 25,080	\$ -	\$ -	\$ 490,567

Allowances

Signage Design Consultant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000
Surveying - Design Phase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Traffic Impact Analysis	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ 30,000
Roadway & Traffic Control Design/P	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Utility Extensions Design/Permitting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000
Geotech, environmental (ESA/Strea	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Reimbursable Allowances- Travel	\$ -	\$ 25,000	\$ -	\$ -	\$ 20,000	\$ 15,000	\$ -	\$ -	\$ -	\$ 3,600	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,400
Reimbursable Allowances- Expenses	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Totals	\$ 190,000	\$ 25,000	\$ -	\$ -	\$ 20,000	\$ 15,000	\$ -	\$ 10,000	\$ -	\$ -	\$ 3,600	\$ 4,800	\$ -	\$ -	\$ 480,000	\$ 25,000	\$ 773,400

Sub-Total Design Services	\$ 2,010,014	\$ 960,180	\$ 617,500	\$ 265,000	\$ 308,000	\$ 228,300	\$ 259,990	\$ 30,000	\$ 68,700	\$ 106,340	\$ 35,805	\$ 45,337	\$ 75,690	\$ 62,700	\$ 480,000	\$ 25,000	\$ 5,578,556
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Total Amounts with Pre-Design	\$ 2,093,164	\$ 1,000,180	\$ 651,500	\$ 265,000	\$ 314,500	\$ 235,800	\$ 259,990	\$ 34,500	\$ 68,700	\$ 106,340	\$ 35,805	\$ 45,337	\$ 75,690	\$ 62,700	\$ 480,000	\$ 25,000	\$ 5,754,206
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EXHIBIT D - Scope Reduction 4/2/2026

New Durham County Animal Shelter Facility

ORIGINAL PLAN
47,700 SQFT

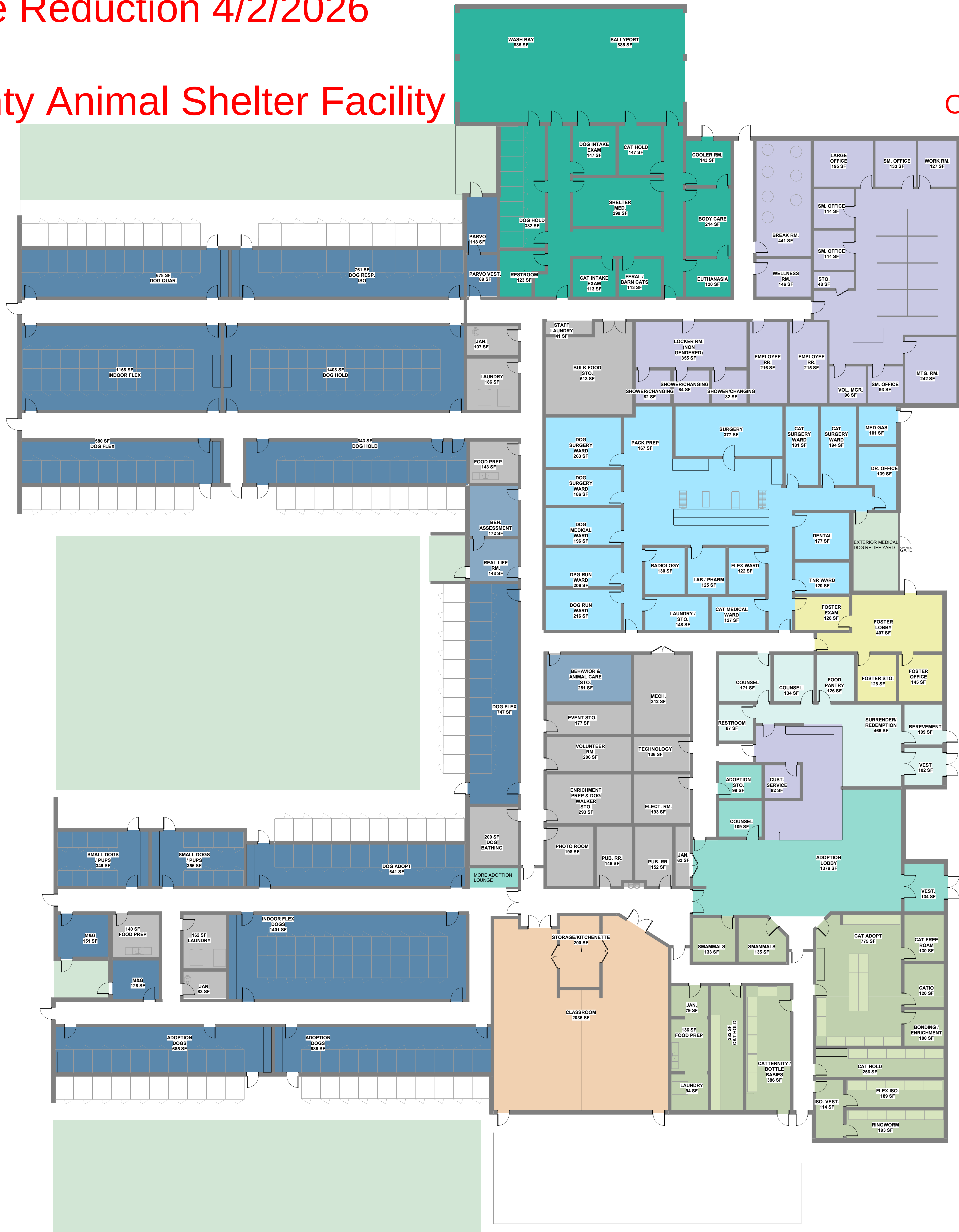


EXHIBIT D - Scope Reduction 4/2/2026

New Durham County Animal Shelter Facility

NEW PLAN

37,253 SQFT INTERIOR
6,690 SQFT COVERED EXT.

