

October 22, 2024; October 25, 2024; December 13, 2024; Revised December 16, 2024 Revised April 2, 2025

Dan Nosbusch Project Manager Durham County 201 E. Main Street, 5th Floor Durham, North Carolina 27701

Re: Durham County Office of Emergency Services/General Services Fleet Maintenance Facility HH Project Number: 24-066

Dear Dan,

HH Architecture is pleased to present this proposal for Schematic Design through Closeout for the Office of Emergency Services (OES) and General Services (GS) Fleet Maintenance Facility project. This letter and the attached exhibits outline our understanding of the project, scope for professional design services, project schedule, inclusions, exclusions, and fees.

Basic Scope

Durham County has charged HH Architecture with the design of the OES Fleet Maintenance Facility, located at Venture Park, Building G, at 1613 Hamlin Rd, Durham, NC. This existing site is an industrial space for lease and includes an existing 25,200 SF facility. The full project scope includes an interior upfit of this facility dedicated to supporting EMS vehicles, including vehicles bays, office space, break room and support spaces. The intent is for (6) bays to be dedicated to OES and the remainder to be used for County fleet vehicles managed by General Services. Our team will use the *"Fleet Maintenance Facility Programming Evaluation Study"* (dated 7/6/2023) as well as a current site study provided to us by the County as a reference for programming needs, space sizing and layout diagrams. The project will include necessary site improvements to meet the required program.

The total project budget allocated for this project is \$5,200,000. The project delivery method will be Construction Manager at Risk (Samet). We understand the current OES Fleet Maintenance Facility is in a leased space that the County needs to vacate in December of 2025, and that this project will be on an expedited timeline.

This is a leased facility, and while we will not be able to fully meet the goals of the Durham County High-Performance Building Policy for LEED Certification with the renovation, we will incorporate sustainable systems wherever possible. Architectural design scope includes:

- Overall leader of the project and Owner's point of contact.
- Confirmation of programmatic requirements.
- Design of the renovation of the 25,200 square foot OES/GS Fleet Maintenance Facility.
- Attendance at weekly coordination calls during design.
- Code analysis and compliance for the design.
- Coordination of all design disciplines.
- Secure approvals from all Authorities Having Jurisdiction (Durham County).
- Provide opinion of probable cost at each phase.
- Attend pre-bid meeting with CMAR (if required).
- Conduct construction administration services.
- Administer project closeout.
- Attend (1) MWBE outreach session to present the project scope.

Mechanical, Electrical, Plumbing, and Fire Protection Engineering design scope includes:

- Plumbing & Fire Protection Engineering
 - The plumbing system shall consist of sanitary, storm, and domestic water piping utilizing new systems. Design stops at 5 feet outside the building, site utility design by others.
 Coordination with Civil engineer for utilities and oil separator if required is included.
 Excludes booster pumps. Flow test shall be provided by others.
 - The design should include adequate space planning for automotive fluid storage and handling, including space to accommodate delivery and storage space of new automotive fluids, and space for waste fluids (i.e. above-ground storage tanks for a waste fluid disposal service, etc.). If required, automotive fluid distribution systems (e.g. piped distribution of motor oil throughout the service bays, etc.) will be provided by a vendor under a separate contract. We will coordinate as needed. Fire safety analysis by others.
 - Coordination for utilities and oil separator if required is included. Excludes booster pumps.
 - Fire Sprinkler will be basic performance specifications that indicate head types, hazard occupancy classifications and coordination for incoming utility service and backflow. Fire pump design is excluded.
- Mechanical Engineering
 - Mechanical design will explore various HVAC equipment options to provide required heating and cooling performance and accommodate sustainability goals for the facility. For a facility of this size we anticipate this will most likely be achieved using packaged rooftop units, either ground-mounted or roof-mounted pending structural engineering analysis, but other HVAC equipment options will be explored.
 - Vehicle shop areas to be heated and cooled.
 - Compressed Air systems design included.
 - Vehicular Exhaust System design included.
 - Minor welding in the vehicle shop areas is assumed.
 - Mechanical design will include a supplemental HVAC unit for an IT/Security closet. Additional supplemental HVAC units are excluded.
- Electrical Engineering
 - The electrical system shall consist of interior lighting, power, fire alarm, and emergency generator. Power will also be specified as required for Specialty Systems (see Exclusions) designed by others. Raceway can be stubbed to above ceilings based on Specialty System consultant's design layout. Space lighting is assumed to consist of standard office/garage lighting.
 - Fire alarm design has been included. Fire alarm shop drawings shall be prepared by the contractor for engineer review. This review is part of C/A submittal review.
 - EV Charging (EV charging equipment selected by owner).

- Generator to backup a minimum of several ambulance bays.
- Construction administration services, including:
 - Answering RFIs as required.
 - Shop drawing review is included.
 - Weekly virtual coordination meetings (up to 22).
 - Allowance for four (4) site observation visits. This includes in-wall rough-in, aboveceiling rough-in, pre-final, and final site observations and reports.
- Preparation of record drawings.

Security System and Telecommunication infrastructure design includes:

- Coordination with Durham County staff on equipment needs.
- Security systems that will be fully designed for the project include:
 - Card-Based Access Control systems throughout the building, as directed by the Owner.
 - Integration with existing security and access control systems and standards previously adopted by the Owner.
 - Intrusion Detection Systems for the building perimeter and higher security spaces, as directed by the Owner. This would include the requirement for numerous types of sensors including, but not limited to, door position switches, door alarm sounders, motion detectors, etc.
 - Video Surveillance Systems distributed throughout the interior and exterior of the building. The video surveillance system shall incorporate video motion detection and analytics to also serve as an intrusion detection system.
 - Security communication systems throughout the interior and exterior of the building. All systems will be coordinated with the requirements of the existing campus standards.
 - All electric door hardware requirements will be coordinated and reconciled with the door hardware consultant and the owner.
- Telecom infrastructure design for the project includes:
 - Programming and design of the low voltage cabling plant for the new building.
 - The cabling infrastructure system shall be designed for all spaces throughout the new building. Engineer shall coordinate with all furniture plans.
 - Engineer shall design all low voltage systems to meet existing owner standards.
 - Design services will encompass the design of a connection to existing utility services that exist in close proximity to the new building.
 - The expectation is that a Category grade cabling system will be designed from the field outlet to the closest telecom room with both copper and fiber backbone systems designed between the Main Telecom Room and secondary telecom rooms throughout the building.
 - Engineer shall locate Wi-Fi access point outlets based on access point capabilities with the expectation that Wi-Fi heat mapping shall be required from the owner.
 - Engineer shall be responsible for coordination with all owner-provided network equipment.
 - Engineer shall design the project's telecommunication grounding system.
- Assistance during bidding, including attending a pre-bid conference, responding to bidder RFIs, preparing addenda approved by Owner, and assisting with evaluation of bids from low voltage contractors.
- Construction administration services, including:
 - Review all submittals, shop drawings, and brochures, by low voltage contractors to verify compliance with the Low Voltage Contract Documents.
 - Review re-submittals of above requirements that have been returned for corrections until all have been accepted in compliance with the Contract Documents.
 - Attend up to two (2) site visits as follows:
 - One (1) visit for pre-Final inspection.
 - One (1) visit for Final Punch list generation.

- Site Construction Coordination Visits to include construction meetings. All site visits shall be documented with a project report or construction observation report.
- Review all close-out documents submitted by low voltage contractors to verify compliance with the Low Voltage Contract Documents.

Structural design scope includes:

- Design of new steel canopy.
- Analysis of the existing roof framing for new sprinkler system.
- Analysis of the existing roof framing for new roof top mechanical units.
- Construction administration services, including:
 - Attendance at preconstruction meetings for primary structural items.
 - o Review of shop drawing review and submittals
 - o RFI responses
 - Up to (3) site visits and field reports during the extent of major structural construction.
- Preparation of record drawings.

Assumptions and Clarifications:

In providing this proposal, we have made the following assumptions:

- 1. Fire flow tests will be provided by Durham County.
- 2. Durham County to provide existing drawings and any applicable as-builts and CAD drawings of the existing building.
- 3. It is assumed the receiving sewer has capacity for the anticipated project flows. If a downstream capacity analysis is needed, additional fee may be required.
- 4. Durham County will provide all Geotechnical services, Construction Materials Testing, Building Envelope/HVAC Commissioning via third-party firms.
- 5. Telecomm and AV design shall be based on equipment layout and equipment consumption/use data provided by Durham County.
- 6. We understand that the facility will not utilize chemicals requiring special designs. e.g.: hazardous areas, exhausting, etc. (MSDS). Determination of hazardous/explosive material requirements shall be by others.
- 7. The design will include adequate space planning for automotive fluid storage and handling but no piping systems, including space to accommodate delivery and storage space of new automotive fluids, and space for waste fluids (i.e. above-ground storage tanks for a waste fluid disposal service, etc.).
 - a. If required, automotive fluid distribution systems (e.g. piped distribution of motor oil throughout the service bays, etc.) will be provided by a vendor under a separate contract. We will coordinate as needed. Fire safety analysis by others
- 8. Requirements for a generator will only be to backup several ambulance bays. This space is not an operations center and is limited to maintenance only.
- 9. No wash bays, external car washing or dedicated carwash (by vendor, we will coordinate)
- 10. Fire Sprinkler Design by others (design-build).
- 11. Vehicle lifts and other vehicle maintenance equipment will not require recessed floors. All lifts, tire balancers and other vehicle maintenance equipment will be provided by a third-party vendor by Durham County. We will coordinate to provide power needed.
- 12. The design of off-site and/or the relocation of on-site extensions such as storm sewer, sanitary sewer mains, and domestic water mains are not proposed as a part of this scope of services.
- 13. Site lighting design by Duke Energy.

Consultants

For Structural Engineering, we propose: Lynch Mykins Structural Engineers, PC

Raleigh, NC

Contact: Diana Artero, PE dartero@lynchmykins.com Phone: 919.782.1833

For Plumbing, Mechanical, Electrical Engineering, we propose: **Bass, Nixon & Kennedy, Inc.** Raleigh, NC Contact: Eric Baucom, PE Eric.baucom@bnkinc.com Phone: 919.851.4422

For Security System and Telecommunications Infrastructure Design, we propose:

J&A Engineering Consultants

Marietta, GA

Contact: Jorge Gomez, PE, RCDD jgomez@jaengineering.net Phone: 770.817.4220

Phases

<u>Schematic Design & Design Development (combined)</u>: Perform preliminary code analysis. Provide outline specifications, code summary sheet, life safety plans, floor plans, and reflected ceiling plan. Provide room finish and door schedules. Provide engineering drawings as required. Attend up to eight (8) weekly virtual coordination meetings with the CMAR & Owner. Submit to Owner and coordinate for approval.

<u>Construction Documents</u>: Respond to all SD/DD Owner-review comments. Provide full working drawings and specifications. Submit to Owner and AHJ and coordinate for approval. Attend up to (12) weekly virtual coordination meetings with the CMAR & Owner.

Bidding: Attend pre-bid meeting lead by CMAR. Respond to all RFIs as required.

<u>Construction Administration</u>: Basic fee includes construction administration for an estimated duration of (7) months (5 months on site). Perform architectural coordination, submittal review, and related Construction Administration. Attend the pre-construction meeting lead by the CMAR. Provide weekly jobsite visits (up to 22), including monthly OAC construction meetings lead by the CMAR, a punch list walkthrough, and a final inspection walkthrough.

<u>*Closeout:*</u> Record drawings and closeout of project.

Budget

We understand the total project budget is \$5,200,000. We anticipate the construction budget will be as follows:

Construction Budget	\$3,952,000
Construction Contingency (5%)	\$208,000
Subtotal	\$4,160,000
Owner Soft Costs (25%)	\$1,040,000
Total Project Budget	\$5,200,000

Schedule

We understand the current OES Fleet Maintenance Facility is in a leased space that the County needs to vacate by December of 2025, and that this project will be on an expedited timeline. As such, we are proposing the durations and milestones provided by Samet on the attached schedule exhibit.

Fee

For the scope detailed above, we propose the following lump sum fees:

Subtotal Basic Fee	\$440,700
Closeout	\$12,400
Construction Administration	\$128,600
Bidding	\$11,600
Construction Documents	\$143,600
Schematic Design / Design Development	\$144,500
Basic Fee	

Exclusions

Excluded Services, not anticipated, but to be billed as Additional Services only if required:

- General:
 - o Site/Civil Design
 - Cost Estimating
 - o Phased Construction
 - Early Design Packages
 - Meetings with the Owner beyond the number included above (if requested)
 - Hazardous materials testing and abatement design
 - Special inspections as defined by Chapter 17 in the NC Building Code.
 - o Construction Materials and Compaction Testing.
 - Review and Permitting Fees (to be billed as reimbursable if required)
 - Serving as expert witness
 - o Project budget is increased and/or additional scope items are added to the project
 - \circ $\;$ Any significant redesign effort after approval of the Design Development package
 - Design of audio-visual wiring/equipment
 - o Costs associated with advertising

- Analysis and/or reporting of hazardous materials (chemicals, flammables, dust, carcinogens, etc.) to be used, stored and/or handled by the Owner.
- CA visits beyond the visits included above
- o CA services beyond the identified construction time frame
- Furniture design or specifications
- Life cycle cost analysis
- LEED Services & energy modeling
- o Any services not listed above will be billed as Additional Services
- Structural:
 - Special Inspections
 - o Design of flood protected works as defined in ASCE-24
 - Retaining wall design
 - Pre-engineered metal building systems (PEMB)
- MEP Systems:
 - Fire sprinkler systems design/shop drawings
 - o Fire flow tests
 - Landscape lighting design
 - Specialty Systems such as sound design
 - Specialty lighting systems
 - o UPS systems
 - o Commissioning
 - Smoke modeling / simulation and design.
 - Arc Flash or Coordination study
 - o Detailed coordination with utility companies (i.e., electrical load summary sheets)
 - Fire and domestic water booster pumps.
 - Food service design, including kitchen hoods and grease traps.
 - Hazardous location design or classifications
 - DFS approval / color-coded plan / inspections
 - Fueling Station and Internal Car Wash Bays
 - o Automotive Painting or paint booths
 - Automotive fluid piping/distribution systems
 - Energy Code statement of compliance form for the HVAC system

Please let me know if you need additional information. We are excited to continue this project!

David Carey Principal, Technical Director

Attachments: Proposed Project Schedule

This proposal may be accepted and become a binding agreement only by this proposal being incorporated as an exhibit to a formal, written design contract executed by HH Architecture and the client. Prior to this proposal being incorporated as an exhibit to a formal, written design contract executed by HH Architecture and the client, HH Architecture may modify or withdraw this proposal in part or in whole.

DCo OES Fleet	-leet - Venture Park Prelim Schedule 02.13.25		Layout: WBS Layo	Data Date: 18-Feb-25 Run Date: 18-Feb-25 11:29	
Activity ID	Activity Name	Original Start Duration	Finish	Qtr 1, 2025 Qtr 2, 2025 Qtr 3, 2026 Qtr 3, 2026	Ott 1, 2026 Oct Nov Dec
DCo OE	DCo OES Fleet - Venture Park Prelim Schedule 02.13.25	297 18-Feb-25	27-Apr-26		
MILESTONES	ONES	287 04-Mar-25	27-Apr-26		
A2090		0 04-Mar-25		◆ Start Design	
A1990		0	30-May-25	◆ Early Equipment Package NTP	
A2010	CD's Submitted to AHJ for Permitting	0	04-Jun-25	◆ CD's Submitted to AHJ for Permitting	
A2020	All Permits Received	0	21-Jul-25	◆ All Permits Received	
A2000	Construction NTP	0	12-Aug-25	Construction NTP	
A2030	Construction Start	0 20-Aug-25		◆ Construction Start	
A1980		0	01-Dec-25	 Substantial Completion / TCO, Substantial Completion / TCO 	
A2040		0	08-Dec-25	 OES Occupancy, OES Occupancy 	
A2070		0	27-Apr-26	 Final Completion, Final Completion 	
ADVANC	CE PLANNING	70 18-Feb-25	28-May-25		
A1050	DCo Site Selection	10 18-Feb-25	03-Mar-25	DCo Site Selection	
A1060	Lease Approval and Execution	60 04-Mar-25	28-May-25	Lease Approval and Execution	
SCHEM	SCHEMATIC DESIGN	30 04-Mar-25	14-Apr-25		
A1070	Test Fit & Schematic Design Documents	15 04-Mar-25	24-Mar-25	Test Fit & Schematic Design Documents	
A1080	CMR Schematic Design Estimate	10 25-Mar-25	07-Apr-25	CMR Schematic Design Estimate	
A1090	CMR Schematic Design Value Analysis/Constructability Review	10 25-Mar-25	07-Apr-25	CMR Schematic Design Value Analysis/Constructability Review	
A1110	Owner Review & Approval of SD's & CMR Estimate		14-Apr-25	Owner Review & Approval of SD's & CMR Estimate	
DESIGN	DESIGN DEVELOPMENT	50 25-Mar-25	04-Jun-25		8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8
BUILDIN	ତ୍ର	50 25-Mar-25	04-Jun-25		
A1130		10 25-Mar-25	07-Apr-25	Early Equipment Procurement Package	
A1140			29-Apr-25		
A1180			06-May-25	Design Development - Bidg	
A1150			06-May-25	Early Equipment GMP Proposal Package	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
A1210		10 07-May-25	20-May-25	DD Estimate - Bldg	
A1220		10 07-May-25	20-May-25	DD Value Analysis/Constructability Review - Bldg	
A1230		10 21-May-25	04-Jun-25	Owner Review & Approval of CMR Design Development Est/VE - Bldg	
A1860		1 27-May-25*	27-May-25	 BOCC RS Meeting - Early Equipment GMP Approval 	
A1870		2 29-May-25	30-May-25	Notice to Proceed - Early Equipment	
CONST	CONSTRUCTION DOCUMENTS	86 07-May-25	09-Sep-25		
BUILDIN	BUILDING PACKAGE	86 07-May-25	09-Sep-25		
A1630	0 Construction Documents - Bldg	20 07-May-25	04-Jun-25	Construction Documents - Bldg	
A1640	0 Issue CD's to Owner/CMR/AHJ	1 04-Jun-25	04-Jun-25	 Issue CD's to Owner/CMR/AHJ 	
A1690	0 Prepare Trade Packages for Bidding	7 05-Jun-25	13-Jun-25	Prepare Trade Packages for Bidding	
A1830	0 Bidding Period	25 16-Jun-25	22-Jul-25	Bidding Period	
A1730	0 Issue Advertisement for Trade Package Bids	1 18-Jun-25	18-Jun-25	 Issue Advertisement for Trade Package Bids 	
A1740		1 26-Jun-25	26-Jun-25	- Pre-Bid Conference Meeting	
A1750	0 Public Bid Opening (Final)	1 22-JuF25	22-Jul-25	Public Bid Opening (Final)	
A1160) Final Construction Documents	10 22-JuF25	04-Aug-25		
A1760	0 Prepare GMP Documents	10 23-JuF25	05-Aug-25	Prepare GMP Documents	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
A1840	0 BOCC RS Meeting - GMP Approval	1 11-Aug-25*	11-Aug-25	 BOCC RS Meeting - GMP Approval 	
A1850		1 12-Aug-25	12-Aug-25	- Notice to Proceed	
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