



March 1, 2024- Revised 3/12/2024

Dan Nosbusch | Project Manager
Durham County Engineering and Environmental Services
201 E. Main Street, 5th Floor, Suite 561
Durham, NC 27701
dnosbusch@dconc.gov

RE: Design Services for DCo Project BUILD at the Shoppes of Hope Valley
RND# 2410.01

Dear Mr. Nosbusch,

RND Architects is pleased to submit this proposal for Professional Architectural/Engineering Services for the **Durham County Project BUILD at the Shoppes of Hope Valley** project located at Space #25 at the Shoppes of Hope Valley, 3825 S. Roxboro St. , Durham, NC 27713. This proposal is based on the scope of work outlined in the study and presentation prepared by RND in September 2022.

I. Project Description:

The scope of work will be based on the space program and design concepts included in the Project BUILD study and presentation prepared by RND in September 2022. The work includes interior renovations to upfit Suite #25 to accommodate the programmatic needs for Project BUILD.

This includes full interior renovation of the 5,046 sf existing suite with all new interior finishes, MEP systems, furniture, fixtures and equipment. Also included is the replacement of the rooftop mechanical systems, resized as required for the new space.

Roofing and building envelope repairs will be completed under a separate project (Phase 2 of the S Roxboro St Renovation project).

The project will be delivered via the standard design/bid/build method of construction.

II. Proposed Design Services:

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.

Services included for this project are outlined below:

Basic Services:

Architectural Design, Project Management
Interior Design, Furniture, Fixtures & Equipment

MEP Engineering

Allowances:

This proposal includes the following Allowances:

- Allowance- 1: Reimbursables (Printing, Travel and Other Expenses): This allowance is to cover printing of submittal/review documents associated with design phase approvals, travel expenses, application fees, and additional project related expenses yet to be determined.

III. Proposed Design Fees:

To provide the design services outlined above, we proposed the following design fees:

Basic Services:

Basic Services:	\$ 123,660
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Total Basic Services:	\$123,660
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Allowances:

Allowance: Reimbursables (Printing, Travel and Other Expenses)	\$ 10,000
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Total Proposed Design Fee:	\$133,660
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IV. Preliminary Project Cost Summary

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

V. Project Schedule

Please see the attached Exhibit B- Project Schedule.

VI. Exclusions:

- Design Services not specifically outlined herein are excluded from this proposal.
- Full time construction inspection services are excluded from this proposal.
- Hazardous Material Survey/Abatement Design/Construction Monitoring are excluded from this proposal (unforeseen).
- Construction Material Testing and Special Inspections Services are excluded from this proposal.
- Third Party Commissioning are excluded from this proposal.

VII. Design Consultants:

Our consultants for this project will be as follows:

Interior Design/Furniture:	Maria Lindqvist Design, Siler City, NC (HUB- W)
MEP Engineering:	Engineered Designs, Inc., Cary, NC (HUB- W)

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 \$2,000,000 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 me if you have any questions regarding our proposal.

Sincerely,



Charles Nickelson, AIA
RND Architects, PA

Encl: Exhibit A- Opinion of Probable Project Cost - Preliminary dated 3/12/2024
Exhibit B- Project Schedule dated 3/1/2024

Cc: Peri Manns, Durham County
Brenda Hayes-Bright, Durham County
Karen Perry, RNDpa
File 2410

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EXHIBIT A

Suite #25 at Shoppes of Hope Valley

Date: 3/12/2024

Preliminary Project Cost Estimate for Option

Description	Project Area	5046 SF		Subtotal
		Qty	Unit \$/Unit	
Demolition		5,046 SF	\$ 12.00	\$ 60,552
Interior Gypsum Board Walls		2,000 SF	\$ 8.50	\$ 17,000
Interior Gypsum Board Walls- curved		800 SF	\$ 16.00	\$ 12,800
interior Doors and Frames		12 EA	\$ 1,800.00	\$ 21,600
Interior Door Hardware		12 EA	\$ 1,000.00	\$ 12,000
Entrance Access Hardware- Card Reader		2 EA	\$ 5,000.00	\$ 10,000
Interior Windows		2 EA	\$ 1,200.00	\$ 2,400
Interior Painting		5,046 SF	\$ 4.00	\$ 20,184
ACT Ceilings		5,046 SF	\$ 7.50	\$ 37,845
Casework		24 LF	\$ 500.00	\$ 12,000
Room Signage		20 EA	\$ 150.00	\$ 3,000
Wallcovering- allowance		1 LS	\$ 5,000.00	\$ 5,000
Glass Film/Speciality Graphics (allowance)		500 SF	\$ 30.00	\$ 15,000
Flooring (\$SF/allowance)		5,046 SF	\$ 12.00	\$ 60,552
Floor Ceramic Tile		450 SF	\$ 16.00	\$ 7,200
Wall Ceramic Tile		600 SF	\$ 12.00	\$ 7,200
Plumbing (per fixture)		10 EA	\$ 4,500.00	\$ 45,000
HVAC (excludes RTU's)		5,046 SF	\$ 25.00	\$ 126,150
Sprinkler- rework		5,046 SF	\$ 5.00	\$ 25,230
Electrical (power & lighting)		5,046 SF	\$ 28.00	\$ 141,288
Fire Alarm		5,046 SF	\$ 5.00	\$ 25,230
Allowance: A/V and Security Systems				\$ 80,000
Subtotal				\$ 747,231
General Conditions		10.0%		\$ 74,723
GC Overhead & Profit		15%		\$ 112,085
Total Construction				\$ 934,039
Escalation to midpoint of construction (7% annual)		12 Mon.	0.58%	\$ 65,383
Total Construction with Escalation				\$ 999,421
Construction Contingency		10.0%		\$ 99,942
Total Construction with Contingency				\$ 1,099,364
A&E Design Services		11.2%		\$ 123,660
A&E Reimbursables				\$ 10,000
Other Expenses & Fees		2.5%		\$ 27,484
Furniture: See attached ROM Estimate dated 9/1/2022				\$ 180,000
Equipment Allowance				\$ 30,000
Total Design & Owner Cost				\$ 371,144
Project Contingency		6.0%		\$ 88,230
Total Project Cost				\$ 1,470,508
		\$ 291 /SF	say	\$ 1,470,000

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EXHIBIT B

Suite #25 at Shoppes of Hope Valley

Date: 3/1/2024

Milestone Project Schedule | Preliminary

	Start	End	Duration (weeks)	Total (weeks)
Assumed				9
Prepare Fee Proposal	2/15/2024	3/7/2024	3.0	
Contracting and Award	3/7/2024	4/18/2024	6.0	
NTP	4/18/2024	4/18/2024	0.0	
SD				7
Develop Design Concept and Furniture	4/18/2024	5/2/2024	2.0	
Prepare SD Submittal	5/2/2024	5/16/2024	2.0	
Owner Review/Meetings	5/16/2024	6/6/2024	3.0	
DD				5
Prepare DD Submittal	6/6/2024	6/20/2024	2.0	
Prepare and submittal Furniture Package	6/6/2024	6/20/2024	2.0	
Owner Review/Meetings	6/20/2024	7/11/2024	3.0	
60% CD				6
Prepare 60% CD Submittal	7/11/2024	8/1/2024	3.0	
Owner Review/Meetings	8/1/2024	8/22/2024	3.0	
Final CD/Bid Set				3
Prepare Final CD	8/22/2024	8/29/2024	1.0	
Owner Approve to Bid	8/29/2024	9/12/2024	2.0	
Bid/Award				17
Furniture Package				
Pricing and contracting	7/11/2024	10/3/2024	12.0	
Award and Release order	10/3/2024	10/31/2024	4.0	
Production/delivery	10/31/2024	5/29/2025	30.0	
Construction				
Advertising/Bidding	9/12/2024	10/24/2024	6.0	
Bid Evaluation and Recommendation	10/24/2024	10/31/2024	1.0	
Contracts	10/31/2024	1/9/2025	10.0	
Construction				33
NTP	1/9/2025	1/9/2025	0.0	
Mobilization/Shop Drawings/Submittals	1/9/2025	2/6/2025	4.0	
Fabrication & Delivery	2/6/2025	4/17/2025	10.0	
Interior Construction	4/17/2025	7/10/2025	12.0	
FF&E Installations	7/10/2025	8/7/2025	4.0	
Final Inspections/Punch	8/7/2025	8/14/2025	1.0	
Move In	8/14/2025	8/28/2025	2.0	
Total Project Duration				80