



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](mailto: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

**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:**

<u>Basic Services:</u>	<u>\$ 123,660</u>
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<u>Total Basic Services:</u>	<u>\$123,660</u>
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**Allowances:**

<u>Allowance: Reimbursables (Printing, Travel and Other Expenses)</u>	<u>\$ 10,000</u>
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<u>Total Proposed Design Fee:</u>	<u>\$133,660</u>
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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

# Durham County | Project BUILD

## EXHIBIT A

Suite #25 at Shoppes of Hope Valley

Date: 3/12/2024

### Preliminary Project Cost Estimate for Option

Description	Project Area		5046 SF		
	Qty	Unit	\$/Unit	Subtotal	
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/Specialty 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	
<b>Subtotal</b>				<b>\$ 747,231</b>	
General Conditions	10.0%			\$ 74,723	
GC Overhead & Profit	15%			\$ 112,085	
<b>Total Construction</b>				<b>\$ 934,039</b>	
Escalation to midpoint of construction (7% annual)	12	Mon.	0.58%	\$ 65,383	
<b>Total Construction with Escalation</b>				<b>\$ 999,421</b>	
Construction Contingency	10.0%			\$ 99,942	
<b>Total Construction with Contingency</b>				<b>\$ 1,099,364</b>	
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	
<b>Total Design &amp; Owner Cost</b>				<b>\$ 371,144</b>	
Project Contingency	6.0%			\$ 88,230	
<b>Total Project Cost</b>				<b>\$ 1,470,508</b>	
	\$ 291	/SF		say \$ 1,470,000	

# Durham County | Project BUILD

## EXHIBIT B

Suite #25 at Shoppes of Hope Valley

Date: 3/1/2024

### Milestone Project Schedule | Preliminary

	Start	End	Duration (weeks)	Total (weeks)
<b>Assumed</b>				<b>9</b>
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	
<b>SD</b>				<b>7</b>
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	
<b>DD</b>				<b>5</b>
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	
<b>60% CD</b>				<b>6</b>
Prepare 60% CD Submittal	7/11/2024	8/1/2024	3.0	
Owner Review/Meetings	8/1/2024	8/22/2024	3.0	
<b>Final CD/Bid Set</b>				<b>3</b>
Prepare Final CD	8/22/2024	8/29/2024	1.0	
Owner Approve to Bid	8/29/2024	9/12/2024	2.0	
<b>Bid/Award</b>				<b>17</b>
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	
<b>Construction</b>				<b>33</b>
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	
<b>Total Project Duration</b>				<b>80</b>