



KC ARCHITECTS, LLC

December 05, 2022

Mr. Chris Crockett  
Facilities & Grounds Supervisor  
Turner Unified School District 202  
Facilities & Ground Maintenance  
5800 Metropolitan Ave.  
Kansas City, KS 66106

Re: Fee Proposal for Architectural and Structural Design Services  
Turner Journey School of Choice New Ramp Storefront

Chris,

KC Architects LLC (KCA) appreciate the opportunity to offer our professional consulting architectural and engineering services to you for this project.

### **Description of Project**

This proposal is based on our site meeting with Chris Crockett and KCA (Greg and Annette) & the understanding of the project scope, as follows:

Remodel an existing sloped ramp space on the East side of the school, by removing the existing window and wood panel closure system and providing new storefront system to infill between new metal clad columns. Paint the existing exterior eaves. The area involves about a 9-foot-tall X 140 to 150 lineal feet wall area. On the South side of the MPR area, the project will also replace a single existing door/frame and replace it with a new hollow metal double door, frame, hardware, etc. to allow for deliveries of products and materials to the MPR/Kitchen. No budget limit has been provided for the project, but in discussions with local vendors and material suppliers and Contractors we believe a budget of \$240,000.00 should be anticipated. The project will be designed as standalone projects for the two areas considered for construction.

### **Scope of Services “Base Project”:**

Our scope of **Basic Services** will include the following:

1. Site visit to verify existing conditions.
2. Provide demolition plans
3. Provide new construction plans
4. Provide minor structural modifications as may be necessary for the project
5. Provide a booklet specification complimenting the design.
6. Provide construction contract administration services that include submittal review, fielding questions limited site visits and a site visit for a punch list.

**Other Services** anticipated to be required for the project or other adjacent projects:

1. Civil Engineering and Survey Services as may be required for the project replacing the street parking and all grade changes directly adjacent to this described project, is anticipated to be provided by a Civil Engineer **not** associated with KC Architects LLC. This Scope of Service is not included in the “Base Project” fee structure and is specifically excluded. We will coordinate efforts as may be warranted for project success.



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<b><u>Compensation</u></b>	<b>Base Project</b>	<b><u>\$24,500.00</u></b>
KC Architects (KCA) (Architect)		\$21,500.00
Bob D. Campbell (BDC) (Structural Engineers)		\$2,500.00
Reimbursable Expenses		\$500.00

**Other Services (add) To Be Determined**

Based upon our understanding of the project, we propose to furnish the described “Base Project” Scope of Services for a fixed fee of \$24,500.

- Our fees include anticipated reimbursable costs such as mileage, printing costs and delivery costs which we will itemize with our invoice to an estimated limit of \$500.00 as described above.
- Plan review fees are not anticipated for this replacement project (1 for 1 replacement in kind), but if determined to be necessary, those related permitting cost will need to be paid by the Client.
- See reimbursable expenses and associated rates on the attached 2023 Services Rate Schedule.

**Exclusions:** We are excluding from our proposed services, the following items:

1. Any mechanical, electrical, & plumbing designed systems by Engineers
2. Any fire sprinkler design/build performance type specifications by Engineers
3. Civil Engineering and Survey Services as discussed above in the “Other Services”.
4. Structural Engineering design beyond that discussed for the Project Description above.
5. Responsibility for the design of any utility upgrades.
6. Identification, abatement, or removal of asbestos or other hazardous materials.
7. Creation of as-built drawings at completion of the work/project.
8. Any Scope of Services not itemized above in the “Scope of Services”.
9. Architectural Planning/Zoning Services required to be provided to the UG to obtain permitting.

**Additional Services**

If changes to the project are made after we complete the permit drawings, then we will bill additional services for the changes including changes made because of “Value Engineering”. Any additional services beyond the basic services described above will be compensated on an hourly basis unless the client negotiates a fixed fee amount for the revision. The hourly rates on our attached 2023 Services Rate Schedule shall be used for all hourly rate billings. Additional Services will be identified by the Architect and agreed to by the Owner in writing prior to the execution of said services.

**Billing**

Services will be billed monthly. See attached 2023 Services Rate Schedule for further conditions. Progress billings will be by percentage of work complete.

**Warranties**

KCA and BDC will provide services in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. KCA and BDC make no warranties or guarantees, express or implied, relating to services and disclaims any implied warranties of merchantability and fitness for a particular purpose.



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**Conclusion**

We hope this proposal meets with your approval. Please call if you have any questions or comments regarding this proposal. We appreciate the opportunity to work with you on this project and will be available to proceed as soon as we receive your authorization.

Thank you.

Gregory J. Hasselwander  
Principal



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### 2023 Services Rate Schedule

Compensation for all services will typically be invoiced monthly; billings, which include a breakdown of charges, are due upon receipt. Invoices thirty (30) days past due accrue interest at a rate of 1.5% per month (18% annually).

#### KC Architects LLC Hourly rates:

Principal:	\$205.00 per hour
Supervisory/Architect:	\$160.00 per hour
Tech. 1 staff:	\$140.00 per hour
Tech. 2 staff:	\$125.00 per hour
Tech. 3 staff:	\$95.00 per hour
Tech. 4 staff/Clerical:	\$85.00 per hour

#### Expense rates:

##### Reimbursable expenses:

	cost	1.1 x cost
In-house printing/plotting (large format)	\$0.50/SF	
In-house copies (8-1/2" x 11" black/white)	\$0.20/each	
In-house copies (11" x 17" black/white)	\$0.40/each	
In-house copies (8-1/2" x 11" color)	\$0.95/each	
Out of house copies	actual cost	
Mileage	per Federal Gov's standard mileage rate	
Postage/deliveries	actual cost	
Travel/meals/lodging	actual cost	
Miscellaneous expenses (parking, tolls, etc.)	actual cost	

##### Consultant services (when reimbursable expense):

1.1 x cost

Reimbursable expenses are defined as project expenses required for a specific project's delivery, but generally include large and small format printing, plotting and reproduction, cost of providing electronic instruments of the Architects professional services, postage, delivery, auto mileage, out-of-town travel (transportation, room and board) and photo/processing, etc. These expenses have been established by the American Institute of Architects in Owner – Architect Agreements as standard reimbursable expenses.

Consultant services, when included in the Services Agreement, are provided by professionals through agreement with KC Architects LLC for specific services which may include Civil, Structural, Mechanical (HVAC, plumbing, fire protection), Electrical, Acoustical, Lighting, Landscape, etc., consulting services. The above Consultant services may also be provided as an additional service when not included in the Services Agreement.

*KC Architects LLC shall be entitled to rely upon the accuracy, completeness, and timeliness of all information and/or Consulting services provided by the Client or to the Client, at their direct expense.*