

# SCHRADERGROUP

September 22, 2023

Alamance County  
124 W. Elm Street  
Graham, NC 27253

Attn: Ms. Sherry Hook

RE: Alamance County 911 Emergency Communications and Emergency Operations Center  
780 Plantation Drive  
Burlington, NC 27215

Dear Ms. Hook,

SCHRADERGROUP (SG) is delighted to hear about our selection for the design and construction administration for the proposed Alamance County 911 Emergency Communication and Emergency Operation Center Project (pending fee negotiation). We are excited about continuing our working relationship for this critical facility and look forward to being part of the Alamance County Team.

In support of the request to provide a fee proposal, we offer this letter and breakdown of a lump sum fee for architectural and engineering services. This fee proposal is developed in accordance with the scope of work defined by Alamance County in the Request for Proposal. It takes into account the proposed existing building and site feasibility previously developed by SG (Exhibit A) and budget Option II – Addition and Renovation – 911 Colocation Only (Exhibit D) with the inclusion of the design for the emergency operation facility program. At this point the extent of the civil engineering and land development requirements are unknown as part of the project, so we assumed an allowance for these services at this time.

SG proposes a basic services fee that will provide all building related architecture and engineering services, combined with a site design fee allowance. The basic services are: those required to create bid documents for the building and site, services to bid the project and then services to provide construction administration services accordance with the AIA B101 Owner-Architect Agreement.

Basic services will be in accordance with the typical AIA Owner-Architect Agreement. SCHRADERGROUP and Sub-consultants' Hourly rates are provided in Exhibit C. Please ensure that hourly rates will only be utilized in the event that Alamance County and SCHRADERGROUP agree that additional services are required for tasks above and beyond those services provided in this Fee Proposal. Otherwise, all fees are proposed as lump sum fees.

As previously described, this proposal does not include all fees associated with the civil engineering and land development requirements. A Site Development Allowance has been provided, additional land development services will be defined on a time and material basis upon approval of the scope of work.

## FEE PROPOSAL

The proposed lump sum fees for architectural and engineering services are as follows:

<u>PHASE</u>	<u>PROPOSED FEE</u>
Schematic Design (including Programming)	\$ 74,819.40
Design Development	\$ 93,524.26
Construction Documents	\$130,933.96
Bidding	\$ 7,481.90
Construction	\$ 67,337.48
<u>SUBTOTAL BASIC SERVICES</u>	<u>\$374,097.00</u>
 Site Development Allowance	 \$ 35,000.00
 <u>Reimbursable Allowance</u>	 <u>\$ 8,000.00</u>
 TOTAL PROPOSED FEE	 \$ 417,097.00

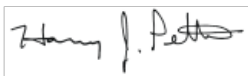
## FORM OF AGREEMENT

SG is prepared to engage with the County using the form of the AIA B101-2017 Standard Form of Agreement Between Owner and Architect. We are pleased to work with the County and the County's solicitor to develop this agreement to the liking of the County. An edited DRAFT Agreement with Exhibits is included to start discussions.

We are excited about beginning this important project with the County and with MCP. We are sure that there will be questions about items in the Fee proposal and are happy to discuss those any time by telephone.

Please feel free to reach out with any questions or concerns.

Sincerely,



Harry J. Pettoni  
Partner  
SCHRADERGROUP

Cc: David Schrader – SG  
Regina Jean-Claude – SG  
Lisa Shorter – MCP

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