



PROPOSAL FOR:

**RENOVATION OF
JAIL AT CITY OF GRAND PRAIRIE PUBLIC SAFETY BUILDING
GRAND PRAIRIE, TEXAS**

SUBMITTED TO:

RYAN SIMPSON
SENIOR FINANCIAL ANALYST
CITY OF GRAND PRAIRIE | POLICE DEPARTMENT
1525 ARKANSAS LANE
GRAND PRAIRIE, TEXAS 75052
972.237.8717

August 24, 2017 REV
RA PROJECT 2017097

OVERVIEW

Thank you for the opportunity to provide Architectural Services for the City of Grand Prairie Jail at the Public Safety Building located in Grand Prairie, Texas. The scope of work is to remove and replace all existing plumbing fixtures partitions and accessories, provide a new flooring/wall epoxy coating, and possible ceiling finish upgrade. Positive drainage at shower/ cell locations also to be evaluated. In addition, the mechanical system and air exchange function to be evaluated as a possible factor in causing finish degradation throughout the jail facility.

The City of Grand Prairie has provided existing plans in CAD format, scope summary outline and fixture count.

THE DELIVERABLES / TASKS (ARCHITECTURE) FOR THIS PROPOSAL WILL INCLUDE:

TASK 1 (DUE DILIGENCE & CONSTRUCTION DOCUMENTS)

1. FIELD VERIFICATION and WALK THROUGH
 - a. On site review of existing conditions
 - i. Walk each individual cell and project scope area to document existing condition
 - b. Photograph existing conditions
2. CONSTRUCTION DOCUMENTS
 - a. Fixture selection and review with owner
 - b. Options for improving environmental conditioning of spaces
 - c. Assessment and correction of any non-compliant accessibility conditions
 - d. Fully noted plans indicating scope areas and proposed improvements
 - i. Permit set in pdf format 24 x36 or 30 x42
3. COST ESTIMATING
 - a. Provided by cost estimator
4. CONSTRUCTION ADMINISTRATION
 - a. 4 Site Visits during construction

FEE SCHEDULE

	ARCHITECTURE	MEP CONSULTANT	TEST AND BALANCE OF MEP SYSTEM	COST ESTIMATING	TAS REVIEW & INSPECTION
TASK 1	\$29,000.00 (LUMP SUM)	\$10,800.00 (LUMP SUM)	\$7,500.00 (ALLOWANCE)	\$2,750.00 (LUMP SUM)	\$1,050 (ALLOWANCE)
REIMBURSABLES	\$1,500.00				
SUBTOTAL	\$30,500.00				
TOTAL					\$52,600.00

ADDITIONAL SERVICES

The following will be considered additional services per this proposal:

ANY CONSULTANT SERVICES NOT SPECIFICALLY OUTLINED
ANY SURVEY SERVICES NOT SPECIFICALLY OUTLINED
ANY SCOPE OF WORK NOT SPECIFICALLY OUTLINED
PERMIT FEES

REIMBURSABLE EXPENSES

Reimbursable expenses (printing, deliveries, CADD plots, mileage, etc.) shall be invoiced at cost plus 10%. City and Government agency review fees will be paid by the client. Any required State Tax will be invoiced without markup.

AUTHORIZATION

Work will begin within one week upon receipt of signed authorization and documents will be submitted to the client within a mutually agreed upon schedule. Rouch Architects will regularly contact the City concerning City submittals, reviews, approvals, etc., but Rouch Architects cannot guarantee City review and response times. This Agreement may be terminated by client of Rouch Architects with thirty days written notice. Upon termination, client will owe Rouch Architects for compensation earned under this Agreement to the date of termination. Rouch Architects will deliver to client all work products produced up to the date of termination.

Invoices will be submitted monthly for percentage of work complete. Late payment penalties can be assessed at a rate up to 1.5% (or the maximum allowed by law) of the amount owed each month over 60 days late. We reserve the right to discontinue work for fees over 90 days late without liability for consequential or other damages. Rouch Architect's liability to the client for any combination of causes is limited to an amount no greater than the fee earned under this agreement.

This proposal is valid for 60 days from the date of submittal. If it is not accepted by the end of the 60-day period, it is subject to change or withdrawal at the option of Rouch Architects, LLC. If, after the contract is executed, Construction has stopped (or slowed to a point where no invoices are sent) for a period of 6 months or longer, Rouch Architects, LLC, reserves the right to modify the fee schedule for the remaining work. If modifications are made to the fee schedule, an updated proposal will be sent to the client.

The return of an executed copy of this written contract will serve as your acceptance of the proposal and our authorization to commence work. We appreciate the opportunity to submit this proposal. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Mark A. Rouch AIA LEED AP
PRINCIPAL
ROUCH ARCHITECTS



David E. Sandoval AIA
DIRECTOR OF DESIGN
ROUCH ARCHITECTS

Accepted: _____

Signature

Date

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