



225 South Arlington Avenue, Suite A, Reno, Nevada 89501

August 26, 2021 revised

Bill Wardell, Project Manager

Washoe County Capital Projects Division | Community Services Department

1001 East Ninth Street

Reno, NV 89520-0027

D. 775-750-7325

E. wwardell@washoecounty.us

Re: Truckee Meadows Fire & Rescue

Station #37 (Replacement Station for Hidden Valley Area)

Schematic Design through Construction Administration

Architectural & Engineering Services as Fixed Fee

Revised TSK CA fee at T&M/NTE and Revised Fees

Dear Bill,

Thank you/Washoe County Capital Projects Division and Truckee Meadows Fire & Rescue for selecting Tate Snyder Kimsey Architects (dba TSK) to complete the Documentation as well as Permitting/Bidding & Construction Administration Services for Station #37, located at 3255 Hidden Valley Drive, Reno, Nevada.

Project components from the 2020 SUP Program include:

1. New Apparatus Bay of approximately 2670 s.f.
2. New Office and Support Service Connecting Building of approximately 1,530 s.f.
3. Limited renovation of the existing Residence to accommodate the crew quarters.
 - ❖ **Note the Residence Improvements are to be a part of a separate building permit and construction phase.**
4. Site work including new parking lot, apparatus apron, storage building, rear patio, emergency generator enclosure, fueling station enclosure.

Proposed Apparatus Bay, Support Services, and Office Connecting Building.

1. 2-bay back- in single bay apparatus bay and adjoining turn out storage, support services and office.
2. Construction type to be Type 5B (non-rated).

Existing Residence located at 5335 Pelham Drive, Reno, NV

Living Quarters approx. 2,450 s.f. & Vehicle Storage of approx. 810 s.f.

1. Provide as-built drawings of existing residence at remodel areas.
2. Convert master bedroom and master walk-in closet into two (2) bedrooms.
3. Miscellaneous restroom renovations.
4. Add Fire Sprinkler System and Fire Alarm System.
5. Miscellaneous electrical lighting, convenience power and data upgrades.
6. Convert existing two-car garage into fitness use.
7. Convert existing RV bay into vehicle storage bay. (Standard size pick up and trailer).
Provide Vehicle Exhaust System.
8. Limited door/hardware revisions.
9. Limited new interior finishes, painting, remove carpet, and provide vinyl plank flooring.
10. Remove bedroom closets to provide additional space for crew clothing lockers (FFE).

11. Kitchen upgrades are minor and to be limited to cabinetry modifications. Plumbing and Mechanical revisions are not a part of this proposal at the direction of Washoe County.

**New Apparatus Bay at 3255 Hidden Valley Drive, Reno, NV. 0.32 Acre (APN 051-122-10)
2016 Zoning MDF with master plan designation of Suburban Residential.**

Based on discussions:

- TSK to indicate a new two bay and single deep back in apparatus bay (approx. 2,700 s.f.) with small office, restroom, and support spaces including SCBA, Shop, Medical Storage, Deacon Area, Turnout Storage, Washer/Dryers, etc. (Approx. 1,550 s.f.)
Total New Construction of approx. 4,200 s.f.
- Exterior Site Improvements to include emergency generator and enclosure, fueling station, concrete aprons, public and TMFR parking, site lighting, and sidewalks as required.

Station 37 A/E Team Members

- Architect: TSK Architects, 225 So. Arlington Ave., Suite A, Reno, NV 89501
- Civil Engineer: J-U-B Engineers, Inc. 6190 Double Diamond Parkway, Reno, NV 89521
- Landscape Architect: J-U-B Engineers, Inc.
- Structural Engineer: Forbes-Linchpin Structural Engineering, 530 California Ave., Reno, NV 89509
- Mechanical Engineer: CR Engineering, 5434 Longley Lane, Reno, NV 89511
- Electrical Engineer: Jensen Engineering, 9655 Gateway Drive, Reno, NV 89521
- Cost Estimator: OCMI. 2470 St. Rose Parkway, Suite 209, Henderson, NV, 89704

Construction Delivery understood to be - Traditional – Lowest Responsible Bidder.

Phased Project Delivery.

- Understood from Washoe County the project will be multiphase with Phase 1 to be the Residential Renovation to Crew Quarters.
- With the existing RV bay to be a temporary staging of a fire apparatus. When operational, Phase 2 construction of the apparatus bay will commence with the demolition of the existing apparatus bay and modular crew quarters.
- Understood the documents may be in two separate permit submittals with the intent to use a single general contractor to construct both project phases.

Construction Budget has not been established by Washoe County. 2020 discussions with original CMAR noted budget of approx. 2.75M

Work by Others:

1. Geotechnical Information
2. Traffic Study

Architectural Scope of Work:

Provide architectural drawings for the removal of existing and non-reusable components of the existing station. Provide architectural documentation for the new fire station and renovated residential components. Coordinate Engineering Team for associated work with new station and renovated residential components.

Provide documents at traditional milestones (SD/DD/50% CD/100% CD/ Permitting and Bidding) and coordinate with the Washoe County Capital Projects staff for constructability as well as to conform with TMFR Construction Budgets.

Schematic Design Phase, per discussions with Washoe County will include some "value engineering/cost reduction sessions" to look for opportunities to reduce the cost of the project. TSK and Engineering Consultant to participate and offer ideas for cost savings. At completion of Schematic Design, submit documents to Washoe County and the Independent Cost Estimator and await approval to proceed to Design Development Phase.

Design Development Phase, at the completion of the Schematic Design Phase, and with Washoe County's approval of the documents and an understanding of the construction budget, the A&E Team to proceed into Design Development and add additional layers of site and building information in to the Revit Model. At completion of this phase submit drawings to Washoe County and the Independent Cost Estimator and await/receive approval to proceed into Construction Documents

Construction Documents, at the completion of Design Development phase and with Client approval proceed to complete the construction documents for the project, including drawings and project specifications. All systems, finishes, schedules, are completed and integrated with the balance of the engineered systems.

Permitting Phase, TSK to coordinate the submittal and subsequent revisions needed in order to successfully complete the permitting process.

Bidding Phase, TSK understands that Washoe County will lead the efforts during the bidding phase. TSK to respond to bidders RFI's and submit Responses to Washoe County. TSK to attend one pre-bid conference. TSK anticipates these tasks at 20 hours of TSK staff time.

Construction Administration Services Phase, to be provided on a time and material basis with a Not to Exceed Number of \$40,000 noted. This equates to approximately 240 hours. Construction Administration Services including attendance at every-other week construction meetings (including preconstruction meetings, and punch list review walks), provide additional supporting documents as needed during construction (ASI's, response to RFI's, etc.) Develop list of items not completed, review O&Ms for conformance and provide record drawings based on as-built drawings as provided by the General Contractor. Attend 11-month post occupancy walk through. (NTE number was initially \$56,000 (Approx. 340 hours) and has been reduced at the request of Washoe County, TSK to advise Washoe Client of hours incurred monthly.

2021-8-23 Revision – TSK Services for T&M to be provided as Time & Material with a Not To Exceed Number per Fee Matrix. (Engineers CA fee is fixed fee)

Provide Documentation and Coordination for the Residential Component to be a separate building permit package and construction administration phase.

Civil Engineer, Landscape Architecture, and Land Survey Services:

Per J-U-B Engineering Proposal dated August 18, 2021

PROJECT UNDERSTANDING

It is understood that TMFR intends to re-purpose the residential lot (APN 051-122-09) adjacent to the existing Hidden Valley Fire Station #37 (APN 051-122-10) for use as residential quarters for the fire station, demolish the existing apparatus bay, and construct a new apparatus bay with connection to the existing residential structure.

Deliverables are to include: 1) civil design drawings and reports (site, grading, utility, hydrology, sanitary sewer) for the residential site and fire station sites for SD, DD and CD sets; 2) landscape architecture drawings and support for the SD, DD and CD sets; 3) final building permit submittal and construction administration for both lots; 4) Merger & re-subdivision map, de-annexation map, and supplemental topographic survey for an overall (contiguous) site parcel.

SCOPE OF SERVICES PHASE 1 – SCHEMATIC DESIGN (SD) & LANDSURVEY

Task 1: Meetings and Coordination

J-U-B will coordinate with Washoe County, TMFR, the Architect, Structural, Geotechnical, MEP sub-consultants, and Planning Consultant to identify final plan concept preferences during plans and reports production. We will be available for meetings to coordinate the with team, develop the internal submittal and review schedule, and building permit submittal package coordination for civil engineering, land survey and landscape architecture consulting services.

Task 2: Land Survey Services

J-U-B will provide the following sub-tasks to achieve the site plan and parcel configuration goals of the project.

Merger and Re-Subdivision Parcel Map

TMFPD parcels 051-122-09, 051-122-10, Parcel 051-192-01 and City of Reno parcel 021-160-38. Field surveys and office support related to the preparation of a Merger and Re-subdivision Parcel Map on the subject parcels. As part of the SUP process, a resolved boundary was provided for APN 051-122-09 and 051-122-10, as such J-U-B will provide a boundary verification on these parcels. For APN 021-160-38 and 051-192-01, J-U-B will provide a field and office resolved boundary survey. The parcel map will create three separate parcels to accommodate the development of new Fire Station. The first parcel will be a newly configured City of Reno parcel, second, a TMFPD parcel that will be the location of the new Fire Station development, and the third, the remaining "flag" portion of APN 051-192-01.

Boundary monuments of the new parcels will be set and included with this task. Any new easements or easement abandonments can be delineated on the Parcel Map. A Utility Company "Jurat" will be included on the Parcel Map and each pertinent utility company will review and approve with their notarized signature.

De-annexation Map

Office support related to a de-annexation petition. Preparation of the application documents including: Application forms, De-Annexation map, legal description of the de-annexation area, and site maps.

Supplemental Topographic Survey

Provide a design level survey for the area of the existing City of Reno property being de-annexed plus an additional 20-foot adjacent to that area. The topography survey will include existing conditions and will be merged with the topographic survey previously obtained. This task will also include obtaining invert elevations on sanitary and storm sewer manholes, top of nut elevations on water valves and additional items needed for design level topo.

The County shall be responsible for the following:

- o A current Title Report for the parcel being de-annexed
- o A check for the City of Reno application fee, if any
- o A check for the Washoe County Technical Review fee of \$310.96 (*estimate, may change)
- o Proof of payment of the remainder of property taxes for the entire fiscal year
- o Obtaining owner's and Security Interest holder's signatures (if applicable) for the Owner's Affidavit and approved De-annexation map

A copy of the recorded De-annexation map will be provided.

Task 3: SD Civil Site, Grading & Utility Plans

Preparation of overall preliminary SD Civil Site, Grading and Utility plans. Documents will be prepared to include the residential parcel and the expanded (post-BLA) Apparatus Bay parcel. We will also prepare a grading exhibit to demonstrate the off- site parcel from which material will be cut to mitigate a 1.3:1 volume within the same Flood Zone, or wholly within the project parcels, per Washoe County standards. It is assumed that the sanitary sewer connection for the residential unit is already established and outlets into the public SS main on Hidden Valley Drive, and this connection will not require upgrade or any additional connection and/or relocation.

Task 4: SD Landscape Plan (Deleted at the request of Washoe County)

PHASE 2 – DESIGN DEVELOPMENT (DD)

Task 5: DD Civil Plans

Based on the Architect-supplied CAD site plan, SD review comments and SUP Conditions of Approval, prepare proposed DD Civil plans. Plans will include site plan that will identify site boundaries, building square footages, adjacent property ownership information, site access design, on-site easements, parking and ADA access routes, as needed. A traffic analysis, if required, is not included in this proposal and shall be provided under separate contract. J-U-B will also prepare a preliminary Demolition Plan showing existing improvement to be removed.

J-U-B will prepare a DD grading plan, including required drainage improvements, FEMA flood zone identification, existing building pad elevations, finish grade spot elevations, slope tags, existing contours and earthwork estimates, as needed. This parcel is located within Truckee Meadows Flood Plain Critical Flood Pool Zone 1. It is anticipated that the project will be required to meet 1:1.3 mitigation of any fill imported to the site such that flood storage volume is maintained equal to existing or better. J-U-B will perform feasibility analysis and coordinate with Washoe County to determine if meeting this requirement is attainable in relation to the

site improvements proposed for the project.

Prepare plans showing existing and proposed points of service connection for water, sewer, gas, electric, including TMWA plans, as needed, to serve both the apparatus bay and residential unit.

Task 6: DD Landscape Architecture & Irrigation Plans

J-U-B will prepare DD Landscape and Irrigation Plans and incorporate the SD review comments and SUP Conditions of Approval into the design.

PHASE 3 – CONSTRUCTION DOCUMENTS (CD) & PERMITTING

Task 7: CD Civil Plans

Based on the DD review comments, prepare CD site, demolition, grading, utility and TMWA plans. Prepare CD details and plan (sheet) specifications.

Task 8: CD Landscape Architecture & Irrigation Plans

Based on the DD review comments, prepare CD landscape and irrigation plans. Prepare CD landscape and irrigation details and plan (sheet) specifications. J-U-B will also prepare the irrigation demand for TMWA water rights estimate and submittal package.

Task 9: CD Sanitary Sewer & On-Site Hydrology Reports

Based on review comments from the DD submittal, prepare final on-site hydrology and sanitary sewer reports for the project. We are assuming that detention calculations and design will be required as outlined in Washoe County's Public Works Design standards. It is assumed that pre- and post-project peak storm flows will undergo minimal change and detention may not be required. However, we are proposing a simple detention basin as an extra measure to assist with the 1:1.3 volume mitigation for the flood zone 1 requirements. For the purposes of this proposal, we assumed that the adjacent public sewer system has adequate capacity for development of this project. We will confirm this assumption with Washoe County during preliminary design. If needed, a separate off-site flow monitoring and capacity analysis will be performed under separate contract and is specifically excluded from this proposal.

Task 10: Permit Submittal & Revisions

J-U-B will coordinate with the Architect and design team to prepare building permit submittal package to Washoe County. It is assumed that preparation/packaging of the complete submittal package for all disciplines will be completed/compiled and delivered by the Architect. J-U-B will submit the Civil and Landscape plans and reports to the Architect for inclusion into the overall submittal package. J-U-B will address all agency review comments, redlines relative to the civil and landscape improvement plans/reports, and prepare revised plan sheets and/or reports, as needed, to obtain the building permit.

PHASE 4 – BIDDING & CONSTRUCTION SERVICES

Task 11: Bidding & Construction Administration

J-U-B will provide professional bidding and construction phase services as specifically stated below and as requested by the Client. For budgeting purposes, we are estimating a 10-month bidding & construction duration and an average of +/- 1 to 2 hour(s) per week

of an Engineer's time for site visits to the project site from our office in Reno and responses to RFI's and review of shop drawings and contractor submittals. We have budgeted time to be on site during the beginning of construction, during the installation of the proposed improvements and at the end of the construction phase. This budget may need to be adjusted if the schedule or amount of requested construction support varies from this initial estimate.

Pre-Construction Conference: J-U-B will attend a Pre-Construction Conference prior to commencement of Work at the Site.

Visits to Site and Observation of Construction: J-U-B will provide as-needed, on-site construction observation services during the construction phase of the project. J-U-B will make visits to observe the progress of the Work. Such visits and observations by J-U-B are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress. Observations are to be limited to spot-checking, selective measurement, and similar methods of general observation of the Work based on J-U-B's exercise of professional judgment. Based on information obtained during such visits and such observations, J-U-B will evaluate whether Contractor's work is generally proceeding in accordance with the Contract Documents, and J-U-B will keep Client informed of the general progress of the Work. The purpose of J-U-B's site visits will be to enable J-U-B to better carry out the duties and responsibilities specifically assigned in this Agreement to J-U-B, and to provide Client increased confidence that the completed Work will conform in general to the Contract Documents. J-U-B shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct, or have control over Contractor's work, nor shall J-U-B have authority over or responsibility for the means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction selected by Contractor, for safety precautions and programs incident to Contractor's work, nor for any failure of Contractor to comply with laws and regulations applicable to Contractor's furnishing and performing the Work. Accordingly, J-U-B neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

Clarifications and Interpretations: J-U-B will respond to reasonable and appropriate Contractor requests for information and issue necessary clarifications and interpretations of the Contract Documents to Client as appropriate to the orderly completion of Contractor's work. Any orders authorizing variations from the Contract Documents will be made by Client.

Change Orders: J-U-B may recommend Change Orders to Client and will review and make recommendations related to Change Orders submitted or proposed by the Contractor. Shop Drawings and Samples: J-U-B will review and approve or take other appropriate action in respect to Shop Drawings and Samples and other data, which Contractor is required to submit, but only for conformance with the information given in the Contract Documents. Such review and approvals or other action will not extend to means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction or to related safety precautions and programs.

Limitation of Responsibilities: J-U-B shall not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing the Work. J-U-B shall not have the authority or responsibility to stop the work of any Contractor.

Task EOR: Engineer-of-Record & Inspection (Public Improvements) SEPARATE CONTRACT
Engineer-of-Record, materials testing and construction inspection services for improvements constructed within the Public Right-of-way (Washoe County), if required, will be provided under a separate contract and is not included in this proposal.

Structural Engineer Scope of Work:

Per Forbes Linchpin Proposal dated February 23, 2021 (Still Valid)

Forbes-Linchpin will design the structure of the project to meet current Building Code. The project manager will attend meetings and coordinate with the architect to provide a structural design that meets and complements the intention of the design.

Forbes-Linchpin will provide the following professional services:

Schematic Design: Linchpin will assist the schematic design by preliminarily sizing significant structural elements, providing opinions and recommendations of various structural systems, and providing preliminary layout. Deliverables for this phase are a written description of the structural system.

Design Development: During this phase, the structural system will be developed and modelled using Revit. Major structural systems will be designed and located. Significant details will be preliminarily developed. The structural system will be coordinated with other systems such as mechanical and architectural. Deliverables for this phase are outline specifications and the design development set of structural drawings.

Construction Documents: During this phase, the structural system will be fully developed and completely detailed. The structural system will be further coordinated with other systems such as mechanical and architectural. Deliverables for this phase are final specifications, structural drawings and calculations for permit. This phase includes addressing any plan review comments received from the building department, in order to receive an approved permit. For your project, we anticipate requiring the following sheets to obtain a permit:

- Cover Page with general notes
- Foundation and Framing plans
- Shear Plans
- Details and specifications as sheet notes

Construction Administration: Forbes-Linchpin will provide observations and inspections, as required by code and the building official, as specified on the construction documents. Additional observations will be provided at the owner's or their representative's request.

Forbes-Linchpin will review submittals, including steel shop drawings, truss designs, product submittals, mix designs, and similar, as required by the construction documents and submitted by the builder.

Forbes-Linchpin may be asked to respond to questions from the contractor, architect, owner, or other involved parties, that arise during construction. These may be clarifications, substitution requests, or other RFIs. Forbes-Linchpin will respond to these requests as received.

Additional Services: Services not specifically described above will be billed as additional services.

Assumptions and Limitations

Changes to the following items will cause changes to Forbes-Linchpin's estimated fees and work schedule:

- A soils report will be provided for this project
- There will be a normal amount of design coordination and meetings during the course of design.
- No structural engineering will be required around the site.

Mechanical/Plumbing Engineer Scope of Work:

Per CR Engineering Proposal dated August 18, 2021

Project Description

Construction of a new fire station based on the preliminary plan. An existing 1,800 square feet house will be repurposed for crew quarters. The 500 square feet vehicle garage will be converted to a physical training room and the 800 square feet RV garage will be used for vehicle storage and maintenance. A 2,700 square feet apparatus bay and a 1,500 square feet connector building will be added to the residence.

Known changes to the residence will include the following:

- Split the master bedroom into 2 bedrooms
- Remove the master bathroom bathtub and install a sink in the vehicle bay
- Add fire sprinkler coverage
- Add outside air ventilation to the existing furnace system
- Add HVAC for the physical training room
- Add heating and ventilation for the vehicle storage garage

Potential changes to the residence include the following:

- Replace kitchen hood with light commercial unit
- Add tempered makeup air for range hood

Mechanical (HVAC)

CR Engineering will provide complete mechanical plans, specifications, details, and control diagrams as required to obtain competitive bids. Mechanical design will include HVAC equipment, air distribution ductwork, controls, and vehicle exhaust.

Plumbing

CR Engineering will provide complete plumbing plans, specifications, and details as required to obtain competitive bids. Plumbing design shall include fixture selection, equipment selection, kitchen equipment rough-in, sand oil interceptor sizing (location and installation detail by civil engineer), domestic water supply piping, waste and vent piping, fuel gas piping, roof drainage, and compressed air system. All utilities will be shown to five (5) feet outside the building.

Fire Protection

We will provide a performance specification including a plan indicating areas to be protected, riser diagram, and specifications as required to obtain competitive bids.

Budget Cost

The project budget as indicated by Washoe County is noted at \$2,000,000. Washoe County has acknowledged that this will require trimming the scope of the project to fit within the allotted budget.

Design Services Scope of Work

- Prepare mechanical and plumbing demolition drawings
- Prepare mechanical design drawings and specifications
- Prepare plumbing design drawings and specifications
- Prepare fire protection performance specification
- Attendance at design meetings in the Reno area
- Prepare International Energy Conservation Code mechanical compliance certificate
- Provide Schematic Design documents
- Provide Design Development documents
- Provide sufficient wet-stamped drawings for submission to the building department
- Address building department comments
- Provide wet stamped Bid Documents
- Provide Construction Documents
- Equipment and materials submittal review
- Answer field generated questions (RFI's)
- Construction site visits as required
- Final inspection
- Prepare record drawings from contractor's markups

Services not included

- ADA restroom improvements
- Domestic water well design
- Structural design or review of equipment support
- LEED® certification
- Food Service design
- Reproduction of documents
- Permit fees

Electrical Engineer Scope of Work:

Per Jensen Engineering Proposal dated February 19, 2021 (Still valid)

Scope of Services

Jensen Engineering, Inc. will include design, drafting, and construction administration services as required to accomplish the following tasks:

1. Investigation of the project site as required to determine existing electrical conditions at the existing Apparatus Bay and Residential Building, which will be demolished.
2. Coordination with serving utility company or their consultants as required for disconnection of existing electrical services and outline of electrical demolition as required.
3. Coordination with serving utility company or their consultants as required for design of new electrical service entrance for the Apparatus Bay.
4. Coordination with TMFR personnel and other design team members throughout design as required to determine expected outcomes.
5. Design and specification of new main electrical service equipment and power distribution equipment as required.

6. Design and specification of new exterior lighting plan including IECC compliant lighting control elements (based on previously prepared Special Use Permit submittal).
7. Incorporation of exterior photometric calculation depicting expected lighting levels throughout the relevant portion of the site (based on previously prepared Special Use Permit submittal).
8. Design and specification of new electrical connections to relevant electrical utilization equipment on the site such as signs, gates, electric vehicle chargers, etc.
9. Design and specification of new interior lighting plan for the new facility including IECC compliant lighting control elements.
10. Generation of Model Energy Compliance Certificates for interior and exterior lighting.
11. Design and specification of new electrical connections to relevant electrical utilization equipment throughout the facility such as convenience power, apparatus bay equipment, equipment supplied by TMFR, new or modified HVAC equipment, etc.
12. Design and specification of pathway system only (back-boxes and conduits) for low voltage and auxiliary systems such as data/telecom, fire alarm, sound/public-announcement, and access control, etc.
13. Design and specification of standby electrical power generation system including transfer-switching system.
14. Generation of Engineer's Opinion of Probable Electrical Construction Cost for each of several submittal phases: schematic design (SD), design development (DD), and construction documents (CD).
15. Generation of book-format electrical specifications.
16. Generation of hard-copy electrical drawings sets for each of several submittal phases: SD, DD, CD, Permit Submittal, Bid Set, Conformed Set, etc. as required.
17. Generation of electronic versions of the electrical drawings in '.dwg' and/or '.pdf' format for each of the submittal phases listed above.
18. In person attendance at coordination meetings in Reno, or remote attendance at coordination meetings by telephone or web-based conferencing software.
19. Construction Administration assistance including:
 - a. Prompt response to reasonable electrical questions with arise during bidding or construction (RFIs).
 - b. Review of manufacturer's shop-drawings and data-sheets for lighting fixtures and electrical power distribution equipment.
 - c. Incorporation of, and response to, relevant electrical items identified during internal or plan-check procedures.

Exclusions

Under the terms of this proposal, the scope of work for Jensen Engineering, Inc. does not include:

1. Design or specification of utility-side improvements, costs associated with utility connection or design, or assistance with utility application.
2. Document reproduction costs, except as specified above.
3. Design or specification of cabling or head-end equipment for low-voltage auxiliary systems such as: data/telecom, security/surveillance, fire alarm, access control, or other similar auxiliary systems.
4. Formal compliance with design standards beyond current adopted code (i.e. LEED).
5. Participation in post-design cost saving measure analysis (i.e. value engineering).

6. Design or specification of any electrical systems or connections except as detailed above.

Independent Cost Estimator Scope of Work: (Deleted at request of Washoe County)

TMF&R Station #37 (Hidden Valley) Fee Schedule per Phase

Revised 2021-8-23 for TSK Construction Admin Services to be T&M NTE (NTE of \$58,000)

Station #37 Basic Services Fee Schedule Breakdown [2021-8-26]							
TMFR Station 37	Schematic Design Phase	Design Development	Construction Documents	Permitting	Bidding or Negotiations Phase	Construction Administration Phase	Totals
Duration	4 Weeks	4 weeks	4 weeks	4 weeks	6 weeks	24 weeks	46 weeks
Architecture (TSK)	30,000	27,400	40,000	4,000	3,000		\$104,400
	no change	orig 30,000	orig 45,000	orig 5,000	orig 6,000		orig 116,000
TSK CA T&M NTE \$40,000)						40,000	\$40,000
							orig nte of 58,000
Print/Plot/Travel (TSK)	500	500	500	500		1,000	\$3,000
Civil Engineering (JUB)	6,100	10,500	16,300	5,000	500	9,000	\$47,400
	Civil Site Grading & Utility Plans	Civil Plans	Civil Plans + Sanitary Sewer + On-Site Hydrology Report	Permitting	Bidding	CA Activities	
Meetings & Coordination	2,000	2,000	2,000	500	500		\$7,000
Land Survey Services	10,700						\$10,700
Landscape Arch. (JUB)	n/a (orig. 3,000)	4,500	5,600				\$10,100
Geotechnical (N/A)	0	0	0	0	0	0	
Structural Engineering (LSE)	2,500	6,000	6,000	50	50	2,650	\$17,250
Mechanical Engineering (CRE)	5,700	9,500	15,200	1,500	400	5,700	\$38,000
Electrical Eng (JE) Residence	1,350	2,160	1,080			810	\$5,400
Electrical Eng (JE) Addition	3,100	4,960	2,480	50	50	1,760	\$12,400
Cost Estimating (deleted at request of Washoe County (orig. 13,750)							NIC
Totals Per Phase	\$61,950	\$67,520	\$89,160	\$11,600	\$4,500	\$60,920	\$295,650

Fees include providing a separate permit submittal package for the residence & apparatus/office component, and two consecutive construction administration tasks.

2020 Opinion of Probable Costs – Budget: To be confirmed by Washoe County Retained Cost Estimator and the completion of each phase.

2021-8-26: Washoe County has indicated the 2020 Construction Budget of \$2,000,000 is to be maintained. The A&E team will provide every professional effort to design to this amount and take direction from Washoe County. If at time of bid, the project bids 10% over the contract amount the A&E Team cannot be responsible for bid pricing as construction costs have increased substantially since the 2020 Washoe County Construction Estimate was assembled. A&E team also requests permission to discuss A&E fees if Construction Budget is approved at significantly larger amount. (2020 CMAR and 2020 A&E estimated for work projected was at approximately \$2,750,000.)

ACCEPTED AND AGREED: TSK Architects is hereby authorized to proceed with this scope of work for the fixed fee defined above.

Washoe County Authorized Signatory

Date

Cost incurred for the project scope defined above, will be submitted monthly with breakdowns of Tasks, Percentages Completed and Invoices for any pre-approved reimbursable.

We truly appreciate the opportunity to present our proposal and we look forward to working with you and the TMFPD Staff on the Station #37 Package.

Please feel free to call me if you have any questions.

Sincerely,



Pat Pusich, AIA

End of Proposal

Enc. Consultant Proposals

TSK 2021 Hourly Rates

TSK ARCHITECTS
2021/2022 STANDARD BILLING RATES
 (For out of contract/reimbursable work)

Senior Principal	\$275.00
Operations Director	\$225.00
Principal CA	\$225.00
Principal NV	\$200.00
Sr. Project Manager	\$175.00
Senior Project Architect	\$150.00
Sr. Project Designer	\$150.00
Project Manager	\$140.00
Construction Site Manager	\$125.00
Project Architect	\$120.00
Project Designer	\$110.00
Project Coordinator	\$100.00
Specifications	\$100.00
Job Captain	\$90.00
Technical Support	\$75.00
Design Support	\$75.00
Administrative Support	\$75.00

ALL TRAVEL / PER DIEM / MILEAGE TO BE REIMBURSED AT STATE RATES

Printing (Plain Paper)	BW	Color
8.5 x 11	.07	.11
11 x 17	.25	.29
Plots		
11x17	1.25	3.00
17x22	2.40	15.00
24x36	5.60	36.00
30x42	7.85	52.50
CD's	4.50	

2020 SUP Plan and Elevations.

