



FORD POWELL CARSON

August 4, 2022

Gary Packan, CPRP

Director

City of Denton Parks and Recreation Department

901 Texas Street

Denton, TX 76209

RE: PROJECT PROPOSAL for CITY OF DENTON, FPC Project #M88707

Dear Gary,

Ford, Powell & Carson Architects and Planners, Inc. (FPC) is pleased to submit this proposal for conservation services for the City of Denton at their Quakertown campus. At FPC, we believe in preserving our firm's legacy of regional modernism. Our inspirational designs have touched many individuals across Texas and we are committed to keep their legacy alive for future generations. We look forward to collaborating with you on this project.

The Quakertown Beaumont Mood survey with park management staff, John Whitmore and Chris Escoto, resulted in the documentation and the location of over 191 Beaumont Mood fixtures. Approximately 150 are due for cleaning, 26 with cracked surfaces, and 40 with advanced cracking, damage, and/or missing pieces. Moods in City Hall and the Senior Center were documented to be in good condition based on maintenance and the recent restoration in 2015. Moods with severe damage were found at the Municipal Swimming Pool and Civic Center. Approximately a dozen Moods were used for alternative purposes, such as display items, planters, and storage containers. There are upwards of ten Moods in storage owned by the City of Denton at an off-site location.

The overall goals for this project are as follows:

- Teach staff, volunteers, and the public how to properly clean and maintain Beaumont Mood light fixtures.
- Repair damaged fixtures with appropriate materials and methods.
- Prepare a conservation treatment report and relocation plan for the fixtures within the Civic Center, Emily Fowler Library, Municipal Swimming Pool, and City Hall.

BASIC SERVICES

We propose two conservation service options, as discussed with John Whitmore on July 15, 2022. One or both options can be provided as a basic service:

1. Teaching Seminar: This 2-day seminar will demonstrate the proper cleaning methods for the Beaumont Mood fixtures. FPC will not provide teaching tools but will send a materials list ahead of time via email. The client will be responsible for event planning and location. Any existing installed light fixture used for this seminar must be taken down by the facilities department in advance of the seminar day.
2. Full-Service Conservation: This service will include cleaning and repair of all installed Mood fixtures. Repaired fixtures can be reinstalled or relocated, as recommended by the conservation treatment and relocation plan. The client will provide a studio space for the conservator. Any existing installed light fixture for repair must be taken down by the facilities department. This is estimated to take 4 weeks.
 - The Full-Service Conservation service will also include a written conservation treatment report and relocation plan documenting all Mood fixtures, completed treatments, and further maintenance recommendations. This report will be provided after the service completion above. The report will be delivered digitally in .pdf format.

ENHANCED SERVICES

Enhanced services are optional services that are available to the project at your discretion. Fees are available upon request.

- Prepare a historic district nomination for the City of Denton highlighting the significance of the O'Neil Ford (ONF) buildings on the Quakertown campus.



- Offer a list of appropriate new light fixtures to compliment the ONF buildings, while providing better protection from weather and vandalism.
- Conservation service for the Saltillo tile latticework in front of the Emily Fowler Library. This will include a written conservation treatment report documenting the completed treatments and further maintenance recommendations. The report will be delivered digitally in .pdf format.

EXCLUSIONS

The following services are not included:

- Any modifications to the Beaumont Mood light fixtures that include retrofitting LED, light post redesign, or manufacturing fixture recreations.
- Removal/reinstallation of Mood pendants, ceiling lights, or sconces via use of a ladder or scaffold.
- Design and construction documents.
- Any other services not specifically included in the proposal.

SCHEDULE

The Full-Service Conservation option is estimated to take four weeks of work. Due to the length of the project, the conservation service will be completed in two-week periods. Recommended are the following dates:

November 7 — 18, and

November 28 — December 9

The Teaching Seminar can take place during these recommended dates, or anytime outside of these dates apart from the month of August and the week of December 13th. FPC can schedule these service options further in the future with advance notice.

BASIC SERVICES FEE

FPC proposes a stipulated sum for these basic services:

Teaching Seminar	\$3,000
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FPC proposes an hourly estimated probable cost (EPC) fee for these basic services. If the project cost nears the EPC within \$1000, FPC will notify the client and renegotiate a new cost estimate for this basic service.

Full Service Conservation	\$33,500
Conservator Billing Rate	\$125/hour

REIMBURSABLE EXPENSES

Reimbursable expenses shall be calculated as an amount not to exceed 1.15 times the amount actually spent. Reimbursable expenses for mileage shall be calculated based on the U.S. General Services Administration federal mileage rate. FPC’s reimbursable costs include printing, delivery, mileage, gas, and miscellaneous travel expenses.

Estimated Reimbursable Expenses	\$5,700
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ADDITIONAL SERVICES

If enhanced services listed are requested and approved, FPC’s hourly billing rates are as follows:

Conservator	\$ 125
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Hourly rates are subject to change at the end of each calendar year.

PAYMENT

Invoices will be submitted monthly for the previous month’s work. Payment is due within thirty (30) days of invoicing, with a 2% interest charge for overdue invoices. Work on projects with overdue invoices is suspended after sixty (60) days of nonpayment. For payment options, contact Suzanne Smith at ssmith@fpcarch.com. Projects which stop and start at the Owner’s direction are subject to remobilization fees.



NEXT STEPS

1. I look forward to discussing this project with you in more detail soon. Please contact me directly anytime you have additional questions or requests at ajordan@fpcarch.com or (815) 861-4005.
2. We will commence work when a standard American Institute of Architect (AIA) contract has been executed.
3. The terms of this proposal shall be effective for thirty (30) days from the date of the submittal. If an agreement is not executed within the time identified, the proposal, together with any related terms and conditions and deliverables, may be subject to amendment, change, or substitution.

We recognize you are putting your trust in our performance, and we value our on-going relationship we have with the City of Denton.

Respectfully submitted by,

A handwritten signature in black ink that reads "Alayna Jordan". The signature is written in a cursive, flowing style.

Alayna Jordan, Preservation Specialist