

CONTRACT #6318

PROFESSIONAL SERVICES AGREEMENT  
FOR ARCHITECT OR ENGINEER

THIS AGREEMENT is made and entered into as of this date \_\_\_\_\_, by and between the City of Denton, Texas, a Texas municipal corporation, with its principal office at 215 East McKinney Street, Denton, Denton County, Texas 76201, hereinafter called "Owner" and Kirkpatrick Architecture Studio, with its corporate office at 100 West Mulberry Street, Denton, Texas 76201 hereinafter called "Design Professional," acting herein, by and through their duly authorized representatives.

In consideration of the covenants and agreements herein contained, the parties hereto do mutually agree as follows:

**SECTION 1**  
**EMPLOYMENT OF DESIGN PROFESSIONAL**

The Owner hereby contracts with the Design Professional, a licensed Texas architect or engineer, as an independent contractor. The Design Professional hereby agrees to perform the services as described herein and in the Proposal, the General Conditions, and other attachments to this Agreement that are referenced in Section 3, in connection with the Project. The Project shall include, without limitation, professional architectural services in support of the design for the City of Denton Fire Station #3 Project. The project shall be completed in five (5) separate phases: Phase 1 – Information Gathering and Schematic Design, Phase 2 – Design Development, Phase 3 – Construction Documents, Phase 4 – Bidding and Negotiations, and Phase 5 – Construction Administration.

**Phase I – Information Gathering and Schematic Design, shall include the following:**

1. **Zoning/Platting Research** – Design Professional will meet with the City of Denton to understand the constraints and parameters affecting the proposed sites.
2. **Programming** – Design Professional will meet with all appropriate parties to determine a preliminary program.
3. **Design Meeting** – Design Professional will conduct a one and a half day design meeting with the owner. The meeting will begin with reviewing the owner's project goals and requirements. Then the program will be refined and a preliminary floor plan and site plan will be produced.
4. **Schematic Design** – Design Professional will continue to refine the building's plan and elevations until they met the Owner's requirements. Design Professional will produce a Schematic Design Package for the Owner's review and approval. After approval from the Owner, Design Development Phase will commence. Services in this phase are defined in *AIA Document B101, 3.2*.
5. **Pre-application Submission** – Design Professional will submit to the City a site plan, floor plan, and questions to the City. These plans and questions will be reviewed by the City in advance of the Pre-application Conference.

**With the following deliverables:**

- D1. Code and Zoning Research Report
- D2. Schematic Design Package

Estimated completion time: 4 weeks.

**Phase 2 – Design Development, shall include the following:**

1. **Design Development** – During this phase the documents produced in the Schematic Design Phase are further developed. In this phase the mechanical, electrical, plumbing, and structural systems are refined. Additionally, architectural details such as for doors and windows are produced. Design Professional will produce a Design Development Package for the Owner's review and approval. After approval from the Owner, Construction Documents Phase will commence. Services in this phase are defined in *AIA Document B101, 3.3.1 and 3.3.3*.
2. **Construction Cost Estimate** – Design Professional will send the Design Development Package to a third party cost estimator for a construction cost estimate.

**With the following deliverables:**

- D3. Design Development Package
- D4. Construction Cost Estimate

Estimated completion time: 8 weeks.

**Phase 3 – Construction Documents, shall include the following:**

1. **Contract Documents** – In this phase, construction documents and specifications are produced. Depending on timing and/or the Owner's wishes, separate Permit and Construction Sets can be produced.
2. **Energy Model** – Design Professional will produce an energy model to show compliance with International Energy and Conservation Code 2015 (ECC 2015).
3. **Construction Cost Estimate** – Design Professional will send the Design Development Package to a third party cost estimator for a construction cost estimate.
4. **Site Permit Application** – Design Professional will submit the construction set for Site Permit.
5. **Building Permit Application** – Design Professional will submit the construction set for permit.

**With the following deliverables:**

- D5. 50% Progress Set
- D6. 95 % Progress Set
- D7. Construction Cost Estimate
- D8. Site Package
- D9. Construction Set

Estimated completion time: 14 weeks.

**Phase 4 – Bidding and Negotiations shall include the following:**

1. **Pre-Bid Conference and Tour** – Design Professional will administer a conference and tour of the site for prospective bidders.
2. **Addenda** – Design Professional will respond to questions to potential bidders and provide clarification if necessary in the form of Addenda.
3. **Evaluation of Bids** - Once bids are received and opened by the City, Design Professional will aid in the evaluation of the bidders.

**With the following deliverables:**

D10. Bidder Recommendation Letter

Estimated completion time: 6 weeks.

**Phase 5 – Construction Administration shall include the following:**

1. **Construction Administration** – Design Professional will attend weekly meetings during construction, produce Field Observation reports, review submittals, produce responses to Request for Information's, and respond in a professional manner as needed during the construction process. Services in this phase are defined in *AIA Document B101, 3.6* and in *AIA Document A201-2007*.
2. **Commissioning** – Design Professional will commission the mechanical, plumbing, and electrical systems per requirements in IECC 2015.

**With the following deliverables:**

D11. Commissioning report

Estimated completion time: 6 weeks.

**Scope of Services for Leadership in Energy and Environmental Design (LEED) Minimum Standards (Not LEED Certified)**

The Owner has requested that the project be designed to LEED minimum standards. After conversation with the Owner, we understand this to mean LEED prerequisites as listed below. The City's adopted energy code, International Energy and Conservation Code (IECC) 2015, requires Commissioning similar to that required under EA Prereq 1. Similarly, the energy model for EA Prereq 2, is the recommended method to show compliance under IECC 2015. The fee for these items is included in Base Services.

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**Sustainable Sites**

SS Prereq 1 Construction Activity Pollution Prevention

**Water Efficiency**

WE Prereq 1 Water Use Reduction – 20% Reduction

**Energy and Atmosphere**

EA Prereq 1 Fundamental Commissioning of Building Energy Systems

EA Prereq 2 Minimum Energy Performance

EA Prereq 3 Fundamental Refrigerant Management

**Materials and Resources**

MR Prereq 1 Storage and Collection of Recyclables

**Indoor Environmental Quality**

IEQ Prereq 1 Minimum Indoor Air Quality Performance

Though Base Services includes the LEED prerequisites, it does include LEED certification.

**Scope of Services for Leadership in Energy and Environmental Design (LEED) Certification**

Design Professionals' services include those necessary for the design and preparation of documents for the referenced Project to pursue LEED Certification level "Certified" under the United States Green Building Council (USGBC) LEED Green Rating System for New Construction and Major Renovations, v. 2009. The proposed fee is based upon Design Professional's knowledge of which credits may be appropriate for fire station pursuing LEED certification. If the owner chooses to pursue individual points not anticipated, additional services may be required. While Design Professional has had great success in achieving LEED certification, there are many factors outside the Architect's control that preclude a guarantee of LEED certification. Services in this phase are defined in *AIA Document B214-2012*.

**Scope of Work Provided by the Client**

1. Topographical and Boundary surveys
2. Geotechnical Investigation and Report
3. Soil Investigation required for geothermal HVAC
4. Construction Observation and Materials Testing

**Items Outside of Scope of Work or Requiring Additional Services**

1. Pursuing LEED version 4.0 in lieu of LEED 2009
2. Changes to the base modules of Station No.2, other than those discussed above.
3. Redesigns, new designs, meetings and other costs related to significant changes in scope of work or significant changes to approved designs. This includes work and meetings required to incorporate value engineering items.
4. Easements by separate instrument.
5. Work in or adjacent to an existing FEMA flood plain, design services necessary to establish a base flood elevation (BFE), flood plain permitting or flood plain mapping
6. Non-gravity storm sewer or sanitary sewer systems (systems requiring pump design, i.e. lift stations)
7. Public water or sewer system improvements beyond service connections and any off-site work
8. Traffic Impact Studies
9. TxDOT Permits
10. Zoning change requests
11. Retaining wall design
12. Environmental site assessments
13. Site features and amenities outside of building footprint and not directly attached to the building that are not required by zoning or code or related to the building's mechanical, electrical, or plumbing systems.
14. The design of currently unidentified specialty electrical, lighting or communication systems, including voice/data, audio/visual, security, or other low voltage electronic systems. Junction boxes and conduit for the systems will be shown in the construction documents. Fire alarm and related devices are included.
15. Design of franchise utilities (gas, electric, telephone, and cable television)
16. Costs related to non-anticipated LEED credits, including, but not limited to,
  - a. Wec2 Innovative Wastewater Technologies, including rainwater collection and other greywater systems



## **SECTION 2**

### **COMPENSATION**

The Owner shall compensate the Design Professional as follows:

#### **2.1 BASIC SERVICES**

**2.1.1 PHASE 1** - For Basic Services the total compensation shall be \$ **83,430.00** \*

**2.1.2 PHASE 2** - For Basic Services the total compensation shall be \$ **111,240.00**

**2.1.3 PHASE 3** - For Basic Services the total compensation shall be \$ **222,480.00**

**2.1.4 PHASE 4** - For Basic Services the total compensation shall be \$ **27,810.00**

**2.1.5 PHASE 5** - For Basic Services the total compensation shall be \$ **111,240.00**

**2.1.6 REIMBURSABLE EXPENSES** – shall not exceed \$ **10,000.00**

**Optional LEED Certification Services** - For LEED Certification Services the total compensation shall be \$ **86,000**.

Total Not to Exceed Contract Amount *without* LEED \$ **566,200**.

Total Not to Exceed Contract Amount *with* LEED \$ **652,200**.

Progress payments for Basic Services shall be paid upon satisfactory completion of tasks for the Project.

**Non-reimbursable Expenses** - KAS includes the following in our scope

1. In - house printing
2. Phone calls
3. Travel within north Texas

\*Upon completion of Phase 1, The City and Design Professional may renegotiate subsequent phase's basic service fees should the scope change significantly upon completion of the schematic design.

#### **2.2 ADDITIONAL SERVICES**

**2.2.1** Compensation for Additional Services are stated below:

James R. Kirkpatrick, FAIA	\$175/hour
Project Manager II	\$140/hour
Project Manager I	\$115/hour
Technical Staff II	\$110/hour
Technical Staff I	\$ 90/hour
Expenses	1.10 times the cost
Consultants have their own hourly rate structure.	

**2.2.2** Compensation for Additional Services of *outside consultants*, including additional engineering services shall be negotiated prior to delivery of the actual service.

**2.3 REIMBURSABLE EXPENSES** Reimbursable Expenses are expenses incurred by the Design Professional, the Design Professional's employees and consultants in the interest of the Project as defined in the General Conditions but not to exceed a total of **\$10,000** without the prior written approval of the Owner.

**SECTION 3**  
**ENTIRE AGREEMENT**

This Agreement includes this executed agreement and the following documents all of which are attached hereto and made a part hereof by reference as if fully set forth herein:

1. City of Denton General Conditions to Agreement for Architectural or Engineering Services.
2. Attachment A -The Design Professional's Proposal, Project Schedule, and Pricing
3. Attachments B – Awarded Contractor's documentation, including W-9 form, and Conflict of Interest documentation.
4. Attachment C – Awarded Contractor's certificate of insurance documentation.

This Agreement is signed by the parties hereto effective as of the date first above written.

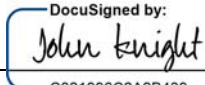
CITY OF DENTON

BY: \_\_\_\_\_  
TODD HILEMAN  
CITY MANAGER

ATTEST:  
JENNIFER WALTERS, CITY SECRETARY

BY: \_\_\_\_\_

APPROVED AS TO LEGAL FORM:  
AARON LEAL, INTERIM CITY ATTORNEY

BY:  \_\_\_\_\_  
DocuSigned by:  
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JAMES R. KIRKPATRICK, ARCHITECT, INC.  
DBA KIRKPATRICK ARCHITECTURE STUDIO  
DENTON, TEXAS

BY:  \_\_\_\_\_  
DocuSigned by:  
46BF3254-0557-4EBD-AC29-14DEF89475C4  
JAMES R. KIRKPATRICK, PRESIDENT

**CITY OF DENTON  
GENERAL CONDITIONS  
TO  
AGREEMENT FOR ARCHITECTURAL OR ENGINEERING SERVICES**

**ARTICLE 1. ARCHITECT OR ENGINEER'S RESPONSIBILITIES**

**1.1** The Architect or Engineer's services consist of those services for the Project (as defined in the agreement (the "Agreement") and proposal (the "Proposal") to which these General Conditions are attached) performed by the Architect or Engineer (hereinafter called the "Design Professional") or Design Professional's employees and consultants as enumerated in Articles 2 and 3 of these General Conditions as modified by the Agreement and Proposal (the "Services").

**1.2** The Design Professional will perform all Services as an independent contractor to the prevailing professional standards consistent with the level of care and skill ordinarily exercised by members of the same profession currently practicing in the same locality under similar conditions, including reasonable, informed judgments and prompt timely actions (the "Degree of Care"). The Services shall be performed as expeditiously as is consistent with the Degree of Care necessary for the orderly progress of the Project. Upon request of the Owner, the Design Professional shall submit for the Owner's approval a schedule for the performance of the Services which may be adjusted as the Project proceeds, and shall include allowances for periods of time required for the Owner's review and for approval of submissions by authorities having jurisdiction over the Project. Time limits established by this schedule and approved by the Owner shall not, except for reasonable cause, be exceeded by the Design Professional or Owner, and any adjustments to this schedule shall be mutually acceptable to both parties.

**ARTICLE 2 SCOPE OF BASIC SERVICES**

**2.1 BASIC SERVICES DEFINED** The Design Professional's Basic Services consist of those described in Sections 2.2 through 2.6 of these General Conditions and include without limitation normal structural, civil, mechanical and electrical engineering services and any other engineering services necessary to produce a complete and accurate set of Construction Documents, as described by and required in Section 2.4. The Basic Services may be modified by the Agreement.

**2.2 SCHEMATIC DESIGN PHASE**

**2.2.1** The Design Professional, in consultation with the Owner, shall develop a written program for the Project to ascertain Owner's needs and to establish the requirements for the Project.

**2.2.2** The Design Professional shall provide a preliminary evaluation of the Owner's program, construction schedule and construction budget requirements, each in terms of the other, subject to the limitations set forth in Subsection 5.2.1.

**2.2.3** The Design Professional shall review with the Owner alternative approaches to design and construction of the Project.

**2.2.4** Based on the mutually agreed-upon program, schedule and construction budget requirements, the Design Professional shall prepare, for approval by the Owner, Schematic Design Documents consisting of drawings and other documents illustrating the scale and relationship of Project components. The Schematic Design shall contemplate compliance with all applicable laws, statutes, ordinances, codes and regulations.

**2.2.5** The Design Professional shall submit to the Owner a preliminary detailed estimate of Construction Cost based on current area, volume or other unit costs and which indicates the cost of each category of work involved in constructing the Project and establishes an elapsed time factor for the period of time from the commencement to the completion of construction.

**2.3 DESIGN DEVELOPMENT PHASE**

**2.3.1** Based on the approved Schematic Design Documents and any adjustments authorized by the Owner in the program, schedule or construction budget, the Design Professional shall prepare for approval by the Owner, Design Development Documents consisting of drawings and other documents to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, materials and such other elements as may be appropriate, which shall comply with all applicable laws, statutes, ordinances, codes and regulations. Notwithstanding Owner's approval of the documents, Design Professional represents that the Documents and specifications will be sufficient and adequate to fulfill the purposes of the Project.

**2.3.2** The Design Professional shall advise the Owner of any adjustments to the preliminary estimate of Construction Cost in a further Detailed Statement as described in Section 2.2.5.

**2.4 CONSTRUCTION DOCUMENTS PHASE**

**2.4.1** Based on the approved Design Development Documents and any further adjustments in the scope or quality of the Project or in the construction budget authorized by the Owner, the Design Professional shall prepare, for approval by the Owner, Construction Documents consisting of Drawings and Specifications setting forth in detail requirements for the construction of the Project, which shall comply with all applicable laws, statutes, ordinances, codes and regulations.

**2.4.2** The Design Professional shall assist the Owner in the preparation of the necessary bidding or procurement information, bidding or procurement forms, the Conditions of the contract, and the form of Agreement between the Owner and contractor.

**2.4.3** The Design Professional shall advise the Owner of any adjustments to previous preliminary estimates of Construction Cost indicated by changes in requirements or general market conditions.

**2.4.4** The Design Professional shall assist the Owner in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

**2.5 CONSTRUCTION CONTRACT PROCUREMENT**

**2.5.1** The Design Professional, following the Owner's approval of the Construction Documents and of the latest preliminary detailed estimate of Construction Cost, shall assist the Owner in procuring a construction contract for the Project through any procurement method that is legally applicable to the Project including without

limitation, the competitive sealed bidding process. Although the Owner will consider the advice of the Design Professional, the award of the construction contract is in the sole discretion of the Owner.

**2.5.2** If the construction contract amount for the Project exceeds the total construction cost of the Project as set forth in the approved Detailed Statement of Probable Construction Costs of the Project submitted by the Design Professional, then the Design Professional, at its sole cost and expense, will revise the Construction Documents as may be required by the Owner to reduce or modify the quantity or quality of the work so that the total construction cost of the Project will not exceed the total construction cost set forth in the approved Detailed Statement of Probable Construction Costs.

## **2.6 CONSTRUCTION PHASE - ADMINISTRATION OF THE CONSTRUCTION CONTRACT**

**2.6.1** The Design Professional's responsibility to provide Basic Services for the Construction Phase under this Agreement commences with the award of the Contract for Construction and terminates at the issuance to the Owner of the final Certificate for Payment, unless extended under the terms of Subsection 8.3.2.

**2.6.2** The Design Professional shall provide detailed administration of the Contract for Construction as set forth below. For design professionals the administration shall also be in accordance with AIA document A201, General Conditions of the Contract for Construction, current as of the date of the Agreement as may be amended by the City of Denton special conditions, unless otherwise provided in the Agreement. For engineers the administration shall also be in accordance with the Standard Specifications for Public Works Construction by the North Central Texas Council of Governments, current as of the date of the Agreement, unless otherwise provided in the Agreement.

**2.6.3** Construction Phase duties, responsibilities and limitations of authority of the Design Professional shall not be restricted, modified or extended without written agreement of the Owner and Design Professional.

**2.6.4** The Design Professional shall be a representative of and shall advise and consult with the Owner (1) during construction, and (2) at the Owner's direction from time to time during the correction, or warranty period described in the Contract for Construction. The Design Professional shall have authority to act on behalf of the Owner only to the extent provided in the Agreement and these General Conditions, unless otherwise modified by written instrument.

**2.6.5** The Design Professional shall observe the construction site at least one time a week, while construction is in progress, and as reasonably necessary while construction is not in progress, to become familiar with the progress and quality of the work completed and to determine if the work is being performed in a manner indicating that the work when completed will be in accordance with the Contract Documents. Design Professional shall provide Owner a written report subsequent to each on-site visit. On the basis of on-site observations the Design Professional shall keep the Owner informed of the progress and quality of the work, and shall exercise the Degree of Care and diligence in discovering and promptly reporting to the Owner any observable defects or deficiencies in the work of Contractor or any subcontractors. The Design Professional represents that he will follow Degree of Care in performing all Services under the Agreement. The Design Professional shall promptly correct any defective designs or specifications furnished by the Design Professional at no cost to the Owner. The Owner's approval, acceptance, use of or payment for all or any part of the Design Professional's Services hereunder or of the Project itself shall in no way alter the Design Professional's obligations or the Owner's rights hereunder.

**2.6.6** The Design Professional shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work. The Design Professional shall not be responsible for the Contractor's schedules or failure to carry out the work in accordance with the Contract Documents except insofar as such failure may result from Design Professional's negligent acts or omissions. The Design Professional shall not have control over or charge of acts or omissions of the Contractor, Subcontractors, or their agents or employees, or of any other persons performing portions of the work.

**2.6.7** The Design Professional shall at all times have access to the work wherever it is in preparation or progress.

**2.6.8** Except as may otherwise be provided in the Contract Documents or when direct communications have been specially authorized, the Owner and Contractor shall communicate through the Design Professional. Communications by and with the Design Professional's consultants shall be through the Design Professional.

**2.6.9** Based on the Design Professional's observations at the site of the work and evaluations of the Contractor's Applications for Payment, the Design Professional shall review and certify the amounts due the Contractor.

**2.6.10** The Design Professional's certification for payment shall constitute a representation to the Owner, based on the Design Professional's observations at the site as provided in Subsection 2.6.5 and on the data comprising the Contractor's Application for Payment, that the work has progressed to the point indicated and that the quality of the Work is in accordance with the Contract Documents. The foregoing representations are subject to minor deviations from the Contract Documents correctable prior to completion and to specific qualifications expressed by the Design Professional. The issuance of a Certificate for Payment shall further constitute a representation that the Contractor is entitled to payment in the amount certified. However, the issuance of a Certificate for Payment shall not be a representation that the Design Professional has (1) reviewed construction means, methods, techniques, sequences or procedures, or (2) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

**2.6.11** The Design Professional shall have the responsibility and authority to reject work which does not conform to the Contract Documents. Whenever the Design Professional considers it necessary or advisable for implementation of the intent of the Contract Documents, the Design Professional will have authority to require additional inspection or testing of the work in accordance with the provisions of the Contract Documents, whether or not such Work is fabricated, installed or completed. However, neither this authority of the Design Professional nor a decision made in good faith either to exercise or not exercise such authority shall give rise to a duty or responsibility of the Design Professional to the Contractor, Subcontractors, material and equipment suppliers, their agents or employees or other persons performing portions of the work.

**2.6.12** The Design Professional shall review and approve or take other appropriate action upon Contractor's submittals such as Shop Drawings, Product Data and Samples for the purpose of (1) determining compliance with applicable laws, statutes, ordinances and codes; and (2) determining whether or not the work, when completed, will be in compliance with the requirements of the Contract Documents. The Design Professional shall act with such reasonable promptness to cause no delay in the work or in the construction of the Owner or of separate contractors, while allowing sufficient time in the Design Professional's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities or for substantiating instructions for installation or performance of equipment or systems designed by the Contractor, all of which remain the responsibility of the Contractor to the extent required by the Contract Documents. The Design Professional's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Design Professional, of construction means, methods, techniques, sequences or procedures. The Design Professional's approval of a specific item shall not indicate approval of an assembly of which the item is a component. When professional certification of performance characteristics

of materials, systems or equipment is required by the Contract Documents, the Design Professional shall be entitled to rely upon such certification to establish that the materials, systems or equipment will meet the performance criteria required by the Contract Documents.

**2.6.13** The Design Professional shall prepare Change Orders and Construction Change Directives, with supporting documentation and data if deemed necessary by the Design Professional as provided in Subsections 3.1.1 and 3.3.3, for the Owner's approval and execution in accordance with the Contract Documents, and may authorize minor changes in the work not involving an adjustment in the Contract Sum or an extension of the Contract Time which are not inconsistent with the intent of the Contract Documents.

**2.6.14** On behalf of the Owner, the Design Professional shall conduct inspections to determine the dates of Substantial Completion and Final Completion, and if requested by the Owner shall issue Certificates of Substantial and Final Completion. The Design Professional will receive and review written guarantees and related documents required by the Contract for Construction to be assembled by the Contractor and shall issue a final certificate for Payment upon compliance with the requirements of the Contract Documents.

**2.6.15** The Design Professional shall interpret and provide recommendations on matters concerning performance of the Owner and Contractor under the requirements of the Contract Documents on written request of either the Owner or Contractor. The Design Professional's response to such requests shall be made with reasonable promptness and within any time limits agreed upon.

**2.6.16** Interpretations and decisions of the Design Professional shall be consistent with the intent of and reasonably inferable from the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and initial decisions, the Design Professional shall endeavor to secure faithful performance by both Owner and Contractor, and shall not be liable for results or interpretations or decisions so rendered in good faith in accordance with all the provisions of this Agreement and in the absence of negligence.

**2.6.17** The Design Professional shall render written decisions within a reasonable time on all claims, disputes or other matters in question between the Owner and Contractor relating to the execution or progress of the work as provided in the Contract Documents.

**2.6.18** The Design Professional (1) shall render services under the Agreement in accordance with the Degree of Care; (2) will reimburse the Owner for all damages caused by the defective designs the Design Professional prepares; and (3) by acknowledging payment by the Owner of any fees due, shall not be released from any rights the Owner may have under the Agreement or diminish any of the Design Professional's obligations thereunder.

**2.6.19** The Design Professional shall provide the Owner with four sets of reproducible prints showing all significant changes to the Construction Documents during the Construction Phase.

## **ARTICLE 3 ADDITIONAL SERVICES**

### **3.1 GENERAL**

**3.1.1** The services described in this Article 3 are not included in Basic Services unless so identified in the Agreement or Proposal, and they shall be paid for by the Owner as provided in the Agreement, in addition to the compensation for Basic Services. The services described under Sections 3.2 and 3.4 shall only be provided if authorized or confirmed in writing by the Owner. If services described under Contingent Additional Services in Section 3.3 are required due to circumstances beyond the Design Professional's control, the Design Professional shall notify the Owner in writing and shall not commence such additional services until it receives written approval from the Owner to proceed. If the Owner indicates in writing that all or part of such Contingent Additional Services are not required, the Design Professional shall have no obligation to provide those services. Owner will be responsible for compensating the Design Professional for Contingent Additional Services only if they are not required due to the negligence or fault of Design Professional.

### **3.2 PROJECT REPRESENTATION BEYOND BASIC SERVICES**

**3.2.1** If more extensive representation at the site than is described in Subsection 2.6.5 is required, the Design Professional shall provide one or more Project Representatives to assist in carrying out such additional on-site responsibilities.

**3.2.2** Project Representatives shall be selected, employed and directed by the Design Professional, and the Design Professional shall be compensated therefor as agreed by the Owner and Design Professional.

### **3.3 CONTINGENT ADDITIONAL SERVICES**

**3.3.1** Making material revisions in Drawings, Specifications or other documents when such revisions are:

1. inconsistent with approvals or instructions previously given by the Owner, including revisions made necessary by adjustments in the Owner's program or Project budget;
2. required by the enactment or revision of codes, laws or regulations subsequent to the preparation of such documents, or
3. due to changes required as a result of the Owner's failure to render decision in a timely manner.

**3.3.2** Providing services required because of significant changes in the Project including, but not limited to, size, quality, complexity, or the Owner's schedule, except for services required under Subsection 2.5.2.

**3.3.3** Preparing Drawings, Specifications and other documentation and supporting data, and providing other services in connection with Change Orders and Construction Change Directives.

**3.3.4** Providing consultation concerning replacement of work damaged by fire or other cause during construction, and furnishing services required in connection with the replacement of such work.

**3.3.5** Providing services made necessary by the default of the Contractor, by major defects or deficiencies in the work of the Contractor, or by failure of performance of either the Owner or Contractor under the Contract for Construction.

**3.3.6** Providing services in evaluating an extensive number of claims submitted by the Contractor or others in connection with the work.

**3.3.7** Providing services in connection with a public hearing, arbitration proceeding or legal proceeding except where the Design Professional is party thereto.

**3.3.8** Providing services in addition to those required by Article 2 for preparing documents for alternate, separate or sequential bids or providing services in connection with bidding or construction prior to the completion of the Construction Documents Phase.

**3.3.9** Notwithstanding anything contained in the Agreement, Proposal or these General Conditions to the contrary, all services described in this Article 3 that are caused or necessitated in whole or in part due to the negligent act or omission of the Design Professional shall be performed by the Design Professional as a part of the Basic Services under the Agreement with no additional compensation above and beyond the compensation due the Design Professional for the Basic Services. The intervening or concurrent negligence of the Owner shall not limit the Design Professional's obligations under this Subsection 3.3.9.

### **3.4 OPTIONAL ADDITIONAL SERVICES**

**3.4.1 Providing** financial feasibility or other special studies.

**3.4.2** Providing planning surveys, site evaluations or comparative studies of prospective sites.

**3.4.3** Providing special surveys, environmental studies and submissions required for approvals of governmental authorities or others having jurisdiction over the Project.

**3.4.4** Providing services relative to future facilities, systems and equipment.

**3.4.5** Providing services to investigate existing conditions or facilities or to make measured drawings thereof.

**3.4.6** Providing services to verify the accuracy of drawings or other information furnished by the Owner.

**3.4.7** Providing coordination of construction performed by separate contractors or by the Owner's own forces and coordination of services required in connection with construction performed and equipment supplied by the Owner.

**3.4.8** Providing detailed quantity surveys or inventories of material, equipment and labor.

**3.4.9 Providing** analyses of operating and maintenance costs.

**3.4.10** Making investigations, inventories of materials or equipment, or valuations and detailed appraisals of existing facilities.

**3.4.12** Providing assistance in the utilization of equipment or systems such as testing, adjusting and balancing, preparation of operation and maintenance manuals, training personnel for operation and maintenance and consultation during operation.

**3.4.13** Providing interior design and similar services required for or in connection with the selection, procurement or installation of furniture, furnishings and related equipment.

**3.4.14** Providing services other than as provided in Section 2.6.4, after issuance to the Owner of the final Certificate for Payment and expiration of the Warranty period of the Contract for Construction.

**3.4.15 Providing** services of consultants for other than architectural, civil, structural, mechanical and electrical engineering portions of the Project provided as a part of Basic Services.

**3.4.16** Providing any other services not otherwise included in this Agreement or not customarily furnished in accordance with generally accepted architectural practice.

**3.4.17** Preparing a set of reproducible record drawings in addition to those required by Subsection 2.6.19, showing significant changes in the work made during construction based on marked-up prints, drawings and other data furnished by the Contractor to the Design Professional.

**3.4.18** Notwithstanding anything contained in the Agreement, Proposal or these General Conditions to the contrary, all services described in this Article 3 that are caused or necessitated in whole or in part due to the negligent act or omission of the Design Professional shall be performed by the Design Professional as a part of the Basic Services under the Agreement with no additional compensation above and beyond the compensation due the Design Professional for the Basic Services. The intervening or concurrent negligence of the Owner shall not limit the Design Professional's obligations under this Subsection 3.4.18.

### **ARTICLE 4 OWNER'S RESPONSIBILITIES**

**4.1** The Owner shall consult with the Design Professional regarding requirements for the Project, including (1) the Owner's objectives, (2) schedule and design constraints and criteria, including space requirements and relationships, flexibility, expendability, special equipment, systems and site requirements, as more specifically described in Subsection 2.2.1.

**4.2** The Owner shall establish and update an overall budget for the Project, including the Construction Cost, the Owner's other costs and reasonable contingencies related to all of these costs.

**4.3** If requested by the Design Professional, the Owner shall furnish evidence that financial arrangements have been made to fulfill the Owner's obligations under this Agreement.

**4.4** The Owner shall designate a representative authorized to act on the Owner's behalf with respect to the Project. The Owner or such authorized representative shall render decisions in a timely manner pertaining to documents submitted by the Design Professional in order to avoid unreasonable delay in the orderly and sequential progress of the Design Professional's services.

**4.5** Where applicable, the Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and necessary data pertaining to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a project benchmark.

**4.6** Where applicable, the Owner shall furnish the services of geotechnical engineers when such services are requested by the Design Professional. Such services may include but are not limited to test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, ground corrosion and resistivity tests, including necessary operations for anticipating sub-soil conditions, with reports and appropriate professional recommendations.

**4.6.1** The Owner shall furnish the services of other consultants when such services are reasonably required by the scope of the Project and are requested by the Design Professional and are not retained by the Design Professional as part of its Basic Services or Additional Services.

**4.7** When not a part of the Additional Services, the Owner shall furnish structural, mechanical, chemical, air and water pollution tests, tests of hazardous materials, and other laboratory and environmental tests, inspections and reports required by law or the Contract Documents.

**4.8** The Owner shall furnish all legal, accounting and insurance counseling services as may be necessary at any time for the Project, including auditing services the Owner may require to verify the Contractor's Applications for Payment or to ascertain how or for what purposes the Contractor has used the money paid by or on behalf of the Owner.

**4.9** The services, information, surveys and reports required by Owner under Sections 4.5 through 4.8 shall be furnished at the Owner's expense, and the Design Professional shall be entitled to rely upon the accuracy and completeness thereof in the absence of any negligence on the part of the Design Professional.

**4.10** The Owner shall give prompt written notice to the Design Professional if the Owner becomes aware of any fault or defect in the Project or nonconformance with the Contract Documents.

**4.11** Design Professional shall propose language for certificates or certifications to be requested of the Design Professional or Design Professional's consultants and shall submit such to the Owner for review and approval at least fourteen (14) days prior to execution. The Owner agrees not to request certifications that would require knowledge or services beyond the scope of the Agreement.

## **ARTICLE 5 CONSTRUCTION COST**

### **5.1 CONSTRUCTION COST DEFINED**

**5.1.1** The Construction Cost shall be the total cost or estimated cost to the Owner of all elements of the Project designed or specified by the Design Professional.

**5.1.2** The Construction Cost shall include the cost at current market rates of labor and materials furnished by the Owner and equipment designed, specified, selected or specially provided for by the Design Professional, plus a reasonable allowance for the Contractor's overhead and profit. In addition, a reasonable allowance for contingencies shall be included for market conditions at the time of bidding and for changes in the work during construction.

**5.1.3** Construction Cost does not include the compensation of the Design Professional and Design Professional's consultants, the costs of the land, rights-of-way, financing or other costs which are the responsibility of the Owner as provided in Article 4.

### **5.2 RESPONSIBILITY FOR CONSTRUCTION COST**

**5.2.1** Evaluations of the Owner's Project budget, preliminary estimates of Construction Cost and detailed estimates of Construction Cost prepared by the Design Professional represent the Design Professional's best judgment as a design professional familiar with the construction industry. It is recognized, however, that neither the Design Professional nor the Owner has control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding or market conditions. Accordingly, the Design Professional cannot and does not warrant or represent that bids or cost proposals will not vary from the Owner's Project budget or from any estimate of Construction Cost or evaluation prepared or agreed to by the Design Professional.

**5.2.2** No fixed limit of Construction Cost shall be established as a condition of the Agreement by the furnishing, proposal or establishment of a Project budget, unless such fixed limit has been agreed upon in writing and signed by the parties thereto. If such a fixed limit has been established, the Design Professional shall be permitted to include contingencies for design, bidding and price escalation, to determine what materials, equipment, component systems and types of construction are to be included in the Contract Documents, to make reasonable adjustments in the scope of the Project and to include in the Contract Documents alternate bids to adjust the Construction Cost to the fixed limit. Fixed limits, if any, shall be increased in the amount of an increase in the Contract Sum occurring after execution of the Contract for Construction.

**5.2.3** If the Procurement Phase has not commenced within 90 days after the Design Professional submits the Construction Documents to the Owner, any Project budget or fixed limit of Construction Cost shall be adjusted to reflect changes in the general level of prices in the construction industry between the date of submission of the Construction Documents to the Owner and the date on which proposals are sought.

## **ARTICLE 6 OWNERSHIP AND USE OF DOCUMENTS**

**6.1** The Drawings, Specifications and other documents prepared by the Design Professional for this Project are instruments of the Design Professional's service and shall become the property of the Owner upon termination or completion of the Agreement. The Design Professional is entitled to retain copies of all such documents. Such documents are intended only be applicable to this Project, and Owner's use of such documents in other projects shall be at Owner's sole risk and expense. In the event the Owner uses any of the information or materials developed pursuant to the Agreement in another project or for other purposes than are specified in the Agreement, the Design Professional is released from any and all liability relating to their use in that project.

**6.2** Submission or distribution of documents to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the Design Professional's reserved rights.

**ARTICLE 7 TERMINATION, SUSPENSION OR ABANDONMENT**

**7.1** The Design Professional may terminate the Agreement upon not less than thirty days written notice should the Owner fail substantially to perform in accordance with the terms of the Agreement through no fault of the Design Professional. Owner may terminate the Agreement or any phase thereof with or without cause upon thirty (30) days prior written notice to the Design Professional. All work and labor being performed under the Agreement shall cease immediately upon Design Professional's receipt of such notice. Before the end of the thirty (30) day period, Design Professional shall invoice the Owner for all work it satisfactorily performed prior to the receipt of such notice. No amount shall be due for lost or anticipated profits. All plans, field surveys, and other data related to the Project shall become property of the Owner upon termination of the Agreement and shall be promptly delivered to the Owner in a reasonably organized form. Should Owner subsequently contract with a new Design Professional for continuation of services on the Project, Design Professional shall cooperate in providing information.

**7.2** If the Project is suspended by the Owner for more than 30 consecutive days, the Design Professional shall be compensated for services satisfactorily performed prior to notice of such suspension. When the Project is resumed, the Design Professional's compensation shall be equitably adjusted to provide for expenses incurred in the interruption and resumption of the Design Professional's services.

**7.3** The Agreement may be terminated by the Owner upon not less than seven days written notice to the Design Professional in the event that the Project is permanently abandoned. If the Project is abandoned by the Owner for more than 90 consecutive days, the Design Professional or the Owner may terminate the Agreement by giving written notice.

**7.4** Failure of the Owner to make payments to the Design Professional for work satisfactorily completed in accordance with the Agreement shall be considered substantial non-performance and cause for termination.

**7.5** If the Owner fails to make payment to Design Professional within thirty (30) days of receipt of a statement for services properly and satisfactorily performed, the Design Professional may, upon seven days written notice to the Owner, suspend performance of services under the Agreement.

**7.6** In the event of termination not the fault of the Design Professional, the Design Professional shall be compensated for services properly and satisfactorily performed prior to termination.

**ARTICLE 8 PAYMENTS TO THE DESIGN PROFESSIONAL****8.1 DIRECT PERSONNEL EXPENSE**

**8.1.1** Direct Personnel Expense is defined as the direct salaries of the Design Professional's personnel engaged on the Project and the portion of the cost of their mandatory and customary contributions and benefits related thereto, such as employment taxes and other statutory employee benefits, insurance, sick leave, holidays, vacations, pensions and similar contributions and benefits.

**8.2 REIMBURSABLE EXPENSES**

**8.2.1** Reimbursable Expenses are in addition to compensation for Basic and Additional Services and include expenses incurred by the Design Professional and Design Professional's employees and consultants in the interest of the Project, as identified in the following Clauses.

**8.2.1.1** Expense of transportation in connection with the Project; expenses in connection with authorized out-of-town travel; long-distance communications; and fees paid for securing approval of authorities having jurisdiction over the Project.

**8.2.1.2** Expense of reproductions (except the reproduction of the sets of documents referenced in Subsection 2.6.19), postage and handling of Drawings, Specifications and other documents.

**8.2.1.3** If authorized in advance by the Owner, expense of overtime work requiring higher than regular rates.

**8.2.1.4** Expense of renderings, models and mock-ups requested by the Owner.

**8.2.1.5** Expense of computer-aided design and drafting equipment time when used in connection with the Project.

**8.2.1.6** Other expenses that are approved in advance in writing by the Owner.

**8.3 PAYMENTS ON ACCOUNT OF BASIC SERVICES**

**8.3.1** Payments for Basic Services shall be made monthly and, where applicable, shall be in proportion to services performed within each phase of service, on the basis set forth in Section 2 of the Agreement and the schedule of work.

**8.3.2** If and to the extent that the time initially established in the Agreement is exceeded or extended through no fault of the Design Professional, compensation for any services rendered during the additional period of time shall be computed in the manner set forth in Section 2 of the Agreement.

**8.3.3** When compensation is based on a percentage of Construction Cost and any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on those portions, in accordance with the schedule set forth in Section 2 of the Agreement based on (1) the lowest bona fide bid or (2) if no such bid or proposal is received, the most recent preliminary estimate of Construction Cost or detailed estimate of Construction Cost for such portions of the Project.

**8.4 PAYMENTS ON ACCOUNT OF ADDITIONAL SERVICES**

**8.4.1** Payments on account of the Design Professional's Additional Services and for Reimbursable Expenses shall be made monthly within 30 days after the presentation to the Owner of the Design Professional's statement of services rendered or expenses incurred.

**8.5 PAYMENTS WITHHELD** No deductions shall be made from the Design Professional's compensation on account of penalty, liquidated damages or other sums withheld from payments to contractors, or on account of the cost of changes in the work other than those for which the Design Professional is responsible.



**8.6 DESIGN PROFESSIONAL'S ACCOUNTING RECORDS** Design Professional shall make available to Owner or Owner's authorized representative records of Reimbursable Expenses and expenses pertaining to Additional Services and services performed on the basis of a multiple of Direct Personnel Expense for inspection and copying during regular business hours for three years after the date of the final Certificate of Payment, or until any litigation related to the Project is final, whichever date is later.

## **ARTICLE 9 INDEMNITY**

**9.1** The Design Professional shall indemnify and save and hold harmless the Owner and its officers, agents, and employees from and against any and all liability, claims, demands, damages, losses, and expenses, including, but not limited to court costs and reasonable attorney fees incurred by the Owner, and including, without limitation, damages for bodily and personal injury, death and property damage, resulting from the negligent acts or omissions of the Design Professional or its officers, shareholders, agents, or employees in the performance of the Agreement.

**9.2** Nothing herein shall be construed to create a liability to any person who is not a party to the Agreement, and nothing herein shall waive any of the parties' defenses, both at law or equity, to any claim, cause of action, or litigation filed by anyone not a party to the Agreement, including the defense of governmental immunity, which defenses are hereby expressly reserved.

**ARTICLE 10 INSURANCE** During the performance of the Services under the Agreement, Design Professional shall maintain the following insurance with an insurance company licensed or authorized to do business in the State of Texas by the State Insurance Commission or any successor agency that has a rating with Best Rate Carriers of at least an A- or above:

**10.1** Comprehensive General Liability Insurance with bodily injury limits of not less than \$1,000,000 for each occurrence and not less than \$2,000,000 in the aggregate, and with property damage limits of not less than \$100,000 for each occurrence and not less than \$250,000 in the aggregate.

**10.2** Automobile Liability Insurance with bodily injury limits of not less than \$500,000 for each person and not less than \$500,000 for each accident, and with property damage limits of not less than \$100,000 for each accident.

**10.3** Worker's Compensation Insurance in accordance with statutory requirements, and Employers' Liability Insurance with limits of not less than \$100,000 for each accident including occupational disease.

**10.4** Professional Liability Insurance with limits of not less than \$1,000,000 annual aggregate.

**10.5** The Design Professional shall furnish insurance certificates or insurance policies to the Owner evidencing insurance in compliance with this Article 10 at the time of the execution of the Agreement. The General Liability and Automobile Liability insurance policies shall name the Owner as an additional insured, the Workers' Compensation policy shall contain a waiver of subrogation in favor of the Owner, and each policy shall contain a provision that such insurance shall not be canceled or modified without thirty (30) days' prior written notice to Owner and Design Professional. In such event, the Design Professional shall, prior to the effective date of the change or cancellation, furnish Owner with substitute certificates of insurance meeting the requirements of this Article 10.

## **ARTICLE 11 MISCELLANEOUS PROVISIONS**

**11.1** The Agreement shall be governed by the laws of the State of Texas. Venue of any suit or cause of action under the Agreement shall lie exclusively in Denton County, Texas.

**11.2** The Owner and Design Professional, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement. The Design Professional shall not assign its interests in the Agreement without the written consent of the Owner.

**11.3** The term Agreement as used herein includes the executed Agreement, the Proposal, these General Conditions and other attachments referenced in Section 3 of the Agreement which together represent the entire and integrated agreement between the Owner and Design Professional and supersedes all prior negotiations, representations or agreements, either written or oral. The Agreement may be amended only by written instrument signed by both Owner and Design Professional. When interpreting the Agreement the executed Agreement, Proposal, these General Conditions and the other attachments referenced in Section 3 of the Agreement shall to the extent that is reasonably possible be read so as to harmonize the provisions. However, should the provisions of these documents be in conflict so that they can not be reasonably harmonized, such documents shall be given priority in the following order:

1. The executed Agreement
2. Attachments referenced in Section 3 of the Agreement other than the Proposal
3. These General Provisions
4. The Proposal

**11.4** Nothing contained in the Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Owner or Design Professional.

**11.5** Upon receipt of prior written approval of Owner, the Design Professional shall have the right to include representations of the design of the Project, including photographs of the exterior and interior, among the Design Professional's promotional and professional materials. The Design Professional's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Design Professional in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Design Professional on the construction sign and in the promotional materials for the Project.

**11.6** Approval by the Owner shall not constitute, nor be deemed a release of the responsibility and liability of the Design Professional, its employees, associates, agents, subcontractors, and subconsultants for the accuracy and competency of their designs or other work; nor shall such approval be deemed to be an assumption of such responsibility by the Owner for any defect in the design or other work prepared by the Design Professional, its employees, subcontractors, agents, and consultants.

**11.7** All notices, communications, and reports required or permitted under the Agreement shall be personally delivered or mailed to the respective parties by depositing same in the United States mail to the address shown below signature block on the Agreement, certified mail, return receipt requested, unless otherwise specified herein. All notices shall be deemed effective upon receipt by the party to whom such notice is given, or within three (3) days after mailing.

**11.8** If any provision of the Agreement is found or deemed by a court of competent jurisdiction to be invalid or unenforceable, it shall be considered severable from the remainder of the Agreement and shall not cause the remainder to be invalid or unenforceable. In such event, the parties shall reform the Agreement to replace such stricken provision with a valid and enforceable provision which comes as close as possible to expressing the intention of the stricken provision.

**11.9** The Design Professional shall comply with all federal, state, and local laws, rules, regulations, and ordinances applicable to the work covered hereunder as they may now read or hereinafter be amended during the term of this Agreement.

**11.10** In performing the Services required hereunder, the Design Professional shall not discriminate against any person on the basis of race, color, religion, sex, national origin or ancestry, age, or physical handicap.

**11.11** The captions of the Agreement are for informational purposes only, and shall not in any way affect the substantive terms or conditions of the Agreement.

Adopted 06/29/2007

KIRKPATRICK  
ARCHITECTURE  
STUDIO

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28 March 2017

Mr. Herman Lawson  
Special Projects Coordinator  
Facilities Management  
City of Denton  
869 S Woodrow Lane  
Denton, Texas 76205

Re: Design Services Fire Station No. 3

Dear Mr. Lawson:

It is a pleasure to again offer services to the City of Denton. We have met with the Fire Department's Design Committee and have had several conversations with Deputy Chief Kenneth Hedges. The understanding we gained has shaped the following proposal.

#### **Project Understanding**

We understand the project to use the spaces, arrangements, and concepts that were developed for Fire Stations No. 2 and No. 4. But, the form, elevations, and materials will reflect to the University of North Texas's design guidelines and campus aesthetic. Additionally, the station shall be designed to support a second truck company and a battalion chief. Thus, from the design of Station No. 2, two sleep rooms and one shower room will be added, along with two office suites. The dayroom and bunker room will need to be enlarged to accommodate the larger crew and the tower shall be removed. If necessary, two of the four bays can be reduced from seventy-five to sixty-five feet clear, with the other two being reduced to fifty feet clear. Finally, a police office will be added,

If the bays aren't reduced, then a quick estimate finds the total size of the additional scope to be approximately 1,800 square feet. Adding that additional square footage to the approximate 14,000 square feet of Station No. 4 renders a size of approximately 15,800 square feet for Station No. 3.

Preliminary site plans suggest that the bays will not need to be reduced to fit on the site. But if reduced as discussed above, then approximately 1,000 square feet could be reduced. Our experience suggests that if the project is sufficiently funded, then the bays will not be reduced.

Using Station No. 2 and recent cost estimate is problematic, since the different form will necessitate a different structural system. But for us to understand the scale of the project, we used an educated guess of \$395/square foot. This cost is heavily dependent on many factors including the complexity of the building, the structural system, the building's veneer, its level of finishes, the level of quality, and the any specialized components. While understanding that the bays are likely the least cost per square foot in the building, if we use the same cost factor for the both the full-size bay option and the reduced bay option then the range of cost is approximately \$5,850,000 to \$6,250,000.

#### **Scope of Basic Services**

KAS' services include those necessary for the design and preparation of documents for the referenced Project. We envision the process as collaborative and as such, the scope may change slightly as the design is developed.

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The duration of the phases and the following compensation are based upon the re-use of spaces, adjacencies, and standards developed and used for Station No.2 and No. 4. If significant, additional changes are made, other than those discussed above, then additional time and compensation may be required.

In the description of work in each phase, AIA documents are referenced. In the event that there is conflict between these documents and *City of Denton General Conditions for Building Construction* and *City of Denton General Conditions to Agreement for Architectural or Engineering Services*, the City of Denton documents shall dictate.

Phase One – Information Gathering and Schematic Design

4 Weeks

- 1.1.   **Zoning/Platting Research** – KAS will meet with the City of Denton to understand the constraints and parameters affecting the proposed sites.
- 1.2.   **Programming** – KAS will meet with all appropriate parties to determine a preliminary program.
- 1.3.   **Design Meeting** – KAS will conduct a one-and-a-half-day design meeting with the owner. The meeting will begin with reviewing the owner’s project goals and requirements. Then the program will be refined and a preliminary floor plan and site plan will be produced.
- 1.4.   **Schematic Design** – KAS will continue to refine the building’s plan and elevations until they met the Owner’s requirements. KAS will produce a Schematic Design Package for the Owner’s review and approval. After approval from the Owner, Design Development Phase will commence. Services in this phase are defined in *AIA Document B101, 3.2*.
- 1.5.   **Pre-Application Submission** – KAS will submit to the City a site plan, floor plan, and questions to the City. These plans and questions will be reviewed by the City in advance of the Pre-Application Conference.

**Deliverables**

- D1.   Schematic Design Package
- D2.   Pre-application Package

Phase Two – Design Development

8 Weeks

- 2.1.   **Design Development** – During this phase the documents produced in the Schematic Design Phase are further developed. In this phase the mechanical, electrical, plumbing, and structural systems are refined. Additionally, architectural details such as for doors and windows are produced. KAS will produce a Design Development Package for the Owner’s review and approval. After approval from the Owner, Construction Documents Phase will commence. Services in this phase are defined in *AIA Document B101, 3.3.1 and 3.3.3*.
- 2.2.   **Construction Cost Estimate** – KAS will send the Design Development Package to a third-party cost estimator for a construction cost estimate.

**Deliverables**

- D3.   Design Development Package
- D4.   Construction Cost Estimate

Phase Three – Construction Documents

14 Weeks

- 3.1.   **Contract Documents** – In this phase, construction documents and specifications are produced. Depending on timing and/or the Owner’s wishes, separate Permit and Construction Sets can be produced.

- 3.2. **Energy Model** – KAS’ consultant will produce an energy model to show compliance with International Energy and Conservation Code 2015 (IECC 2015).
- 3.3. **Construction Cost Estimate** – KAS will send the Design Development Package to a third-party cost estimator for a construction cost estimate.
- 3.4. **Site Permit Application** – KAS will submit the construction set for Site Permit.
- 3.5. **Building Permit Application** – KAS will submit the construction set for Building Permit.

**Deliverables**

- D5. 50% Progress Set
- D6. 95 % Progress Set
- D7. Construction Cost Estimate
- D8. Site Package
- D9. Construction Set

Phase Four – Bidding and Negotiations

6 Weeks

- 4.1. **Pre-Bid Conference and Tour** – KAS will administer a conference and tour of the site for prospective bidders.
- 4.2. **Addenda** – KAS will respond to questions to potential bidders and provide clarification if necessary in the form of Addenda.
- 4.3. **Evaluation of Proposals** - Once bids are received and opened by the City, KAS will aid in the evaluation of the bidders.

**Deliverables**

- D10. Bidder Recommendation Letter

Phase Five – Construction Administration

- 5.1. **Construction Administration** – KAS will attend weekly meetings during construction, produce Field Observation reports, review submittals, produce responses to Request for Information’s, and respond in a professional manner as needed during the construction process. Services in this phase are defined in *AIA Document B101, 3.6* and in *AIA Document A201-2007*.
- 5.2. **Commissioning** - KAS’ consultant will commission the mechanical, plumbing, and electrical systems per requirements in IECC 2015.

**Deliverables**

- D11. Commissioning Report

Scope of Services for Leadership in Energy and Environmental Design (LEED) Minimum Standards (Not LEED Certified)

The Owner has requested that the project be designed to LEED minimum standards. After conversation with the Owner, we understand this to mean LEED prerequisites as listed below. The City’s adopted energy code, International Energy and Conservation Code (IECC) 2015, requires Commissioning similar to that required under EA Prereq 1. Similarly, the energy model for EA Prereq 2, is the recommended method to show compliance under IECC 2015. The fee for these items is included in Base Services.

**Sustainable Sites**

SS Prereq 1 Construction Activity Pollution Prevention

**Water Efficiency**

WE Prereq 1 Water Use Reduction – 20% Reduction

**Energy and Atmosphere**

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- EA Prereq 1 Fundamental Commissioning of Building Energy Systems
- EA Prereq 2 Minimum Energy Performance
- EA Prereq 3 Fundamental Refrigerant Management

**Materials and Resources**

- MR Prereq 1 Storage and Collection of Recyclables

**Indoor Environmental Quality**

- IEQ Prereq 1 Minimum Indoor Air Quality Performance

Though Base Services includes the LEED prerequisites, it does include LEED certification.

**Scope of Services for Leadership in Energy and Environmental Design (LEED) Certification**

KAS' services include those necessary for the design and preparation of documents for the referenced Project to pursue LEED Certification level "Certified" under the United States Green Building Council (USGBC) LEED Green Rating System for New Construction and Major Renovations, v. 2009.

The fee is based upon KAS's knowledge of which credits may be appropriate for fire station pursuing LEED certification. If the owner chooses to pursue individual points not anticipated, additional services may be required. While KAS has had great success in achieving LEED certification, there are many factors outside the Architect's control that preclude a guarantee of LEED certification. Services in this phase are defined in *AIA Document B214-2012*.

**Scope of Work Provided by the Client**

1. Topographical and Boundary surveys
2. Geotechnical Investigation and Report
3. Soil Investigation required for geothermal HVAC
4. Construction Observation and Materials Testing

**Items Outside of Scope of Work or Requiring Additional Services**

1. Pursuing LEED version 4.0 in lieu of LEED 2009
2. Changes to the base modules of Station No.2, other than those discussed above.
3. Redesigns, new designs, meetings and other costs related to significant changes in scope of work or significant changes to approved designs. This includes work and meetings required to incorporate value engineering items.
4. Easements by separate instrument.
5. Work in or adjacent to an existing FEMA flood plain, design services necessary to establish a base flood elevation (BFE), flood plain permitting or flood plain mapping
6. Non-gravity storm sewer or sanitary sewer systems (systems requiring pump design, i.e. lift stations)
7. Public water or sewer system improvements beyond service connections and any off-site work
8. Traffic Impact Studies
9. TxDOT Permits
10. Zoning change requests
11. Retaining wall design
12. Environmental site assessments
13. Site features and amenities outside of building footprint and not directly attached to the building that are not required by zoning or code or related to the building's mechanical, electrical, or plumbing systems.
14. The design of currently unidentified specialty electrical, lighting or communication systems, including voice/data, audio/visual, security, or other low voltage electronic

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- systems. Junction boxes and conduit for the systems will be shown in the construction documents. Fire alarm and related devices are included.
15. Design of franchise utilities (gas, electric, telephone, and cable television)
  16. Costs related to non-anticipated LEED credits, including, but not limited to,
    - a. WEc2 Innovative Wastewater Technologies, including rainwater collection and other greywater systems

### Compensation

Compensation to KAS for Basic Services, Additional Services, and Reimbursable Expenses shall be as shown below.

Phase 1	For Basic Services the total compensation shall be	\$83,430
Phase 2	For Basic Services the total compensation shall be	\$111,240
Phase 3	For Basic Services the total compensation shall be	\$222,480
Phase 4	For Basic Services the total compensation shall be	\$27,810
Phase 5	For Basic Services the total compensation shall be	\$111,240
Reimbursable Expenses	Shall not exceed	\$10,000
Optional LEED Certification Review	For LEED Certification Services the total compensation shall be	\$86,000
	Total Not to Exceed Contact Amount without LEED	\$566,200
	Total Not to Exceed Contact Amount with LEED	\$652,200

### Non-reimbursable Expenses - KAS includes the following in our scope

1. In - house printing
2. Phone calls
3. Travel within north Texas

### Reimbursable Expenses

The following are not included in Basic Services and shall be billed reimbursable expense and shall be provided to the Owner at the cost invoiced to KAS plus ten percent (10%). The total cost shall for printing shall not exceed \$10,000 without the written permission of the owner.

1. Printing for presentations, Owner, meetings, and regulatory review
2. Texas Accessibility Standard Plan Review and Post-Construction Inspection

**Consultants** – The finalization of the consultant team is dependent on if LEED certification is pursued.

**Additional Services** – Services required and authorized beyond the scope of Basic Services will be invoiced on the basis of personnel time and expenses.

James R. Kirkpatrick	\$175/hour
Project Manager II	\$140/hour
Project Manager I	\$115/hour
Technical Staff II	\$100/hour
Technical Staff I	\$90/hour
Expenses	1.10 times the cost

Consultants have their own hourly rate structure.

Should you have any questions or require additional information, please contact me at your convenience.

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28 March 2017

Best Regards,

A handwritten signature in blue ink, appearing to read "D. M. Robinson". The signature is stylized with a large initial "D" and a long horizontal stroke at the end.

David M. Robinson, AIA

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Attachment B  
Exhibit  
Continued**CONFLICT OF INTEREST QUESTIONNAIRE - FORM CIQ**  
**For vendor or other person doing business with local governmental entity****This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.**

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local government entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

**1** Name of vendor who has a business relationship with local governmental entity. na

**2** ☐ Check this box if you are filing an update to a previously filed questionnaire.

(The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7<sup>th</sup> business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

**3** Name of local government officer about whom the information in this section is being disclosed.

na

Name of Officer

This section, (item 3 including subparts A, B, C & D), must be completed for each officer with whom the vendor has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the vendor?

☐

Yes

☒

No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?

☐

Yes

☒

No

C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership of one percent or more?

☐

Yes

☒

No

D. Describe each employment or business and family relationship with the local government officer named in this section.

na

**4** ☐ I have no Conflict of Interest to disclose.

**5** DocuSigned by:  
James Kirkpatrick

4/13/2017

Signature of Vendor doing business with the governmental entity

Date

# EXHIBIT 2



## Certificate Of Completion

Envelope Id: 46BF325405574EBDAC2914DEF89475C4	Status: Sent
Subject: Please DocuSign: City Council Contract 6318 rev	
Source Envelope:	
Document Pages: 22	Signatures: 3
Supplemental Document Pages: 0	Initials: 0
Certificate Pages: 6	
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Karen E. Smith
Time Zone: (UTC-06:00) Central Time (US & Canada)	karen.smith@cityofdenton.com
	IP Address: 129.120.6.150

## Record Tracking

Status: Original	Holder: Karen E. Smith	Location: DocuSign
4/13/2017 12:54:23 PM	karen.smith@cityofdenton.com	

## Signer Events

Karen E. Smith  
karen.smith@cityofdenton.com  
Interim Purchasing Manager  
City of Denton

Security Level: Email, Account Authentication (Optional)

Electronic Record and Signature Disclosure:  
Not Offered via DocuSign  
ID:

James Kirkpatrick  
jim@k-a-studio.com

Security Level: Email, Account Authentication (Optional)

Electronic Record and Signature Disclosure:  
Accepted: 4/13/2017 1:56:27 PM  
ID: b3c5660f-2bea-4799-bbf6-8851ae8c2e5d

John Knight  
john.knight@cityofdenton.com  
Deputy City Attorney  
City of Denton

Security Level: Email, Account Authentication (Optional)

Electronic Record and Signature Disclosure:  
Not Offered via DocuSign  
ID:

Julia Winkley  
julia.winkley@cityofdenton.com  
Contracts Administration Supervisor  
City of Denton

Security Level: Email, Account Authentication (Optional)

Electronic Record and Signature Disclosure:  
Not Offered via DocuSign  
ID:

## Signature

**Completed**

Using IP Address: 129.120.6.150

DocuSigned by:  
*James Kirkpatrick*  
FDA94F547C8848A...

Using IP Address: 97.94.216.142

DocuSigned by:  
*John Knight*  
C821996C2A2B439...

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## Timestamp

Sent: 4/13/2017 1:03:48 PM  
Viewed: 4/13/2017 1:04:05 PM  
Signed: 4/13/2017 1:06:04 PM

Sent: 4/13/2017 1:06:06 PM  
Viewed: 4/13/2017 1:56:27 PM  
Signed: 4/13/2017 1:57:53 PM

Sent: 4/13/2017 1:57:58 PM  
Viewed: 4/14/2017 8:12:50 AM  
Signed: 4/14/2017 8:13:18 AM

Sent: 4/14/2017 8:13:20 AM

## EXHIBIT 2

Signer Events	Signature	Timestamp
Todd Hileman Todd.Hileman@cityofdenton.com Security Level: Email, Account Authentication (Optional) Electronic Record and Signature Disclosure: Accepted: 2/8/2017 6:52:51 PM ID: 8154723a-9757-4d53-a4b5-794656233671		
Jennifer Walters jennifer.walters@cityofdenton.com Security Level: Email, Account Authentication (Optional) Electronic Record and Signature Disclosure: Not Offered via DocuSign ID:		
In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Sherri Thurman sherri.thurman@cityofdenton.com Security Level: Email, Account Authentication (Optional) Electronic Record and Signature Disclosure: Not Offered via DocuSign ID:	<b>COPIED</b>	Sent: 4/13/2017 1:57:56 PM Viewed: 4/13/2017 2:26:19 PM
Julia Winkley julia.winkley@cityofdenton.com Contracts Administration Supervisor City of Denton Security Level: Email, Account Authentication (Optional) Electronic Record and Signature Disclosure: Not Offered via DocuSign ID:	<b>COPIED</b>	Sent: 4/13/2017 1:57:57 PM
Jane Richardson jane.richardson@cityofdenton.com Security Level: Email, Account Authentication (Optional) Electronic Record and Signature Disclosure: Not Offered via DocuSign ID:		
Robin Fox Robin.fox@cityofdenton.com Security Level: Email, Account Authentication (Optional) Electronic Record and Signature Disclosure: Accepted: 10/9/2015 1:39:51 PM ID: 04463961-03db-4c4d-9228-d660d6146ed6		

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Carbon Copy Events	Status	Timestamp
Jennifer Bridges jennifer.bridges@cityofdenton.com Security Level: Email, Account Authentication (Optional) Electronic Record and Signature Disclosure: Not Offered via DocuSign ID:		
Jane Richardson jane.richardson@cityofdenton.com Security Level: Email, Account Authentication (Optional) Electronic Record and Signature Disclosure: Not Offered via DocuSign ID:		
Herman Lawson herman.lawson@cityofdenton.com Security Level: Email, Account Authentication (Optional) Electronic Record and Signature Disclosure: Accepted: 8/11/2015 3:16:56 PM ID: c1ff2170-cbcd-401e-ab74-8bd3b4e69c87		
Notary Events		Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/14/2017 8:13:20 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

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If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of your DocuSign account. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use your DocuSign Express user account to receive required notices and consents electronically from us or to sign electronically documents from us.

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Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through your DocuSign user account all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

## EXHIBIT 2

### **How to contact City of Denton:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: kevin.gunn@cityofdenton.com

### **To advise City of Denton of your new e-mail address**

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at kevin.gunn@cityofdenton.com and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in DocuSign.

### **To request paper copies from City of Denton**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to kevin.gunn@cityofdenton.com and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

### **To withdraw your consent with City of Denton**

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to kevin.gunn@cityofdenton.com and in the body of such request you must state your e-mail, full name, US Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none"><li>•Allow per session cookies</li><li>•Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection</li></ul>

\*\* These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

## EXHIBIT 2

### **Acknowledging your access and consent to receive materials electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

By checking the 'I Agree' box, I confirm that:

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- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify City of Denton as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by City of Denton during the course of my relationship with you.