

February 15, 2023 (Revised 02.21.23) (Revised 03.06.23.R1)

Mr. Jeffrey H. Edmonds, P.E.  
Director of Engineering Services  
City of Corpus Christi  
1201 Leopard St.  
Corpus Christi, Texas 78401  
Via email

Re: Revised Proposal – Scope of Architectural Services for City Project No. 21025  
Coopers Boaters Facility and City Project No. 23050 Parking Lot Resurfacing

Dear Mr. Edmonds,

Richter Architects is pleased to provide architectural/engineering services for the referenced project and offer the following proposal for your consideration.

### **SCOPE OF PROJECT**

We understand the scope of the project to be the limited the design of a new Coopers Boaters Facility on the City's L-Head for an estimated construction cost of \$3,000,000. In addition, the project will include parking lot resurfacing at an estimate construction budget of \$700,000.

The scope of work is as follows:

**BASIC SERVICES – Project 21015 Cooper's Boaters Facility** (estimated Design Phase 36 weeks not including City review time and 9 weeks for Bid Phase no including City processing time)

- ~~Programming review, verify scope of work~~
- Design Phase Submissions – 60%, 90%, 100%
- Bid Phase – procurement assistance -deleted except for a 1 hr CivCast bid form.

### **FEES – Coopers Boaters Facility – City Project 21025**

We propose to provide architectural/engineering services for the following lump sum fees plus reimbursable expenses:

**Basic Services:** \$270,830

**Added Basic Services include:**

Furniture, Fixture, Equipment coordination - \$10,230

**Additional Services Included:**

Developmental Services Submittals \$5,820  
TAS Review and Inspection - \$1,980  
Geotechnical investigation and report - \$7,000  
Asbestos survey and report – \$2,407  
Commissioning - \$4,500  
Flood Elevation Certification - \$1,850  
IT/AV/Security services - \$10,450

**Total Fee – Coopers Boaters Facility      \$316,817**

**Additional Services and Expenses Not Included:**

Construction Administration Phase Services  
Construction Permit Submittal and Coordination  
Printing Costs and Distribution of Bid Documents

**BASIC SERVICES – Project 23050 – Parking Lot Resurfacing**

- Design Phase Submissions – 60%, 90%, 100%
- Construction Phase Services – Respond to RFIs, review submittals, periodic site observations (monthly assume 14 month (60 weeks) construction), Pre-Final Punchlist, Final Punchlist, Record Drawings
- Conduct one year warranty walk-through.

**FEES – Parking Lot Resurfacing – City Project 23050**

We propose to provide architectural/engineering services for the following lump sum fees plus reimbursable expenses:

**Basic Services:** \$1,640

**Additional Services Included:**

Topographic Surveys \$ 8,900  
Platting Services - \$13,750  
Development Services \$ 940

**Total Fee Parking Lot Resurfacing)      \$25,230**

**Additional Services and Expenses Not Included:**

Construction Permit Submittal and coordination  
Printing Costs and Distribution of Bid Documents

**TOTAL FEE –City Project 21015 and City Project 23050**

**Grand Total** **\$342,047**

- Travel expenses outside of 50 miles radius of the site
- Reprographic and photographic services, other than one set of full size conformed plans, one set of 11x17 set of plans and two construction manuals of conformed set).
- Delivery service charges
- Authorized sub-consultants

**PAYMENT SCHEDULE**

Invoices for progress payments of the basic fee will be billed each month for services performed during the prior month on a percentage of completion basis in accordance with the following schedule:

- Project kick off & Programming Verification
- 30% Design Over-the shoulder review via Webex, no submission
- 60% Design
- 90% Design
- 100% Design
- 100% Bidding/Negotiation
- Construction Phase Services to be billed monthly, if procured

If this proposal is acceptable, please sign and return one copy to our office. These documents will serve as our contract for this project. We appreciate your consideration and look forward to working with you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Richter', with a long horizontal flourish extending to the right.

David Richter, FAIA  
President  
Richter Architects

Accepted by

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Signature  
Print name & title -  
City of Corpus Christi