



Mr. David Thornburg
City of Corpus Christi
Construction Manager

04/14/2022

Re: Design and Pre-Construction Fee for Restoration of S.E.A District Water Feature Project E16458

Thank you for the opportunity for Fulton*Coastcon to be your Design Builder for the Restoration of S.E.A District Water Feature (Water Gardens) Project E16458.

Included in this proposal is a preliminary construction schedule that will take us through the Design/Pre-Construction Phase, a description of our proposed services for the Design Portion of the project and a breakdown of our fee schedule.

Code Analysis

All Applicable Local, State and Federal Codes, Including:

- TDLR/ADA
- 2015 IBC Building Code/ 2015 IBC Energy Code
- Com Checks

Civil/Site Design

SWPPP

Confirmation of Existing Elevations and Site Survey

Civil Design for New Electrical and Controls Buildings, Including:

- Grading & Paving
- Water/ Sanitary Sewer/Lift Station Relocation
- Storm Sewer Relocation
- Utility Tie-In for Water/Sewer into Buildings and Fountain

Repairs to Paving/Flatwork Around Fountain

TDLR Review/Inspections & Fees for New Work

Flood

Landscape/Irrigation

Repairs to Existing Landscaping

Repairs to Existing Irrigation System (As Needed)

Structural Design

Foundation and Structural Design for the Electrical and Controls Building

TDI Inspection, Certification & Fees for Windstorm

Repairs to Existing Foundation Structure & Stairs

Structural Specifications

Architectural Design

- Rendering of Buildings and Water Feature
- Floor Plans and Dimensions
- Building Elevations
- Building Sections
- Finish Plans
- Roof Plan
- Detail Sheets
- Repairs and Water Proofing of Existing Fountain and Stairs
- Architectural Specifications
- Stage / Event Layout

MEP Design

MEP Design for New Electrical and Controls Buildings, Including:

- Water and Sewer
- Relocation of Existing Electrical Service and Generator
- Electrical Service Design
- HVAC Design
- Power and Lighting Design
- MEP Demolition Plan

Water Feature Design

Re-Design of Existing Water Feature, Including:

- Reusing Existing Piping System (Upon Inspection Verification)
- Equipment Piping Plan in Vault
- New Pump and Piping Controls in Existing Vault
- Filtration System
- Chemical Control System
- Electrical & Lighting System for Equipment
- Lightning and Lighting Control Systems

Inspection/Testing/Allowances

Video/Inspection of Existing Piping	\$25,000
Pressure Testing of Existing Pipe	\$25,000
Electrical Testing of Existing System	\$20,000
<ul style="list-style-type: none"> • MEG Test Existing Conductors • Visually Inspect Raceways from Existing Vault to Water Feature 	
Document Printing	\$5,000

Fulton★Coastcon

General Contractors

Pre-Construction/Bidding Process

Advertise/ Solicit for Sub Contractor Bidding
Prepare Cost Estimates at 50%, 75% and Final Design
Prepare Construction Schedule
Provide Value Engineering/Constructability Options
Coordinate Construction Planning/Sequencing
Conduct Pre-Proposal Conference and Pre-Construction Conference
Provide Guaranteed Maximum Price at 75% CD

Exclusions/Qualifications (The Following Will be Included in Construction Cost)

Permitting and Plan Review Fees
Insurance and Bonds
Materials Testing
Geo Tech Report/ Soils Testing

Percentage Breakdown of Fee

50% Construction Documents/Estimate	20 %
75% Construction Documents/Estimate	35 %
100% Construction Documents/Estimate	25 %
Construction Administration	20 %

Total Design and Pre-Construction Services Fee	\$375,000
---	------------------

Should you have any questions regarding this proposal. Please feel free to contact me via email or call me on my cell phone below.

Best Regards,



Mike Lippincott
Vice President
Mlip@Fultonconst.com
(361) 816-2019

POST OFFICE BOX 9486
CORPUS CHRISTI, TEXAS 78469
OFFICE (361) 993-5200
FAX (361) 993-8005

Corpus Christ Water Gardens
Preliminary Schedule

ID	Task Mode	Task Name	Duration	Start	Finish
1	▶	City Approval Of Design Porption	2 days	Tue 4/26/22	Wed 4/27/22
2	▶	Site Inspections / Surveys	20 days	Mon 4/25/22	Fri 5/20/22
3	▶	50% Construction Documents Design	24 days	Thu 4/28/22	Tue 5/31/22
4	▶	50% Construction Documents Design Pricing Package	11 days	Mon 5/23/22	Mon 6/6/22
5	▶	Value Engineering Options	7 days	Wed 6/1/22	Thu 6/9/22
6	▶	Estimate Review Meeting	2 days	Thu 6/9/22	Fri 6/10/22
7	▶	75% Construction Documents Design	19 days	Mon 6/6/22	Thu 6/30/22
8	▶	75% Construction Documents Design / GMP Pricing Package	12 days	Mon 6/27/22	Tue 7/12/22
9	▶	Review Meeting / Approval	10 days	Wed 7/13/22	Tue 7/26/22
10	▶	ERP / Construction Begins	29 days	Wed 7/27/22	Mon 9/5/22
11	▶	100% Construction Documents Design	18 days	Wed 7/27/22	Fri 8/19/22
12	▶	Final Pricing	10 days	Mon 8/22/22	Fri 9/2/22
13	▶	Balance of Construction	193 days	Mon 9/5/22	Wed 5/31/23

