

September 8, 2020

Belinda Mattke, Director of Purchasing  
City of Temple  
3210 East Ave H, Building C  
Temple, Texas 76501

**RE: PROPOSAL FOR PROFESSIONAL DESIGN SERVICES  
SOLID WASTE COMPLEX – CITY OF TEMPLE**

Dear Mrs. Mattke:

MRB Group is pleased to submit this proposal for professional design services related to the Solid Waste Complex located in Temple, Texas.

## **I. Background**

The City of Temple had SCS Engineers perform a siting and conceptual design evaluation and report for a new Solid Waste complex, an office & maintenance building, and outside storage areas. SCS Engineers provided conceptual site layout and floor plans in their report dated July 2020.

The site that has been selected in the report is site #2, 2625 E Avenue H located at the SW intersection of NE H K Dodgen Loop and Avenue H. The property is owned by the City and totals 25.15 acres.

The new Solid Waste Complex will consist of three (3) areas; a solid waste office (approx. 6,400 sf), maintenance building (approx. 7,600 sf) and recycling transfer station (approx. 22,000 sf). The complex will also have two large areas for truck and container storage and temporary brush staging area. The proposal indicates this project will require approximately ten (10) acres of the site.

This proposal includes Architectural, Civil, Structural and MEP Engineering, Surveying, Geotechnical Testing and Reporting, for the purposes of preparing Construction Documents and providing construction phase services.

## II. **Basic Services and Compensation**

The anticipated scope of services for this project is as follows:

### **DESIGN SERVICES:**

#### A. Site Investigation/Pre-Design

1. Develop/reimagine conceptual floor plans and elevations of each building based on the SCS Engineer Report and interviews with City officials and end users. Four (4) design meetings included.
2. Review Conceptual Site Plan in the SCS Engineer Report with City Staff for site circulation/truck traffic. Review existing city utilities and the possibilities of routing a new force main path for sanitary to the existing gravity system with city staff. Four (4) design meetings included. Develop Conceptual Site plan based on those meetings.
3. Topographic Survey by All County Survey.
4. Platting process – existing acreage isn't currently platted and the City is exempt from the platting requirement, but in the past some City owned parcels have been platted at the City's request. Topographic survey is required for design, the actual platting of the property is optional.
5. Geotechnical Investigation: by Alliance Geotechnical.

Architectural (MRB Group) .....	\$14,000.00
Civil Engineering.....	\$5,000.00
Topographic Survey (All-County Surveying) .....	\$10,800.00
Final Plat (All-County Surveying) - optional .....	\$3,800.00
Geotechnical Investigation & Report (Alliance) .....	\$10,500.00

**Subtotal of Item A ..... \$44,100.00**

#### B. Design Development

### **ARCHITECTURAL**

1. Develop building plans, elevations and sections based on approved conceptual designs.

2. Prepare preliminary schedules and details to support the required scope of work for the projects.
3. Prepare an estimate of probable cost based on updated design.
4. Design Meetings – Three (3) estimated.

#### **MEP ENGINEERING**

1. Prepare Preliminary MEP Construction Documents to include the design of power and lighting, sanitary waste and vent, domestic water, gas, HVAC and Site Lighting to accommodate the architectural layout.
2. Fire Sprinkler system design provided by others. Our design will indicate Fire Service Entry only.
3. Fire alarm system design provided by others. Our design will provide power at locations as determined.

#### **STRUCTURAL ENGINEERING**

1. Perform foundation design of the structures per geotechnical recommendations for pre-engineered metal building (PEMB) superstructures.
2. Prepare preliminary plans and applicable notes and specifications, to be stated directly on the design drawings, for the foundation and super structure.
3. Prepare concrete apron design per geotechnical report.

#### **CIVIL ENGINEERING**

1. Site Plan – Prepare a formal site plan based on the concept plan, and pre-design discussions. Identify building coverage, green space calculations, dimensional layout data, truck loading and unloading areas, emergency access, parking space analysis, and site ADA compliance, pedestrian access points to the proposed buildings, general site layout and zoning compliance.
2. Utility Plan – Develop a preliminary utility design plan showing existing utilities available on site, new fire service and domestic water service connection points, gravity sanitary lateral connections to proposed lift station located on site, force main layout to existing gravity

sanitary system, and storm water piping for the building, parking areas and access drives. Develop proposed location and sizes of stormwater management facility. Coordinate utility layout and design details with MRB's MEP sub-consultant.

3. Grading & Erosion Control Plans – Prepare a preliminary plan with rough finish design elevations, finish floor elevations for building pads, loading docks, and storage areas, identify areas to minimize site disturbance and clearing limits, review existing and proposed drainage patterns. Identify erosion control practices to reduce construction impacts.
4. Drainage Report – The proposed project will be required to address storm water management. It is anticipated that there may be two possible detention facilities based on overall length of the proposed complex. Drainage Report will include existing and proposed condition mapping, hydrograph reports for both conditions along with stormwater facility sizing and outfall design. We will also include access driveway culvert sizing where needed throughout the complex.
5. Project Coordination with City Staff and Representatives.

Architectural (MRB Group) .....	\$87,500.00
MEP (Cen-Tex Engineering) .....	\$45,360.00
Structural (MRB Group) .....	\$37,800.00
Civil Engineering (MRB Group) .....	\$45,000.00

**Subtotal of Item B..... \$215,660.00**

C. Final Construction Documents

**ARCHITECTURAL**

1. Develop Floor plans, Interior and Exterior Elevations (ADA Complaint throughout), plan details, reflective ceiling plans, wall sections, door/window schedules and general and construction notes.
2. Perform final building code and energy review (ComCheck).

3. Prepare final Architectural Construction Documents sufficient to receive building permit and for bidding.
4. Prepare Contract Documents and Specifications to supplement Construction Plans.
5. Coordination of all design disciplines.

#### **MEP ENGINEERING**

1. Prepare Final MEP Documents.
2. MEP Construction Documents will include the design of power, sanitary waste and vent domestic water and site lighting to accommodate the Architectural layout.
3. Provide ComCheck Lighting and Mechanical Compliance forms as required by authorities having jurisdiction.
4. Drawing Revisions as required by the City Review for permitting.

#### **STRUCTURAL ENGINEERING**

1. Prepare final plans and details with applicable notes and specifications, to be stated directly on the design drawings, for the foundation and vertical super structure.
2. Provide final plans and specifications for the concrete and paving portions of the project.

#### **CIVIL ENGINEERING**

1. Prepare Final Civil Site Plan.
2. Prepare Final Site Utility Plan, confirmation of utility sizes and lift station design.
3. Prepare Final Rough Site Grading Plan.
4. Prepare Final Site Erosion Control Plan.
5. Preparation of Project Details, Notes, and Specifications on plans for agency permitting.
6. Project Coordination with Client or Representative.
7. Project Coordination with City Staff.
8. Site Visit and Meeting with City Staff (1 Time).

Architectural .....	\$52,000.00
MEP Engineering (Cen-Tex) .....	\$15,800.00
Structural Engineering .....	\$12,100.00
Civil Engineering.....	\$40,000.00

**Subtotal of Item C..... \$119,900.00**

D. Bidding

Owner will distribute and coordinate with bidders, unless otherwise instructed at the time of the bidding phase.

1. During this period, MRB Group will attend the pre-bid conference, answer all RFIs via addenda and attend the bid opening.
2. Review bids and reference checks of bidders. Prepare bid tabulation summary and bid review letter for award.
3. Submittal to TDLR for review per State law.

Bid related services.....	\$8,000.00
TDLR Submittal and Review .....	\$800.00

**Subtotal of Item D ..... \$8,800.00**

E. Construction Administration

1. Attendance of Project Management meetings throughout the duration of the project. Construction administration meetings will be held bi-weekly (estimated) for the approximate 16-month timeline. Some periods of construction may require additional meetings and some portions may require less. Estimate based on 35 meetings.

Construction Administration.....	\$88,000.00
TDLR Project Inspection.....	\$650.00

**Subtotal of Item E..... \$88,650.00**

**Total Compensation ..... \$477,110.00**

*The cost figures shown above represent lump sum amounts. Any additional work beyond this fee and outside the scope of this proposal would be reviewed with the Client. MRB Group shall submit monthly statements for services rendered during each invoicing period based on the efforts performed during that period. MRB Group Standard Rates are subject to annual adjustment.*

### **III. Additional Services**

The following items, not included in the above services can be provided on a personnel time-charge basis, but would only be performed upon receipt of your authorization.

- A. Interior Design or Furniture Layout.
- B. Design changes after the Preliminary Design has been approved.
- C. Professional Services beyond those outlined above.
- D. Full Color 3-D Renderings.
- E. TCEQ Permit Applications, Conformance Review, Forms or Reports needed for operating a Recycling Facility. (TCEQ-20049, O&M Manual, etc.)
- F. Building Commissioning.
- G. Construction Observation services.
- H. Permits and Fees (paid by Owner).
- I. Paper copies of plans or specifications.
- J. Domestic water pressure boosting system.
- K. Fire Pump/Fire Riser or Fire protection sizing, design, or specifications.
- L. Design of phone, security, CCTV, data systems or cable TV, except for conduit systems.
- M. Fire Sprinkler System Design.

### **IV. Commencement of Work & Schedule**

Upon receipt of the signed proposal, MRB Group will begin work on the project.

The schedule for the project delivery is estimated to be the following:

Notice to Proceed .....10/12/2020  
 Design Phases (4 months) .....02/15/2021

Bid Phase (2 months) .....04/14/2021  
 Estimated Completion of Construction Phase (18 months) .....October 2022

**V. Hourly Rates**

The following hourly rates will be applied to any additional services or hourly charges incurred.

**Senior Architect** ..... **\$180.00**  
**Architect I**..... **\$110.00**  
**Senior Civil Engineer** ..... **\$165.00**  
**Civil Engineer III**..... **\$140.00**  
**Construction Facility Observation** ..... **\$90.00**

**VI. Standard Terms and Conditions**

This previously approved Terms and Conditions documents signed by MRB group and the City of Temple will be used for this project.

If this proposal is acceptable to you, please sign where indicated and return one copy to our office. We have included an additional copy for your records. Thank you for your consideration of our firm. We look forward to working with you on this project.

Sincerely,



Randy Stumberg, AIA  
 Senior Architect



James J. Oberst, P.E., LEED AP  
 Executive Vice President/C.O.O.

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**PROPOSAL ACCEPTED FOR THE** \_\_\_\_\_ **BY:**

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*