



22 June 2022 EOP File No. P22.25

Jamshid Baradaran, Director
Division of Facilities & Fleet Management
Department of General Services
200 East Main, 4th Floor
Lexington, Kentucky 40507

Re: **ARCHITECT / ENGINEER SERVICES PROPOSAL**
Lexington Fayette Urban County Government
Government Center Elevator Repairs
200 East Main Street, Lexington, Kentucky

Jamshid,

EOP Architects is pleased to provide this proposal for architectural and engineering services for the Government Center Elevator Repairs.

This proposal delineates the continuation of the project from the previous 2020 Bid Package prepared by EOP to Final Completion. The Assessment Report for Government Center Building Elevator Evaluation Services prepared by EOP is the basis for the scope of work plus some additional items.

1.0 PROJECT INFORMATION

Project Name:	Government Center Elevator Repairs
Project Location:	200 East Main Street, Lexington, Kentucky
Owner:	Lexington Fayette Urban County Government
Owner Representative:	Jamshid Baradaran, Director, Division of Facilities & Fleet Management
Project Number:	TBD
Construction Agent:	TBD
Project Delivery:	Design-Bid-Build
EOP Project Principal:	Rick Ekhoﬀ
EOP Project Manager:	Bobby Durham

2.0 PROJECT SCOPE

As indicated in the opening statement of this proposal, the Assessment Report for Government Center Building Elevator Evaluation Services prepared by EOP is the basis for defining the construction needed. Our understanding of the Scope of Work for the base bid and add alternates is as follows.

BASE BID

- Replacement of geared machines and hoist ropes
- Replacement of governors and ropes
- Replacement of cab safeties and guides
- Addition of elevator pit sprinklers
- Rebuilding basement hall door at Shaft 2
- Rebuild enclosure walls and door for machine room
- Install pit sprinklers
- Replacement of DC motors with new AC motors
- Replacement of existing controllers with new AC variable frequency drive controllers
- New electrical feeds for new motors
- Removal and replacement of all controls and signals
- Code required car top equipment
- Elevator recall upgrade
- Sump pumps
- Hoistway vent closure
- Door operators
- Maintenance of geared machines
- Shaft 2 oil buffers
- Minor aesthetic improvements to each elevator cab by replacing the cab interior panels, cab lighting and ceiling, and cab flooring

ADD ALTERNATE #1 – Security Access Interface

- Replacement of all call stations with a new security access interface

ADD ALTERNATE #2 – Generator Power

- Connection of the elevators to the existing building generator. Since the building currently only has 'standby' transfer switches, this will include installing a new separate 'emergency' distribution system.
- Install new feeder from generator and normal power to new 120V/3-phase ATS and emergency power panel
- Install new emergency circuits to penthouse lighting, cab lighting, and pit lighting
- Install new standby feeders to elevator motors, sump pump receptacles, and elevator machine room HVAC

ADD ALTERNATE #3 – Elevator Cab Replacement

- In lieu of refurbishment of all elevator cabs, replace all elevator cabs with new

3.0 PROJECT ORGANIZATION AND SEQUENCE OF IMPLEMENTATION

During the design phase the owner requires an independent estimation of the project's anticipated cost based on 95% CD documents. Independent Cost Estimator, Robert Pass + Associates will provide this.

Our team includes Elevator Consultant, Dale Howard with DC Elevator, to provide expertise on elevator design. DC Elevator is uniquely familiar with the Government Center Elevators.

Upon completion of the construction documents, the project will be issued for bids. The successful contractor shall be required to perform the work in a manner to minimize the impact on the ongoing operations of the building. Only one elevator shall be out of service at a time. It is anticipated that the duration of construction shall be about 1 year.

As noted below, EOP is offering to execute Contract Administration, and this service is priced separately.

3.1 CONTRACT ADMINISTRATION

LFUCG should anticipate that the full extent of the construction administration portion of the work could have a total duration of up to 12 months. Construction administration shall include monthly progress meetings and site observation reports, shop drawing review, and pay application review.

4.0 FEE PROPOSAL

4.1 FEE STRUCTURE

Based on the information above, the proposed fee summary makes the following assumption:

- The work will be performed within a specific time frame, which at this juncture it is projected to be approximately 15 months (design, bidding, and construction).

This assumption allows for our firm and our consultants to ensure that our team and the individuals who have been assigned to this project remain the same from beginning to end and that there are certain efficiencies and economies that can be achieved that are reflected in our compensation. Should any elements of the scope of work get postponed for long periods, we would ask for the opportunity to revisit the total fee.

TOTALS FOR COMPLETE SCOPE OF WORK

BASE BID DOCUMENTS & CONSULTANTS	\$28,800
ADD ALTERNATE #1 – Security Access Interface	+ \$3,440
ADD ALTERNATE #2 – Generator Power	+ \$3,440
ADD ALTERNATE #3 – Elevator Cab Replacement	+ \$1,940
CONSTRUCTION ADMINISTRATION	+ \$21,600

4.2 ADDITIONAL SERVICES

As needed by LFUCG, Additional Services shall be performed at the following rates.

TITLE / SKILL LEVEL	HOURLY RATE
Principal	\$250
Project Manager / Architect	\$150
Graduate Architect	\$110
Clerical	\$65
Senior Interior Designer	\$100
Interior Designer	\$85
Graphic Designer	\$100

5.0 SUMMARY

The EOP team is ready to respond to the unique challenges that the Government Center Elevator Repairs project presents. This renovation project requires documentation that is responsive to the needs. Our team includes Elevator Consultant, Dale Howard with DC Elevator, and Independent Cost Estimator, Robert Pass with Robert Pass + Associates.

EOP has done its best to ensure that the proposed A/E consulting services fees represent fair and appropriate compensation for the work and services to be provided. We trust that the Lexington Fayette Urban County Government will find this Architectural/Engineering Consulting Services Fee Proposal to be acceptable, and welcome discussion with you to come to an agreement that will benefit the project and all parties involved.

Our team has made some operating assumptions in order to provide pricing but we accept that modifications may be required. We look forward to the opportunity to re-negotiate with you should delays or changes to the schedule become necessary. We are committed to providing you with the best service possible and will make every effort to accommodate new information as it becomes available.

Please let me know if revisions to this architectural/engineering services fee proposal are desired. We are ready and able to begin work at your earliest convenience.

Thank you for consideration of this proposal.

Respectfully,

A handwritten signature in black ink, appearing to read 'Rick Ekhoﬀ', with a stylized flourish at the end.

Rick Ekhoﬀ, AIA
Principal EOP Architects

Cc: Bobby Durham / EOP Architects