



Mr. Gary R. Nauts FMP  
Facilities Manager  
Building Department/ Facilities Division  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

September 6, 2023

Re: REQUEST FOR FEE PROPOSAL  
**DPS HOOK New Storage Building**  
530 E. Auburn Road  
Rochester Hills, MI 48307

NM PN: 23XXX.0  
Revision No. 3a

Dear Mr. Nauts,

We at Niagara Murano (NM) would like to thank you for the opportunity to offer our services for the proposed DPS DIRT Storage Barn project located at 530 East Auburn Road in Rochester Hills, Michigan. This request for services corresponds to our recent meeting, conversations and emails discussing the need to design and install a new STORAGE Building with lighting and power. Niagara Murano visited and reviewed the site on May 16, and feel comfortable moving forward with the project.

#### **PROJECT UNDERSTANDING**

**The DPS HOOK Storage Building** will be a reinforced concrete foundation walls structure with half height concrete dividing walls inserted between the opening bays. The overhead protective roof structure above and walls will be made from a prefabricated steel metal building assembly and have metal siding. The lighting design for the building will be LED and power will be added to the bays at various points. The building will be open on all sides. The area directly in front of the opening bays will have a reinforced 20 foot concrete pad running the length of the building. The footprint of the new building will be approximately **30 feet x 144 feet** and will include a foot reinforced concrete slab within the building to support moveable equipment. A small reinforced concrete retaining wall will be positioned at the back of the building.

We have reviewed the general requirements of the repair project and will provide the following technical effort as follows:

#### **PART 1: Prepare Documents:**

1. Prepare Drawings and Specifications.
2. Prepare Electrical Drawings.
3. Provide Bidding & Award Services.
4. Provide Construction Administrative Services.
5. Provide Close-Out documents and As-Builts.
6. Civil drawings and parking lot drainage.

**Note:** Soil boring will be required to determine the composition on the soil bearing compacity at the selected and proposed building location.

**ARCHITECTURE**  
155 ROMEO ROAD SUITE 700  
ROCHESTER, MICHIGAN 48307  
TELEPHONE: 248.646.5765  
FACSIMILE: 248.646.5813

**SCOPE OF WORK**  
**DPS HOOK Storage Building**

**PART 1-Kick off Meeting:**  
**Identify Key Elements and Design Criteria**

Review the current site and building program issues with Key Stakeholders, supporting documentation, proposed ideas and themes, and discuss deliverables.

Discuss schedule and appropriated funds and budgets with City and information that will inform new building ideas and set direction of the Niagara Murano Team.

1. Prepare new building layout, structure and structural slab on grade.
2. Discuss key structural functional requirements and activities.
3. Prepare final drawings (plans and details) and specifications for bidding.
4. Prepare estimates associated with new building documents.
5. Prepare generalized material palette.

**REVIEW Meeting:**  
**Completed Documents & Specifications**

Review the New Building effort and its final direction with key Rochester Hills Stakeholders. Provide supporting documentation for review, proposed ideas and themes, and discuss deliverables.

1. Prepare final drawings (plans and details) and specifications for bidding.
2. Prepare estimates associated with new building documents.
3. Prepare generalized material palette.

**COMPENSATION**

The Niagara Murano Team will perform the outlined services above based on an hourly rate not to exceed the following amounts:

**NIAGARA MURANO - ARCHITECTURE**  
**Rate Classification & Estimated Hours**

<b>Task Description</b>	<b>Principal</b>	<b>Project Manager</b>	<b>Project Architect</b>	<b>Total</b>
Attend Meetings/ Field Investigation	2	2	2	<b>6</b>
Initial Design Concepts	2	10	12	<b>24</b>
Construction Drawings/ As-Builts	4	24	42	<b>70</b>
Construction Specs & Estimate	4	24	24	<b>52</b>
Assist Bidding & Award	1	2	2	<b>5</b>
Construction Administration	1	14	4	<b>19</b>
Project Management & Coordination	8	4	4	<b>16</b>
Rochester Hills - Facilities Review	1	1	2	<b>4</b>
<b>Hours</b>	<b>23</b>	<b>81</b>	<b>92</b>	<b>196</b>
<b>Rates</b>	\$ 160	\$ 115	\$ 110	
<b>Total Cost Summary A</b>	<u>\$ 3,680</u>	<u>\$ 9,315</u>	<u>\$ 10,120</u>	<u>\$ 23,115</u>

**MA ENGINEERING – Electrical Engineering**

**Rate Classification & Estimated Hours (Required)**

Task Description	Principal	Electrical Eng. Lead	Electrical Engineer	Total
Attend Meetings/ Field Investigation		2	1	3
Initial Design Concepts		4	2	6
Construction Drawings		8	10	18
Construction Specs & Estimate		6	6	12
Assist Bidding & Award		1		1
Construction Administration		1	1	2
Project Management & Coordination	2			2
Rochester Hills - Facilities Review		1	1	2
<b>Hours</b>	<b>2</b>	<b>23</b>	<b>21</b>	<b>46</b>
<b>Rate</b>	\$ 200	\$ 175	\$ 150	
<b>Total Cost Summary B</b>	<u>\$ 400</u>	<u>\$ 4,025</u>	<u>\$ 3,150</u>	<u>\$ 7,575</u>

**IMEG - Structural Engineering**

**Rate Classification & Hours (First Building Design)**

Task Description	Principal	Senior Engineer	Engineer	Total
Attend Meetings/ Field Investigation		1		1
Structural Design Concepts		4	4	8
Construction Engineering/Drawings		24	28	52
Construction Specs & Estimate		12	8	20
Assist Bidding & Award		1	1	2
Construction Administration		1	1	2
Project Management & Coordination		2	2	4
Rochester Hills - Facilities Review			1	1
<b>Hours</b>	<b>0</b>	<b>45</b>	<b>45</b>	<b>90</b>
<b>Rate</b>	\$ 180	\$ 160	\$ 140	
<b>Total Cost Summary C</b>	<u>\$ -</u>	<u>\$ 7,200</u>	<u>\$ 6,300</u>	<u>\$ 13,500</u>

**PART 1 - FEE SUMMARY A + B + C**

**Architecture, Electrical Engineering & Structural Engineering**

Niagara Murano - Architectural CD's & Specs	(Fixed Fee-A)	\$ 23,115.00
MA Engineering – Electrical Engineering	(Fixed Fee-B)	\$ 7,575.00
IMEG - Structural Engineering	(Fixed Fee-C)	\$ 13,500.00
<b>TOTAL:</b>	<b>(Fixed Fee A + B + C)</b>	<b>\$ 44,190.00</b>

**PART 1- SITE COMPENSATION SITE (Additional Services)**

**SPALDING DeDECKER – Engineering & Surveying  
CIVIL - SITE ENGINEERING - Rate Classification & Hours**

Task Description	Survey Crew	Engineer Surveyor	Engineer/ Drawings	Total
Topographic Survey	10	4	2.5	<b>16.5</b>
Tree Survey				<b>0</b>
Preliminary Engineering / Site Plan		10	12	<b>22</b>
Final Engineering		20	16	<b>36</b>
Construction Administration		6		<b>6</b>
<b>Hours</b>	<b>10</b>	<b>40</b>	<b>30.5</b>	<b>80.5</b>
<b>Rate</b>	\$ 185	\$ 160	\$ 140	
<b>Total Cost Summary D</b>	<u>\$ 1,850</u>	<u>\$ 6,400</u>	<u>\$ 4,270</u>	<u>\$ 12,520</u>

**TOTAL:** (Fixed Fee **D**) **\$ 12,520.00**

Civil / Site Engineering (Preliminary):  
(Civil Engineering fee includes the following tasks:)  
Survey of New Building Area/ Engineering  
Site Plan/ Topographical/ Tree Survey

**TOTAL FEE SUMMARY: \$ 56,710.00**

Architecture, Electrical, Structural & Civil FEE  
Fixed Fee **A + B + C + D (Additional Services)**

**SCHEDULE:** The Niagara Murano Team will perform the outlined services above based on:

Task 1: Existing Data Collection/ Assessment	4 Weeks
Task 2: Drawings and Specification Review	8 Weeks
<b>TOTAL:</b>	<b>12 Weeks</b>

The schedule is contingent upon the timelines of City provided information and decision-making timeframes. The final schedule will be prepared and approved at the kick-off meeting.

**ASSUMPTIONS, CITY RESPONSIBILITIES & EXCULSIONS**

Niagara Murano is prepared to complete the work as outlined above per our understanding of the project, which includes the following assumptions, exclusions and identified City responsibilities.

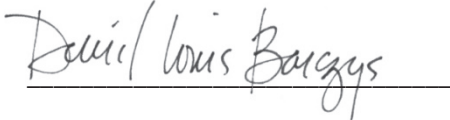
- a. Main point of contact will be Mr. Gary R. Nauts.
- b. City to provide NM advisors with relevant knowledge of documents supporting Task 12 efforts.
- c. Additional design services can be requested at an additional cost.
- d. All critical underground surveys to be provided by City.

**Changes and Additional Work:**

For additional work or changes in scope, we will provide the services of our staff in accordance with City of Rochester Hills and NM Agreement for direct payroll (Staff Billing Rates & Multiplier), & reimbursable expenses.

Thank you for your consideration. Of course, feel free to call me personally at 248 646 5765 if you have any questions.

Sincerely



Date: September 6, 2023

David Louis Barczys, RA,  
Principal - Niagara Murano LLC

Recommended by:  
CITY OF ROCHESTER HILLS

\_\_\_\_\_  
Mr. Gary R. Nauts, FMP  
Facilities Manager, Building Department

Date: \_\_\_\_\_

\_\_\_\_\_  
Bryan K. Barnett, Mayor

Date: \_\_\_\_\_