



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
City Hall CHILLER Replacement
1400 East Hamlin 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 City Hall Chiller Replacement Project located at 1000 Rochester Hills Drive in Rochester Hills, Michigan. This request for services corresponds to our recent meeting, conversations and emails discussing the need to design and install new Chillers for the City Hall Building. The Niagara Murano team have reviewed the site on May 16, and feel comfortable moving forward with the project.

PROJECT UNDERSTANDING

The City Hall CHILLER Replacement Project will replace the existing chillers with **two (2) new chillers**. The existing chiller has been breaking down often and creating difficulties finding and replacing broken components. By adding **two (2) new** reliable Chillers, City Hall will be able to function properly and maintain proper temperatures during peaks seasonal loads.

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 and Structural Drawings.
3. Provide Bidding & Award Services.
4. Provide Construction Administrative Services.
5. Provide Close-Out documents and **As-Built documents**.

Note: Site, Civil and Landscape work not included in scope of work.

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

SCOPE OF WORK

City Hall CHILLER Replacement

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 Chiller layouts and concrete slab structure.
2. Discuss key functional requirements, activities. design concepts/ alternates.
3. Prepare Electrical Drawings.
4. Provide Bidding & Award Services.
5. Provide Construction Administrative Services.
6. Provide Close-Out documents and **As-Built Documents**.

REVIEW Meeting:

Completed Documents & Specifications

Review the Chiller replacement project 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.

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

Task Description	Principal	Project Manager	Project Architect	Total
Attend Meetings/ Field Investigation	2	2	2	6
Initial Design Concepts	1	8	6	15
Construction Drawings/ As-Builds	4	12	20	36
Construction Specs & Estimate	4	12	20	36
Assist Bidding & Award		2	2	4
Construction Administration		14	4	18
Project Management & Coordination	4	4	4	12
Rochester Hills - Facilities Review	1	1	2	4
Hours	16	55	60	131
Rate	\$ 160	\$ 115	\$ 110	
Total Cost Summary A	<u>\$ 2,560</u>	<u>\$ 6,325</u>	<u>\$ 6,600</u>	<u>\$ 15,485</u>

**MA ENGINEERING – Mechanical & Electrical Engineering
Rate Classification & Estimated Hours**

Task Description	Principal	Electrical Lead	Mechanical Engineer	Electrical Engineer	Engineering Technician	Total
Attend Meetings/ Field Investigation	8	8	4			20
Initial Concepts/ Line Diagrams		4		4	4	12
Engineering & Calculations	8	4	8	4		24
Construction Drawings/ Cadd	8	4	31	24	45	112
Construction Specs & Estimate	4	2	6	6		18
Assist Bidding & Award	4	4	4	4		16
Construction Administration	4	4	12	12		32
Project Management & Coordination	2		1			3
Rochester Hills - Facilities Review		1	0	1		2
Hours	38	31	66	55	49	239
Rate	\$ 200	\$ 175	\$ 150	\$ 150	\$ 100	
Total Cost Summary B	\$ 7,600	\$ 5,425	\$ 9,900	\$ 8,250	\$ 4,900	\$ 36,075

**IMEG - STRUCTURAL ENGINEERING
Rate Classification & Hours**

Task Description	Principal	Senior Engineer	Engineer	Total
Attend Meetings/ Field Investigation		1		1
Structural Design Concepts		1		1
Construction Engineering/Drawings		2	3	5
Construction Specs & Estimate		2		2
Assist Bidding & Award		1		1
Construction Administration		1		1
Project Management & Coordination		1		1
Rochester Hills - Facilities Review			1	1
Hours	0	9	4	13
Rate	\$ 180	\$ 160	\$ 140	
Total Cost Summary C	\$ -	\$ 1,440	\$ 560	\$ 2,000

**PART 1 - FEE SUMMARY A + B + C
Architecture, Electrical Engineering
& Structural Engineering**

Niagara Murano - Architectural CD's & Specs	(Fixed Fee-A)	\$ 15,485.00
MA Engineering – Electrical Engineering	(Fixed Fee-B)	\$ 36,875.00
IMEG - Structural Engineering	(Fixed Fee-C)	\$ 2,000.00
TOTAL FEE SUMMARY:	(Fixed Fee A + B + C)	\$ 53,560.00

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
TOTAL:	12 Weeks

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.

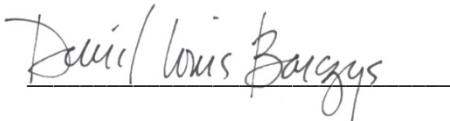
- a. Main point of contact will be Mr. Gary R. Nauts.
- b. City to provide NM advisors with relevant knowledge of documents supporting Task 12 efforts.
- c. Additional design services can be requested at an additional cost.
- d. All critical underground surveys to be provided by City.

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: _____