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**PROPOSAL FOR PROFESSIONAL SERVICES**

**Task Order 18-02**

**Architectural & Engineering Design Services**

**Under Architectural Services Agreement (Resolution 17-190)**

**College Road Affordable Housing Project**

**5220, 5224, 5228 & 5230 College Road**

**Stock Island, Florida**

**Prepared for**

**City of Key West Engineering Services Department**

**May 10, 2018**

**William P Horn Architect, PA**

**915 Eaton Street**

**Key West, Florida 33040**

**305-296-8302**

## **BACKGROUND AND OBJECTIVES**

This task order is for providing conceptual site plan and floor plan studies for adding up to 104 one bedroom affordable housing units (about 500 sf/ unit) on a 2.64 acre site on College Road, Stock Island, Florida.

This task order includes the following components:

- Site evaluation.
- Meetings with the City Staff and City Commission.
- Programming, if required.
- Conceptual design studies.
- Preliminary construction costs.

### **SCOPE OF WORK**

#### **TASK 1 –SITE EVALUATION, MEETINGS AND PROGRAMMING.**

**SCHEDULE: 2 WEEKS**

- 1.1 Site evaluation, including investigating the land use regulations, FEMA regulations and Florida Building Code requirements for this site and project.
- 1.2 Meetings with the City Staff and Manuel Castillo from the Housing Authority to understand their needs.
- 1.3 Create the program requirements for the project if required.

#### **TASK 2 –CONCEPTUAL DESIGN STUDIES AND PRELIMINARY CONSTRUCTION COSTS.**

**SCHEDULE: 6 WEEKS**

- 2.1 Investigate conceptual options for the site, building and parking layouts and the new one bedroom unit plan layouts.
- 2.2 Draw conceptual site plan, overall building plans and unit floor plans.
- 2.3 Prepare preliminary construction costs.
- 2.4 Review concepts and costs with City Staff, Manuel Castillo and the City Commission.

## ASSUMPTIONS

1. The City will provide the architect all existing conditions documents and survey of the property. A survey was provided, but needs to get updated and trees, easements (if any) and ground elevation points (including highest crown of road) are needed to be added to the survey.
2. The City will provide an existing building asbestos and lead survey and report at a future date.
3. The existing buildings on the site will be demolished and will not be used for this project.
4. This scope is the first step in finding out how many units can be on the site and how the buildings and parking could be designed on this site. This is a conceptual design study. Future steps in developing the property would include a more developed design and proceeding through the Planning Board approval process.

## COMPENSATION

The proposed total lump sum fee compensation for this scope of work is **\$30,400.00**

### Basic Services

Task 1 – Site evaluation, meetings and programming \$5,795.00

#### Architect:

Principal Architect: 14 hours x \$225/ hr = \$3,150.00

Intern Architect: 9 hours x \$125/hr = \$1,125.00

Draftsperson: 16 hours x \$95/hr = \$1,520.00

Task 2 – Conceptual Design and Preliminary Cost Estimates \$24,605.00

#### Architect:

Principal Architect: 47 hours x \$225/ hr = \$10,575.00

Intern Architect: 75 hours x \$125/hr = \$9,375.00

Draftsperson: 49 hours x \$95/hr = \$4,655.00

**Total** **\$30,400 .00**

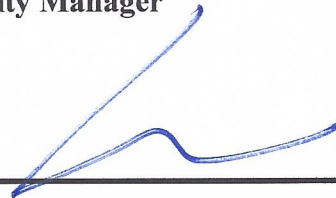
Hourly Rates as per Annual Contract:

Principal Architect: \$225.00/HR  
Architect: \$150.00/HR  
Intern Architect: \$125.00/HR  
Drafting: \$95.00/HR  
Structural Engineer: \$160.00/HR  
MEP Engineer: \$150.00/HR

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**Jim Scholl**  
**City Manager**

**Date**



5/10/18

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**William P Horn, RA**  
**Principal**

**Date**