

ADAMS STEWART ARCHITECTS, LLC

February 01, 20013

Chief Joseph Darby, Fire Chief
Foley Fire Department
City of Foley, Alabama
120 W Verbena AVE
Foley, AL

Re: Foley Fire Station- Glenn Lakes

Joey,

I want to take this opportunity to thank you for your interest in our firm for your new Glenn Lakes fire station and to express our interest in the project. Having recently completed a similar project, Adams Stewart Architects is capable of providing the City with a quality building within the required budget.

Further, commissioning our firm will allow the City to benefit from our efficiency of design as well as a thorough understanding of construction processes for this project. We have visited the site and reviewed your floor plan sketch.

Our Mission Statement:

To provide you with the highest quality of Professional Architectural and Engineering services yielding the highest quality project on time and within budget.

Our Project Team:

We have composed a team of highly capable and qualified Professionals as required for this project. Individual team members and their resumes are included for your review.

Design Professional

Adams Stewart Architects
Trey Jinright, Jade Consulting
Stewart Engineering
SCH Engineering
Christian Testing Laboratories

Services Provided

Architecture, Interior Design, Construction Administration
Survey, Civil Design and Construction Administration
Mechanical, Electrical, Plumbing and Construction Administration
Structural Engineering and Construction Administration
Geotechnical Engineering and Materials Testing

Our Experience:

We have successfully completed similar projects that require a full understanding of design and construction of projects of this type and construction administration of publicly funded projects. Listed below are several relevant projects for your review. An expanded list of projects has also been included in this submittal for your review.

<u>Project Name</u>	<u>Owner</u>	<u>Firm/Design Professional</u>
Fort Beveridge Fire Station	City of Bay Minette	Adams Stewart Architects
Gulf Shores Fire Station	City of Gulf Shores	Adams Stewart Architects
Steel Testing Laboratory	ThyssenKrupp USA, Inc	Adams Stewart Architects
200 MPH Storm Shelter	ARC of Baldwin County, Inc	Adams Stewart Architects
Capstone Bank	Capstone Bank	Adams Stewart Architects
5 Rivers Delta Center	Alabama DCNR	David Adams, Project Architect
Gulf Shores Golf Course Club House	Alex Baker	Adams Stewart Architects

Quality Control:

We strive to coordinate and provide each service in an efficient, orderly and timely matter. We understand that knowledge about all issues is paramount in making the right decisions on behalf of the Owner and the Project. As previously mentioned, the success of the project is our primary goal. We achieve this through thorough organization of the design professionals as it relates to Master Planning, Environmental Assessment, Civil Design, Building Construction, Contract Administration and Project Closeout. Careful attention to each aspect helps us achieve that goal.

Foley Fire Station-Glenn Lakes Site :

We have visited the site, taken photographs of the surrounding area and noted several key elements that we feel will be important in blending into the residential character of the Glenn Lakes community.

Photo 1.- This aerial photograph shows the building footprint, drives and parking overlaid on top to the site. As you can see, the site is relatively tight on the Putter Lane side and the access road. The floor plan may need to be changed so the kitchen and cookout area is on the rear.

Photo 2.- This view is taken from County Road 20 north west of the Glenn Lakes Entry. Protecting the wooded buffer on this corner will be important to screen the building from the street and maintain the residential character of the entry.

Photo 3. – This view is from the site viewing south towards the back yard of the single family houses. It will be important to provide a landscaping buffer to protect the residential neighborhood from the “back-of-house” of the station and the back-of-house areas of the neighborhood.

Photo 4. – This view is south east of the site viewing north east where the outdoor patio and grill area is planned. Screening this area as stated in Photo 2. will protect the view from the single family houses.

Photo 5.- This view is south of the site viewing north and the same comment in Photo 3. applies here also.

Photo 6.- This view is from the north east area of the site viewing north east. The buildings represent a blend between the residential character of the area and commercial storefront. It will be important for the fire station to blend with this character.

Photo 7.- This view is north east of the site from County Road 20 viewing south east. This is the most visible unobstructed view of the station and its back-of-house or rear yard. Due to the rear entry of the drive through truck bays where the taller apparatus bays will front on the street, it will be important to develop some landscape screening to help diffuse the scale of the building while at the same screen the rear yard day to day work from the public front.

Design Fees:

It is our understanding that this project as planned will be approximately 4,000 square feet with approximately one half of the total housing two drive through truck bays and the balance will be offices, staff, remote police presence and living areas for fire fighters. The proposed budget is set at \$600,000.

Our fees are developed using the Alabama State Building Commission's standard rates for this building type and budget. Our proposed fee is a set lump sum fee that will not change unless the scope of the project changes. Our fee breakdown is as follows:

Owner's Budget: \$600K

Building Group II/III: 7.2%

Total Fee: \$43,200.00

Fee Schedule:	Schematic Design	15%= \$ 6,480.00
	Design Development	20%= \$ 8,640.00
	Construction Documents	40%= \$17,280.00
	Bidding and Negotiating	05%- \$ 2,160.00
	<u>Construction Administration</u>	<u>20%= \$ 8,640.00</u>
	Total	100%=43,200.00

Other Fees Not Included

We have listed on our team other professional disciplines we propose use should you find that you would like us to provide these services within our base service to you. These are as follows:

Geotechnical Engineering& Materials Testing-Jason Christian, Christian Testing Labs., Summerdale, Alabama

Civil Engineering and Site Design- Perry C. Jinright, III (Trey) P.E., LEED AP, Fairhope, Alabama

Landscape Architecture-L. Chad Watkins, RLA,LEED AP; Troy R. Strunk, RLA- Watkins, Acey, Strunk, Foley, AL

Insurance

We are fully insured and carry the following insurance amounts:

General Liability: Two Million Dollars (\$2,000,000) coverage bodily injury, death and property damages on an occurrence basis and an annual aggregate of Four Million (\$4,000,000).

Professional Liability: One Million Dollars (\$1,000,000) coverage per occurrence basis and an annual aggregate of Two Million (\$2,000,000).

Other

In today's market, it is important for public buildings and municipalities to set the bar on energy efficiencies and sustainable design without unnecessary certifications and wasteful documentation. We propose to use high efficiency variable refrigerant heat pumps for our air conditioning and heating, recycle all construction debris possible, utilize high efficiency lights and equipment, exceed minimum recommended thermal insulation requirements and provide shading over glazed openings to reduce heat gain to the building. All of these listed items can be done with little to no additional cost.

We assume that this project will meet the tax exemption requirements set forth by the State of Alabama and all materials will be purchased using the tax exempt status per the Alabama State Building Commission.

We sincerely thank you for your time in reviewing our qualifications for this project and we look forward to hearing from you. If you have any questions or need any additional information, please feel free to call me anytime.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "T. F. Stewart", followed by a long horizontal flourish.

Todd F. Stewart
Principal
Adams Stewart Architects, LLC

A handwritten signature in blue ink, appearing to read "D. C. Adams", followed by a long horizontal flourish.

David C. Adams
Principal
Adams Stewart Architects