

ADDITIONAL SERVICES REQUEST 003

April 18th, 2024

Judge Newt Cunningham
Fannin County
101 E Sam Rayburn Drive
Bonham, Texas, 75418
(903) 583-7486
countyjudge@fanninco.net

RE: #22160 – Fannin County Justice Center, 2221-2225 North Center Street,
Original Contract Date: August 8th, 2022

Judge Newt Cunningham:

EIKON presents a proposal for additional professional design services related to the above referenced project. Our explanation of scope alterations and Fee are outlined below.

Description of Additional Requested Items

We understand that the project's additional services requested includes.

- Additional design efforts related to reduction of overall finished building square footage.
- M.E.P. Design efforts include but are not limited to:
 - alteration of plumbing design
 - alteration of mechanical design
 - alteration and redesign of electrical systems
- Interior Design efforts include but are not limited to:
 - redesign of Beverage Center to create a breakroom.
 - alteration to interior elevations
 - alterations to equipment schedule, notes, legends
 - alterations of millwork details and sections
 - alterations to signage
- Architectural Design efforts include but are not limited to:
 - redesign of floor plans
 - alteration to wall sections and section details
 - alterations to dimensions, tags, notes, and plan details
 - alterations to door and window schedule
 - alterations to area calculations
 - alterations and recalculations for life safety plan
- Project Management efforts include but are not limited to:
 - redistribution of revised plans and coordination with Security/ AV/ IT consultant
 - redistribution of revised plans and coordination with Door Hardware Consultant
 - redistribution of revised plans and coordination with Lighting Consultant
 - redistribution of revised plans and coordination with CMAR
 - internal and external coordination and communication related to additional design efforts including any additional meetings deemed necessary.
 - QA/QC of revised plans

Explanation of Scope Alterations

- Eikon, Crossland and the Fannin County representatives have gone through a lengthy design/pricing process to prepare a design for the new Fannin County Justice Center that meets the County's needs and is also within the County's budget. After meetings, conversations, cost saving design efforts the original plan for the Fannin County Justice Center approved by the County May of 2023 is still at an estimated 2 million dollars over of the County's budget.

After exhausting all other design and budgetary options using the original approved design for the Fannin County Justice Center, Eikon has proposed a reduction in the scope of the work in the form of reducing the original approved finished area of building by 7,760 square feet to bring the project within the County's budget. The area to be removed from the scope of the project would include the Tax Assessor/Collector and Juvenile Probation Departments at the northeast end of the building. According to the recent pricing estimates generated for the 95% Construction Documents this will translate into an estimated \$1,300,000.00 reduction in the overall construction cost of the project.

Fee

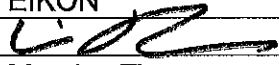
- \$7,000.00 – M.E.P. - alterations and additional design efforts
- \$3,200.00 – Interior Design - alterations and additional design efforts
- \$5,800.00 – Architectural - alterations and additional design efforts
- \$3,400.00 – Project Management additional efforts

Total Additional Fee: \$19,400.00

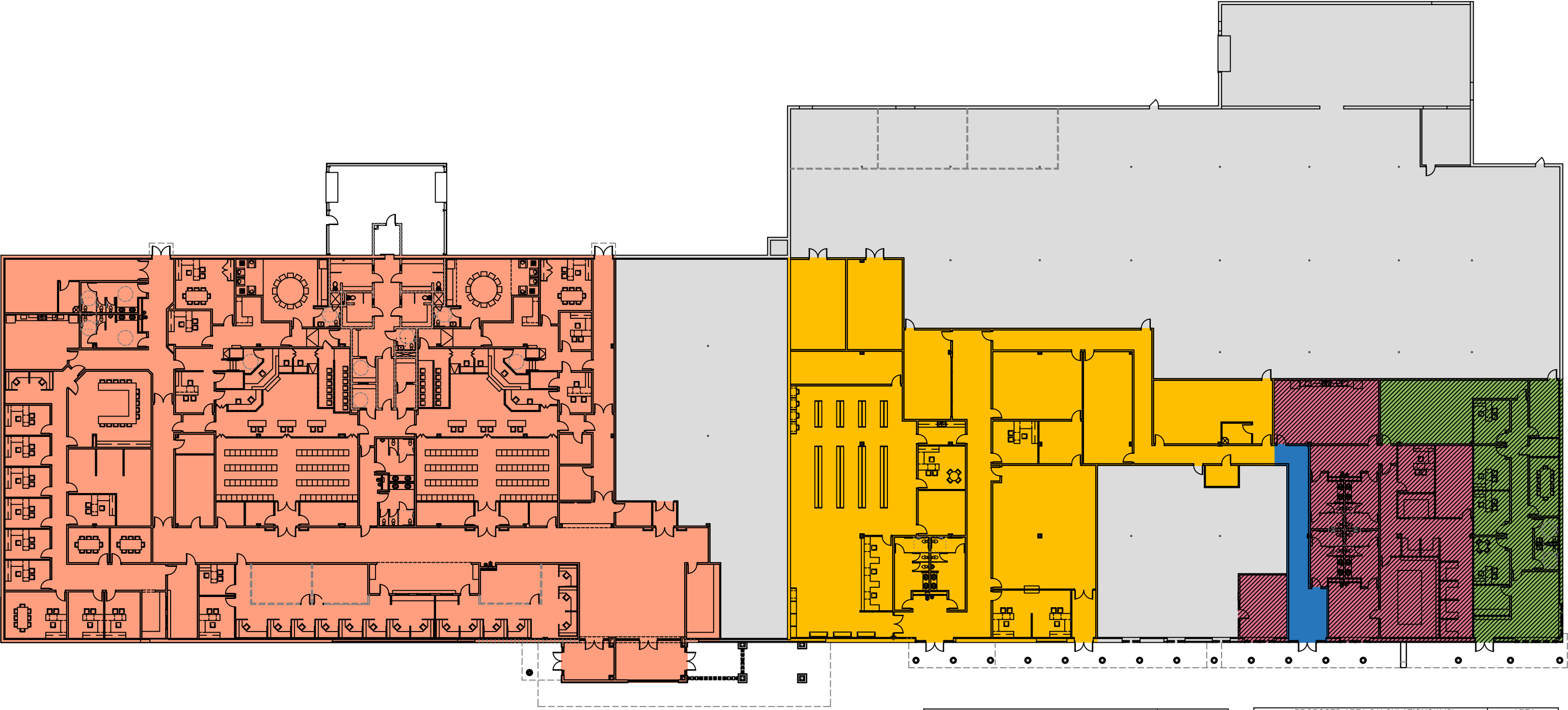
- Hourly Rate Schedule:
 - CEO/President/Vice-President • \$285
 - Principal • \$225
 - Director • \$220
 - Project Manager • \$170
 - Senior Architect • \$160
 - Senior Engineer • \$150
 - Project Architect • \$145
 - Project Engineer • \$145
 - Senior Designer • \$130
 - Project Designer • \$120
 - BIM Coordinator • \$95
 - Administrative Staff • \$85
 - Intern • \$70





We expect a contract modification will be issued for signature.

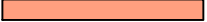



Sincerely,

	EIKON		CLIENT
By:		By:	
Name:	Maurice Thames	Name:	
Title:	Eikon Architectural Director	Title:	
Date	April 18th, 2024	Date:	

AREA REDUCTION EXHIBIT - ASR #003



EXISTING AREA CALCULATIONS (A/C)		AREA
COUNTY COURTS		28,917 SQ.FT.
TAX ASSESSOR		5,103 SQ.FT.
COUNTY CLERK		14,032 SQ.FT.
JUVENILE PROBATION		3,330 SQ.FT.
APPROXIMATE TOTAL GROSS AREA =		51,382 SQ.FT.

PROPOSED AREA CALCULATIONS (A/C)		AREA
COUNTY COURTS		28,917 SQ.FT.
TAX ASSESSOR		0 SQ.FT.
COUNTY CLERK		14,705 SQ.FT.
JUVENILE PROBATION		0 SQ.FT.
APPROXIMATE TOTAL GROSS AREA =		43,622 SQ.FT.

 = REQUIRED EGRESS CORRIDOR (673) SQ.FT.

PROPOSED AREA REDUCTION TOTAL = 7,760 SQ.FT.