

PROPOSAL

Chief Corey Jenison
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RE: A New Tontitown Police Department Facility

GENERAL PROGRAM

This proposal is for professional design services for a new Police Department facility for the City of Tontitown, Arkansas. The new facility is to be located on the southwestern side of E Fletcher Ave and east of Piazza Ave.

The new facility will include office space for the Police Department leadership, officers, staff, and the Criminal Investigation Division (CID), a training area, a gym, interview space, a sally port, secured storage space, a break room, and accessory spaces such as bathrooms, janitor's closet, and utility closets. The site will include both public parking and secure parking.

The overall project budget/bond is \$7.5M and includes bond fees, land purchase, utility improvements, new site and building construction, and design fees. The overall project is scheduled to be completed before March 2028.

DESIGN TEAM

Architect of Record: DEMX architecture
Associate Architect: MAHG architecture
Civil Engineer: CK Civil Engineering
Structural Engineer: Martin/Martin Consulting Engineers
MEP Engineer: Prigm Engineering

BASIC SERVICES

Professional Design Services as required by the scope of work include the following: Architectural Design, Interior Design, Mechanical, Electrical, and Plumbing (MEP) Engineering, and Structural Engineering. These items are considered **Basic Services** and will be provided as a lump sum fee of **\$400,000.00** and distributed as follows per the design phases below.

• Schematic Design	20%	\$ 80,000.00
• Design Development	20%	\$ 80,000.00
• Construction Documents	35%	\$140,000.00
• Bidding & Negotiation	5%	\$ 20,000.00
• <u>Contract Administration</u>	<u>20%</u>	<u>\$ 80,000.00</u>
○ Totals		\$400,000.00

ADDITIONAL SERVICES

Professional Design Services as required by the scope of work to include the following: Civil Engineering and Surveying, Geotechnical Investigation. These items are **Additional Services** will be coordinated by DEMX architecture and will be provided as a lump sum of **\$81,340.00** and distributed as follows:

- Civil Engineering and Surveying to include Site Design Services, Sanitary Sewer Lift Station Design, Public Approval Process, Survey and Tract Split, and Construction Period Services as a lump sum of **\$71,340.00**.
- Geotechnical Investigation as a lump sum of **\$10,000.00**.

REIMBURSABLE EXPENSES

Reimbursable expenses will be invoiced separately and included as a not-to-exceed allowance of **\$20,000.00**

ADDITIONAL CONDITIONS

The professional design fees above do not include the following:

- Building permit or Arkansas State Health Department fees
- Construction cost estimation (by a general contractor or third party)
- Design of Security and Surveillance Systems
- Design of Audio/Video Systems
- Design of Fire Protection System

Any additional services not outlined in this proposal can be provided at standard hourly rates. See the attached DEMX architecture Standard Hourly Rates fee schedule.

April 17, 2025



Invoices shall be made on the first of the month and/or at milestones during the project and are due upon receipt.

Should this proposal be accepted, it will serve as a supplement to the contract and be used in conjunction with AIA Document B101-2017 Standard Form of Agreement between Owner and Architect.

We, the undersigned, agree to the above conditions and hold this document as a legally binding contract.

OWNER DATE
Chief Corey Jenison
Tontitown Police Department
City of Tontitown, Arkansas



4/17/25
ARCHITECT DATE
Tim Maddox, AIA, Principal
DEMIX architecture

DEMIX architecture Standard Hourly Rates

The following is a breakdown of hourly rates per position for 2025:

Classification	Hourly Rate
Principal	\$185.00
Studio Director	\$125.00
Project Architect V	\$150.00
Project Architect IV	\$135.00
Project Architect III	\$125.00
Project Architect II	\$115.00
Project Architect I	\$105.00
Project Manager III	\$105.00
Project Manager II	\$ 95.00
Project Manager I	\$ 85.00
Interior Designer III	\$105.00
Interior Designer II	\$ 95.00
Interior Designer I	\$ 75.00
Draftsperson III	\$ 85.00
Draftsperson II	\$ 75.00
Draftsperson I	\$ 65.00
Office Administrator/ Clerical	\$ 60.00

Hourly rate schedules will be adjusted annually each January 1.