December 19, 2023

C. Cecil Holt, Sr.
DMVA Architect, Consulting Services Section
State Construction Office
NC Department of Administration
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Reference / Project: RAL1002.011 Fayetteville State Veterans Home Roof Repairs/Replacement
Amendment #03 Emergency Repair Design (Work Completed)

Dear Mr. Holt:

Raymond Engineering-Georgia, Inc., (herein referred to as Raymond) is pleased to submit this amendment to our Scope and Fee Amendment dated 12/09/22, to provide consulting and engineering services at the Fayetteville State Veterans Home.

This proposal outlines the emergency repair design and construction administration scope of work that addresses existing conditions that affect the immediate life safety of the occupants and require immediate action and emergency repair. It also incorporates the roof replacement scope (Amendment 1) and partial kitchen and six bathroom design and renovation work (Amendment 2). Raymond has been informed by the owner that due to these uncovered existing conditions and other factors; the building is planned to be vacated by the end of 2028. These additional engineering design services to repair selective existing emergency building conditions while the building is partially occupied will address:

a. Damaged and deficient structural framing within attic space
b. Damaged and non-compliant fire-rated assemblies
c. Poor air quality from moisture intrusion due to inadequate site storm water drainage, gaps in building envelope and deficiencies in mechanical system
    i. Enclose thermal and moisture barrier at exterior walls at roof levels.
    ii. Repair HVAC system to remove moisture by adding a new DOAS system.
    iii. Repair existing storm water system to reduce water infiltration.
    iv. Relocate insulation within attic to correct location for air movement.
    v. Repairs to select building envelope location to address moisture intrusion and waterproofing.
d. Non-complaint site conditions involving emergency service access and services (fire lane and fire hydrant locations, proximity, quantity etc), occupant life safety egress, security, site access and other site operational which could inhibit construction mobilization and building repairs.

Throughout the investigation and discovery of these conditions, Raymond's design team has informed the owner of these existing conditions and provided recommendations for owner response in emails, review meetings and the following letters, also attached:

Date: March 1st, 2023
Subject: Report of Existing Conditions for Owner's Immediate Response
Attachments: Matrix's Limited Mold and Moisture Assessment Report, Preliminary Life Safety and ADA Accessibility Compliance Assessment

Date: April 27th, 2023
Subject: Proposed Construction Phasing Overview based on Emergency Repairs and Renovation Scope Identified to Date
Attachments: Existing Preliminary Life Safety Plan, Structural Repair Drawings

FOLLOW UP EMAIL:

Date: May 31st, 2023
Subject: RE: Fayetteville SVH Structural Repair Drawing submission to the State Construction Office for review
Attachments:

1. Letter: Proposed Construction Phasing Overview based on Emergency Repairs and Renovation Scope Identified to Date Existing Preliminary Life Safety Plan and attachments (previously noted above)
2. C.T. Wilson Preliminary Cost Estimate for Structural Repairs (5-26-2023)

As a brief overview, these letters identified and recommended immediate repairs for the following:

- Structural damage and design and construction deficiencies in roof framing within the in the core and patient wings attic spaces.
- Poor Air Quality throughout the building due to moisture intrusion through the building envelope and deficiencies in the HVAC system
- Damage and deficiencies to Life-Safety construction assemblies in the smoke compartments

It was also observed during the investigations that the building site also has deficiencies that inhibit certain construction mobilization for repair activities, emergency service access and occupant egress from the building. These site conditions need to be investigated and addressed prior to certain repair scope and require further investigations and studies in a pre-design phase which include:

- Fire lanes, locations and proximity to building for emergency service access
- Fire Hydrant location, quantity and flow rate
- Connections to temporary storm water drainage systems
- Utility connections for temporary facilities during construction
- Occupant building egress to site, access and signage
- Security fencing and controls
- Temporary parking, occupant and visitor safety barriers, walkways, building access modifications for construction.

Considering the multitude of overlapping emergency conditions and site obstacles, Raymond recommends the state retain a construction management firm to manage the project during the emergency repair and renovation construction scope and that the same firm provide pre-construction administration service. At the request of the owner, Raymond has included this pre-construction service in this proposal from C.T. Wilson which includes estimating, construction phasing and other services described here-in.

To immediately address and map the building's emergency repair objectives and the required sequence of activities, this proposal considered a critical path method for the design and concurrent construction phases in order to expedite the design and repair work. Please see attached gantt chart for more information. Raymond is proposing the project be conducted in the following multiple design and construction phases:

The design submission will be submitted in three parts for owner review and will be designed concurrently:

1. Design 1.1: Emergency Structural Repairs of select truss framing within building core area
    - Submission to SCO will be at 100% design
2. Design 1.2: Emergency Site Infrastructural Repairs and Pre-Construction Site Mobilization
    - Submission to SCO will be at 100% design
3. Design 2: Emergency Life Safety Infrastructural repairs
    - 1st Submission to SCO will be at 50% design
    - 2nd Submission to SCO will be at 100% design

The construction phases will correspond immediately after acceptance of the design submissions and are in five phases: 5 Phases of Construction:

- Ph1.1 Emergency Structural repairs at core attic framing
- Ph1.2 Temporary Storm Water system repair, site emergency service and life safety upgrades, site mobilization
- Ph2.1 Wing B and partial Core
- Ph2.2 Wing A and partial Core
- Ph2.3 Wing C

INVESTIGATION AND DESIGN

PREDESIGN (CONTINUED INVESTIGATIONS)

For expediency, these components of the design are considered pre-design, however, this work will be conducted concurrently with other design services listed in this proposal. This scope of work provides the vital data required to complete the design for these design submissions and is outlined in two parts:

1. (PDI) Pre-Design Investigations/Reports
2. (PDS)Pre-Design Studies (PDS) Multi-Disciplines Investigation Studies and Strategic Investigation

1. <u>(PDI) Pre-Design Investigations/Reports</u>

These surveys and assessments will be used for the following studies that will be updated into the subsequent emergency design documents and construction phases:

- PDI-1 Site Survey
- PDI-2 Tab Report
- PDI-3 Industrial hygienist Survey
- PDI-4 Fire Hydrant Pressure Flow rate test
- PDI-5 Below grade camera and existing storm water connections
- PDI-6 Geotech boring and Soil testing
- PDI-7 Soil contamination testing

2. <u>(PDS) Pre-Design Studies:</u>

Study, investigate and determine extent of required temporary emergency repairs, renovations, remediation and other building and site modification to enable mobilization, construction and other requirements for the building to remain operational during construction duration and for the remainder of the building being occupied until 2028.

- <u>PDS-1: Site Life Safety Egress</u>
  Determine what strategies and site modifications are required for existing conditions to meet Life Safety Requirements affecting emergency service access and exit discharge that directly impact site emergency protocols of the facility.

- <u>PDS-2 Civil study (utilizing the completed Topo Survey):</u>
  Study and investigate solution to address the extensive site deficiencies noted during previous investigations affecting the building emergency service access, occupant egress and site discharge from the building, non-functioning storm water system, and other previously made changes to the site that will inhibit construction mobilization and temporary facilities during construction.

- <u>PDS-3 Mechanical Engineer analysis of the Cooling Tower</u>
  Investigate concerns that existing cooling tower may be contributing to site stormwater issues and air quality issues.

- <u>PDS-4 Construction Management Pre-Construction Services (C.T. Wilson)</u>

DESIGN (IN ADDITION TO DESIGN SERVICES IN AMENDMENT 2)

(D) DESIGN SERVICES

In order to address the urgency of certain life safety repairs and expedite the design of others, the project with be submitted in three parts for owner review and will be designed concurrently:

4. Design 1.1: Emergency Structural Repairs of select truss framing within building core area
5. Design 1.2: Emergency Site Infrastructural Repairs and Pre-Construction Site Mobilization
6. Design 2: Emergency Life Safety Infrastructural repairs

Design Submission 1.1 and 1.2 Overview:

These designs will address the immediate and the first level of critical repairs required to repair the building's existing conditions that directly affect the life-safety of the occupants and renovations and required upgrades to site infrastructure that enable future construction phases.

D1.1 Design Submission 1.1:

Associated construction phase Ph1.1: Emergency Structural Repairs

- Structural repairs to the damage truss system in the wings and core area within the attic.

D1.2 Design Submission 1.2:

Associated construction phase Ph1.2: Emergency storm water and Site Mobilization for Construction Phase 1.2, 2.1, 2.2, 2.3

- Temporary storm water site drainage from roof and building perimeter.
- Bi-pass and shut down non-functioning or damaged storm water system that could be contributing to slab moisture concerns.
- Repairs to and storm water drainage.
- Preliminary existing roof deferred maintenance repairs (prior to roof replacement in ph2)
- Provide select designs for temporary facilities to support the buildings operation and visitor activities. This includes a temporary kitchen and laundry mobile unit.
- Utility connections for temporary facilities for Ph 2.1, Ph2.2 and Ph2.3 construction.
    a. Mobile Laundry – location TBD
    b. Mobile Kitchen - location TBD
- Emergency Services Access – extended and modified fire lane(s) and additional fire hydrants if required.
- Repair select site elements that impact the building's egress and exit discharge to meet the State's requirements for temporary repair and construction.
- Contractor Construction Phase Storage and Laydown area
- Address with owner the relocation of certain facilities inhibiting site mobilization
- Modify existing conditions of existing site elements to correct or improve deficiencies that affect the operations efficiency and safety to the occupants, building staff, management and construction activities which include:
    a. Egress and area of refuge upgrades per SCO assigned fire Marshall temporary requirements for accessible ramps and entrances
    b. pedestrian walk-ways
    c. accessible ramps and entrances
    d. parking
    e. Safety fencing
    f. Retaining walls
    g. roadways
- Provide additional temporary parking and site access for the building's occupants, visitors, facilities work staff and construction workers during construction phases.

INCLUDED with Amendment 2: scope included within this overall design and construction project:

- Roof replacement
- 6 bathroom renovation
- Kitchen area Dishwasher repair renovation

D2 Design Submission 2:

Design to address a three phased construction approach to address life safety concerns and repairs to the building while the building is occupied.
Associated Construction Phase 1.2, 2.1, 2.2, 2.3

- Repair select site elements that impact the building's egress and exit discharge to meet the State's requirements for temporary repair and construction.
- Relocate roof insulation and repair moisture barrier contributing to air quality concerns in the building. This is in addition to the roof replacement for a NC 2018 Energy Code energy code complaint design service as a part of amendment 2.
- Relocated roof downspouts and connections to existing storm water system to new temporary storm water system.
- Enclose the building envelope and provide continuous insulation and infill the thermal and moisture barrier of the building.
- Structural repairs to the damage truss system in the patient wings within the attic
- Fire-rated wall assembly damage to the smoke compartment and penetrations within the attic spaces throughout the building.
- Provide repairs to the existing life safety wall assemblies.
- Provide temporary life safety, infection control and support to help the facility remained occupied during construction.
- Select Air-quality remediation plan as recommended by the industrial hygienist Matrix's report dated January 16th 2023
- Repair existing HVAC system by adding a direct outside air system (DOAS) throughout the building to condition and remove the moisture that is contributing the air quality emergency.
- Provide structural design repairs to the existing truss system within the patient wings.

PROJECT PHASE OBJECTIVES FOR DESIGN AND CONSTRUCTION

PROJECT DELIVERABLES PER PHASE– DESIGN AND CONSTRUCTION

<table>
<tr><th colspan="2">Pre-Design – Investigation and Engineering Studies prior to Design</th></tr>
<tr><th colspan="2">Period of Performance: ASAP-October (Anticipated 6-12 weeks)</th></tr>
<tr><th>PDI - Investigations</th><th>Pre-Construction Services</th></tr>
<tr><td></td><td></td></tr>
<tr><td>Period of Performance: ASAP-October (Anticipated 6-12 weeks)</td><td>Period of Performance: (Anticipated 6-12 weeks)</td></tr>
<tr><td>o PDI-1 Site Survey
o PDI-2 Tab Report
o PDI-3 Industrial hygienist Survey
o PDI-4 Fire Hydrant Pressure Flow rate test
o PDI-5 Existing Storm water system
o PDI-6 Geotech boring and Soil testing
o PDI-7 Soil contamination testing</td><td rowspan="3">PDS-4 Construction Management Pre-Construction Services (C.T. Wilson) CT Wilsons notes in here:
o construction budgeting phase (5 phases)
o project scheduling
o constructability reviews
o value engineering
o trade and specialty contractor outreach and selection
o submission of a final construction cost agreement</td></tr>
<tr><td>PDS - Studies</td></tr>
<tr><td>o PDS-1: Site Life Safety Egress
o PDS-2 Civil study (utilizing the completed Topo Survey):
o PDS-3 Mechanical Engineer analysis of the Cooling Tower</td></tr>
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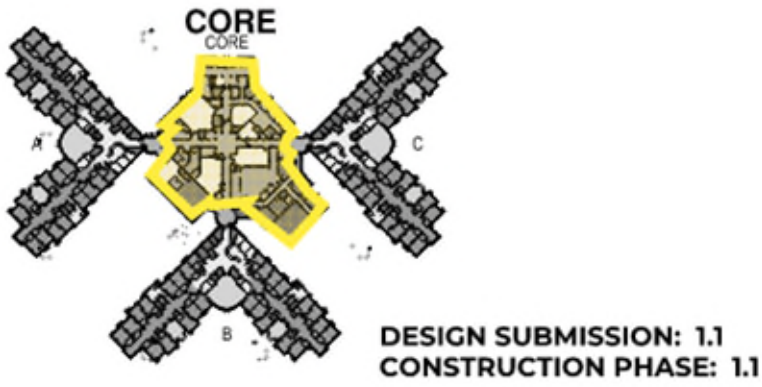
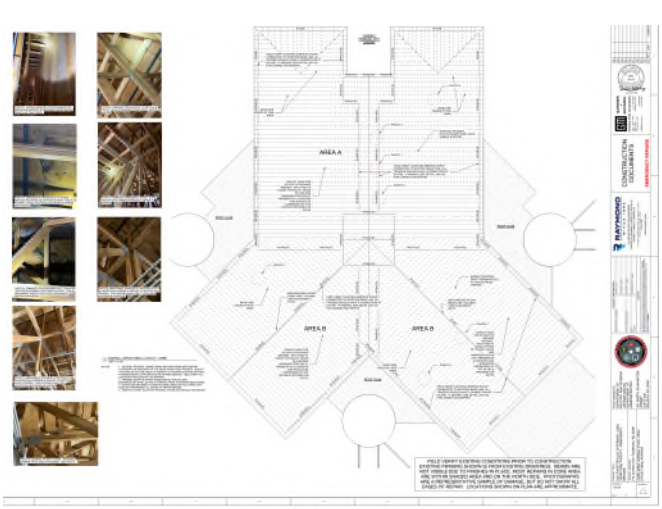
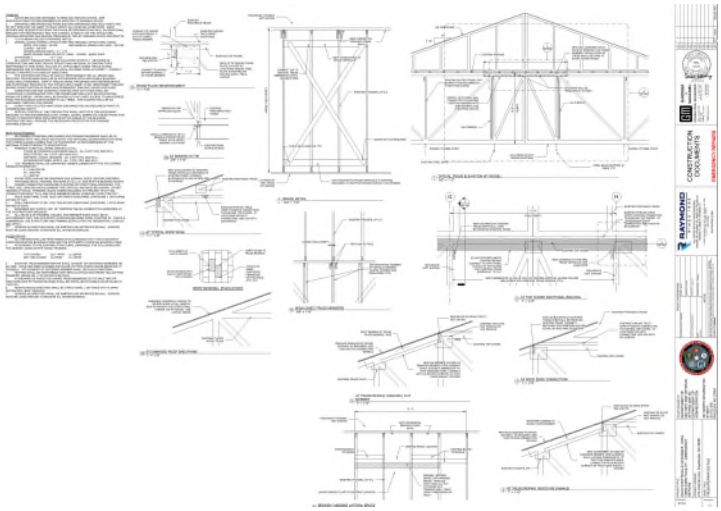
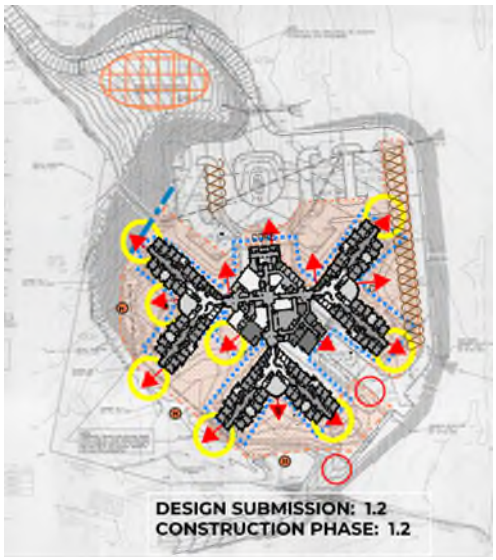
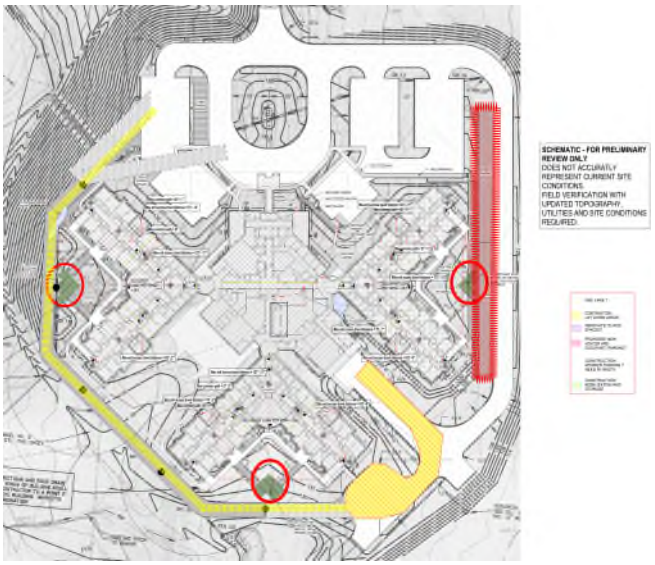




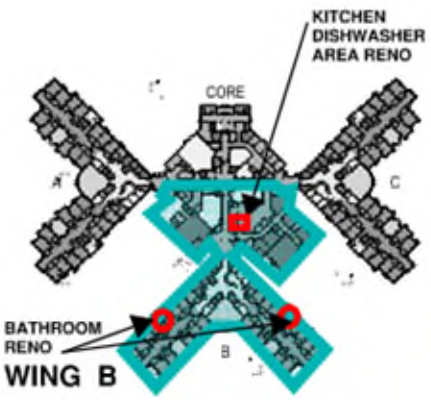


Phase 1 – Part 1: Emergency Structural Repairs at Core	
Design Phase: D1.1	**Construction Phase: Ph1.1**
Period of Performance: ASAP-September	**Construction Start: ASAP following owner CM contract and Cost Analysis from C.T. Wilson**
Design Submission: ASAP/TBD September 2023 — D1.1 100%	**Interior:** • Select locations requiring shoring for site access and safety of occupants and workers within and below attic area of work. TBD • Structural repairs of attic framing in core area
Design scope overview: Structural repairs to the damage truss system in the wings and core area within the attic.	

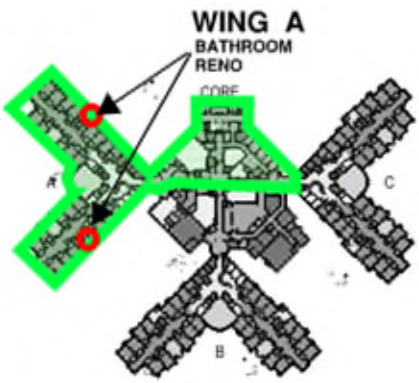




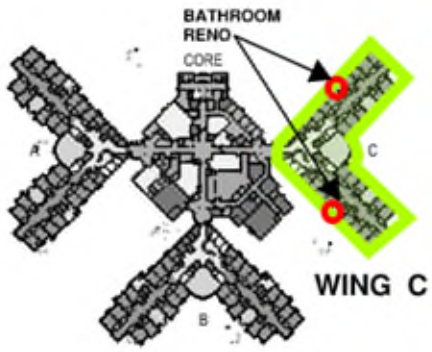
Phase 1 – Part 2: Emergency Site Renovations, Infrastructure repairs, Site Enabling and Construction Mobilization	
Design Phase: D1.2	**Construction Phase: Ph1.2**
Period of Performance: **ASAP (PENDING PDI & PDS) - December 2023**	**Construction start:** **TBD (+/-December 2023) – TBD Pending Assessment**
Design Submission: ASAP/TBD +/- Dec 2023 D1.2 100%	
Design scope overview: • Temporary storm water site drainage from roof and building perimeter. • Preliminary existing roof deferred maintenance repairs. • Utility connections for temporary facilities: • Provide select designs for temporary facilities which include a temporary kitchen and laundry mobile unit. for Ph 2.1, Ph2.2 and Ph2.3 construction. • Emergency Services Access – extended and modified fire lane(s) and additional fire hydrants, if required by fire marshall. • Contractor Construction Phase Storage and Laydown area(a) • Egress and area of refuge upgrades per SCO assigned fire Marshall temporary requirements for accessible ramps and entrances a. pedestrian walk-ways b. accessible ramps and entrances c. parking d. Safety fencing e. Retaining walls f. roadways • Repair select site elements that impact the building's egress and exit discharge to meet the State's requirements for temporary repair and construction. • Provide additional temporary parking and site access for the building's occupants, visitors, facilities work staff and construction workers during construction phases.	**Interior:** • Life safety repairs to address occupant egress, site exit access and security to exterior for phased construction • Interior life-safety signage for phased construction **Exterior:** Life Safety Site Repairs and Infrastructure Upgrades: • Temporary Emergency Services site access infrastructural upgrades for Fire Lanes and Fire Hydrants per SCO assigned fire marshal requirements. • Life Safety building egress, site areas of refuge, emergency service access • Exterior signage Deferred Maintenance and Life Safety Repairs: • Temporary roof repairs • Temporary storm water system repairs Site Pre-Construction, Mobilization and Enabling: • Utility connections for temporary mobile kitchen and laundry mobile units • Contractor laydown area and storage • Connect new utility hook ups to mobile kitchen and laundry. • Site grading, tree removal and protection • Temporary parking and access paths for construction and occupant operations during phased construction • Site storm water system repairs • Modifications to existing and new Security fencing • Select modifications and renovations to existing pedestrian walk-ways for construction and phased construction



DESIGN SUBMISSION: 2
CONSTRUCTION PHASE: 2.1



DESIGN SUBMISSION: 2
CONSTRUCTION PHASE: 2.2



DESIGN SUBMISSION: 2
CONSTRUCTION PHASE: 2.3

Phase 2: Emergency Interior and Exterior Renovations and Repairs

Design Phase: D2

Design Submission: ASAP/TBD +/- December 2023	D2 50%
Design Submission: +/- February 2023	D2 100%

Design Scope:

- Relocate roof insulation and repair moisture barrier contributing to air quality concerns in the building. This is in addition to the roof replacement for a NC 2018 Energy Code energy code complaint design service as a part of amendment 2.
- Relocated roof downspouts and connections to existing storm water system to new temporary storm water system
- Enclose the building envelope and provide continuous insulation and infill the thermal and moisture barrier of the building.
- Structural repairs to the damage truss system in the patient wings within the attic
- Fire-rated wall assembly damage to the smoke compartment and penetrations within the attic spaces throughout the building.
- Provide repairs to the existing life safety wall assemblies.
- Provide temporary life safety, infection control and support to help the facility remained occupied during construction
- Select Air-quality remediation plan as recommended by the industrial hygienist Matrix's report dated "X"
- Repair existing HVAC system by adding a direct outside air system (DOAS) throughout the building to condition and remove the moisture that is contributing the air quality emergency.
- Provide structural design repairs to the existing truss system within the patient wings.

Construction Phases:
Period of Performance: TBD and Schedule to be developed

Construction Phase: Ph2.1 Wing B and partial Core

Interior:

- Kitchen Dishwasher Area Renovation
- 2 Patient Bathroom renovation
- Life Safety Fire Rated Assembly Repairs
- DOAS unit installation
- Structural repairs of attic framing in patient wing

Exterior:

- Roof Replacement
- Insulation relocation
- Building envelope select repairs

Construction Phase: Ph2.2 Wing A and partial Core

Interior:

- 2 Patient Bathroom renovation
- Life Safety Fire Rated Assembly Repairs
- DOAS unit installation
- Structural repairs of attic framing in patient wing

Exterior:

- Roof Replacement
- Insulation relocation
- Building envelope select repairs

Construction Phase: Ph2.3 Wing C

Interior:

- 2 Patient Bathroom renovation
- Life Safety Fire Rated Assembly Repairs
- DOAS unit installation
- Structural repairs of attic framing in patient wing

Exterior:

- Roof Replacement
- Insulation relocation

Building envelope select repairs

SCOPE OF SERVICES OVERVIEW OF CURRENT CONTRACT THROUGH AMENDMENT 3

Amendment 2: Scope		**Amendment 3: Scope**		
Scope Transition Types to Amendment 3: (**NC**)No Change, (**M**) Modified, (**IN**) Increase, (**NEW**) New, (**R**) Removed				
Investigation Scope:	**Scope Trans. Type**	**Investigation Only (Pre-Design Phase) and/or Design Scope:**	**Design Subm. #**	**Cons. Ph.#**
• Moisture Intrusion – Concrete Slab and wall base – Geotech and Industrial Hygienist report	**IN**	• Investigate and design temporary site storm water and site drain to help prevent moisture intrusion in building.	**PD D1.2 D2**	**Ph1.2 Ph2.1 Ph2.2 Ph2.3**
	NEW	• Investigate and design repairs to the building envelope to enclose the thermal and moisture barrier system at roof/attic level exterior walls to limit moisture intrusion.	**PD D1.2 D2**	**Ph1.2 Ph2.1 Ph2.2 Ph2.3**
• Plumbing and storm drain investigation	**IN**	• Investigate options for bypass and relocations of storm water system from roof at grade and coordinate with other site investigations.	**PD D1.2**	**Ph1.2**
	NEW	• Investigate and design temporary repairs or upgrades to the site's existing storm water system.	**PD D1.2**	**Ph1.2**
• Air Quality – Industrial Hygienist - Report	**IN NEW**	• Investigation into extent of damage to interior finishes due to moisture and organic growth for potential replacement (Design to be a part of a future amendment)).	**PD**	**Ph2.1 Ph2.2 Ph2.3**
• HVAC performance – TAB Report	**NEW**	• Investigation of cooling tower's performance and potential contribution to air quality issues. (Design to be a part of a future amendment).	**PD**	**NA**
	NEW	• Design repair of the building existing HVAC system to condition the outside air by adding a DOAS system throughout the building. DOAS units are to be installed on the exterior of the building on pads or within a dedicated room within each smoke compartment	**D2**	**Ph2.1 Ph2.2 Ph2.3**
	NEW	• Replace bathroom exhaust fans and 6 locations	**D2**	**Ph2.1 Ph2.2 Ph2.3**

Amendment 2: Scope		**Amendment 3: Scope**		
Scope Transition Types to Amendment 3: (**NC**)No Change, (**M**) Modified, (**IN**) Increase, (**NEW**) New, (**R**) Removed				
Investigation Scope:	**Scope Trans. Type**	**Investigation Only (Pre-Design Phase) and/or Design Scope:**	**Des. Sub. #**	**Cons. Ph.#**
• Review of building's Life Safety Plan and assemblies.	**IN**	• Investigate types and repair conditions of damaged and not code compliant fire-rated assemblies for repair, replacement or relocation as required.	**PD D2**	**Ph2.1 Ph2.2 Ph2.3**
	NEW	• Investigate and design select repairs at existing exit discharge and egress pathway locations in order to comply with emergency temporary repair requirements for the building and site in accordance the owner's assigned fire Marshall and the state's determined temporary emergency services requirements for the phased construction.	**PD D2**	**Ph1.2**
	NEW	• Investigate and design options for phased life safety plans per the three main construction phase (Ph2.1, Ph2.2, Ph2.3).	**PD D2**	**Ph2.1 Ph2.2 Ph2.3**
	NEW	• Investigate emergency egress signage and site requirements for phased construction and coordinate with owners emergency operations plan.	**PD D1.2 D2**	**Ph2.1 Ph2.2 Ph2.3**
	NEW	• Investigate and design site improvements for emergency services and life safety systems including fire lanes and fire hydrants.	**PD D1.2**	**Ph1.2**
• **Roof Replacement :** Replace existing shingle with new Metal Standing seam roof to meet the 2018 energy code **(10 Warranty)**	**MOD**	• **Roof Replacement :** *Replace existing shingle roof with new roof membrane system and continuous insulation to meet 10 year warranty.*	**D2**	**Ph2.1 Ph2.2 Ph2.3**
○ *No change to existing storm water connections included*	**NEW**	○ *Upgrades and repairs to existing storm water system bypass internal drains, re-work storm water drainage loads with new temporary site repairs.*	**PD D1.2 D2**	**Ph1.2**
○ *No temporary repair phase included*	**NEW**	○ *Temporary repairs to existing roof prior to replacement*	**PD D1.2 D2**	**Ph1.2**
• Selective structural repairs in roof attic framing as a part of the roof replacement.	**IN**	• Intensive emergency structural repairs in roof attic framing throughout building	**D1.1 D2**	**Ph1.1 Ph2.1 Ph2.2 Ph2.3**
• Selective Structural repairs at kitchen dishwasher area	**NC**	• Selective Structural repairs at kitchen dishwasher area	**D2**	**Ph2.1 Ph2.2 Ph2.3**
• Kitchen Dishwasher area renovation	**NC**	• Kitchen Dishwasher area renovation	**D2**	**Ph2.1 Ph2.2 Ph2.3**
• Patient Bathroom Renovation at 6 locations	**NC**	• Patient Bathroom Renovation at 6 locations	**D2**	**Ph2.1 Ph2.2 Ph2.3**

CONSTRUCTION ADMINISTRATION

A. Construction Administration is included for Ph1.1 and Ph1.2 only and is budgeted on a day/visit rate and separately hourly allowance by unforeseen condition occurrence. When this allowance has 20% of the budget remains (hour or visit, calculated separately) an additional service request will be provided.

B. Construction Administration services for construction phases Ph2.1, Ph2.2 and Ph2.3 will be provided by a future amendment after the design of the phase 2 construction documents have been approved by the owner and corresponding construction schedule formalized by the construction manager and approved by the owner.

PROJECT CLOSEOUT

When the contractor has notified us that the project is substantially complete, we shall perform a punch list observations and identify any deficiencies for correction per phase of construction. Once all punch list items have been resolved, we shall collect all closeout documents from the contractor and forward to your office for its file and future reference. Record documents recording the as-built repair areas of work will be limited to field red-marks provided by contractor per phase and reviewed shop drawings.

PROJECT TEAM

Design Lead and Prime Consultant:	Raymond
Project management:	Raymond
Building Envelope	Raymond
Architecture	Raymond
MEP	Raymond

Sub Consultants (subject to change with availability)	
Interior Architecture	IHR Architecture, Inc
Structural	Gardner McDaniel Consulting Engineers
Plumbing Engineering	Optima
Plumber	East Coast Drainage
Industrial Hygienist	Matrix Health & Safety Consultants
Kitchen Consultant	Food design
Environmental Engineer	TBD Not included in Contract at this time (specs only)
Construction Management	C.T. Wilson, Inc

ASSUMPTIONS

For the purposes of this proposal, we have assumed:

1. The renovation and emergency repair scope defined in this project is limited and based on the building being vacated by 2028. Not all recommended design and associated repair scopes were accepted by the owner at the time of this amendment.
2. The renovation work has been design to comply with the 2018 North Carolina Existing Building Code – Prescriptive compliance method.
3. Project is to have one construction manager or general contractor conducting the work throughout all phases.
4. The interior construction work is assumed at this time to be in 5 phases (phase 1.1, Phase 1.2, Phase 2.1, Phase 2.2 and Phase 2.3), 20 weeks per phase. This duration is likely to change based on the pre-construction assessment provided in Pre-design Phase and project planning and construction phasing provided from the pre-construction services construction management firm C.T. Wilson.
5. The building will be partially occupied during construction. Temporary relocation of staff, patients and selective services, storage and equipment are assumed, to be determined and information provided by owner prior to construction document design phase submission for SCO review.
6. The interior construction work is assumed at this time to be in 4 phases, 20 weeks per phase.
7. Exterior façade and roof replacements and associated structural repair work is to be phased with the interior construction.
8. Staff and patient access with be off limits and restricted in the areas of work during construction. Owner is to provide the management, cost and orchestration of the temporary movement, relocation, operations, service connections and storage of supplies, materials, office and hospital equipment and other items related to operations that inhibit construction and repair work.
9. The existing mechanical system will remain. The owner will provide commissioning and repair to system as required.
10. Repairs to fire-rated walls and assemblies are based on visual observations and not all conditions may be addressed.
11. Preconstruction and estimating services are limited and provided based on the four phases of construction noted here-in. Cost estimated and construction schedules will be provided two weeks after the SCO construction documents phase submission after owner review comments are received and reviewed with owner by the design team.
12. Selective building envelope repairs associated with roof, exterior wall and storm water drainage are within the areas of work only per phase, are limited and not addressing all recommended envelope and site repairs.
13. Plumbing repairs and existing conditions allowing moisture intrusion of the concrete slab on grade are unknow and will need to be handled by change order and amendment as conditions are found/encountered during construction administration.
14. The selective emergency repairs and selective renovation work are based on results of the moisture intrusion investigation and limited visual observations. Subsequent testing and design fees recommended, repair scope and estimated construction costs will be updated continuously with found conditions for the owner's immediate attention and response.
15. The extent of the design and construction effort required for the emergency repairs throughout the building is unknown and likely to change phase by phase as the design and required repair work progresses throughout the phases of construction. The design team and contractor may provide an amendment and/or change order in response to the effort, time and other conditions encountered during subsequent design and construction phases at any time.
16. This proposal is based on any field work taking place during normal business hours.
17. Updated site survey with all utility and storm water system locations will be provided by owner prior to Phase 1.2.
18. 3rd party special inspector is to appointed by the owner.

EXCLUSIONS

For the purposes of this proposal, these items listed below are not included and to be determined if needed based on Schematic Design Phase Existing Conditions Investigation:

1. Services not specifically addressed in “Basic Scope of Services” or excluded under “Responsibilities of the Client” will be made available as additional services.
2. Site surveys and design.
3. Design of all repairs of the fire rated wall assemblies. This is due to limited access and based on visual observations only.
4. Environment Engineering associated with organic growth.
5. Building envelope replacements.
6. Building Commissioning.
7. Sub-surface renovation, repair and waterproofing work.
8. Landscape architecture and site design.
9. Geotechnical engineering.
10. Energy studies and models.
11. Modifications to existing paving and accessible entrances.
12. Patient rooms HVAC Units.
13. Design of renovations and repairs to patient rooms and associated private baths.
14. Interior Finishes throughout the facility.
15. Replacement of materials damaged from organic growth.
16. Electrical devices.
17. Fire protection is assumed to provide proper coverage and is not included.
18. Modifications and changes in the existing Sprinkler System design and operations.
19. Code deficiencies discovered during the repair and design phases not mentioned in this proposal.
20. Kitchen equipment selections and specification, including temporary units and mobile.
21. Alternates.
22. Changes to ramp construction of the interior or exterior.
23. Construction and repair costs.
24. There is no ACM or HAZMAT testing, design or construction budget/allowance included in this work.
25. Special inspections.
26. Other services not specifically listed herein.

COMPENSATION

DESIGN FEES

~~**Pre-Design (ALLOWANCES, actual costs are TBD):**~~		
~~PDI 1 Site Survey~~		~~$66,000.00~~
~~PDI 2 Tab Report~~		~~$24,000.00~~
~~PDI 3 Industrial hygienist Survey~~		~~$30,000.00~~
~~PDI 4 Fire Hydrant Pressure Flow rate test~~		~~$8000.00~~
~~PDI 5 Below grade camera and existing storm water connections~~		~~$45,000.00~~
~~PDI 7 Soil contamination testing~~		~~$12,000.00~~
~~PDI 6 Geotech boring and Soil testing~~		~~$8,000.00~~
	~~**PD TOTAL**~~	~~**$193,000.00**~~
~~**D1.1 Design Fee**~~		~~$250,635.00~~
~~D1.1 Unforeseen field conditions Emergency Site Visit Allowance~~	~~TOTAL~~	~~$81,234.00~~
	~~**D1.1 TOTAL**~~	~~**$331,869.00**~~
~~**D1.2 Design Fee**~~		~~$518,557.00~~
~~D1.2 Unforeseen field conditions Emergency Site Visit Allowance~~	~~TOTAL~~	~~$24,489.00~~
	~~**D1.2 TOTAL**~~	~~**$543,046.00**~~
-		
~~**D2 Design Fee**~~		~~$781,660.00~~
~~D1.2 Unforeseen field conditions Emergency Site Visits Allowance~~	~~TOTAL~~	~~$140,524.00~~
	~~**D2 TOTAL**~~	~~**$922,385.00**~~
Emergency Repair Design work completed		**210,697.00**

*** THESE ARE PRELIMINARY COSTS ONLY AND DO NOT INCLUDE REPAIR COSTS ASSOCIATED WITH INVESTIGATION ONLY SCOPE. A CONSTRUCTION ESTIMATE WILL BE UPDATED AFTER THE INVESTIGATION PRE-DESIGN PHASE FOR REVIEW.

CONSTRUCTION ESTIMATE

To be provided after Pre-design Phase.

CHANGES TO PERIOD OF PERFORMANCE

The concurrently running design and investigation schedule below is preliminary and subject to change immediately after we are given a notice to proceed and investigation phases:

Pre Design Phase : 4-8 weeks
Design 1.1: Structural Repairs: 2-4 weeks
Design 1.2: 8-12 weeks
Design 12-16 weeks

EXPIRATION

This Offer of this Proposal, including Scope, Fees, Period of Performance, and all Terms and Conditions, expires on **December 31, 2023.**

CLOSURE

If this Proposal is acceptable, please indicate your acceptance by providing an amendment to your standard contract and written notice to proceed. We appreciate the opportunity to submit this Proposal and look forward to assisting you with this project.

Respectfully submitted,
RAYMOND

Shanelle Griggs, MBA
Project Manager

Gretchen Cobb, RA
Senior Project Manager
Architect & Building Envelope Consultant