



Proposal

December 19, 2017

Mr. Scott McCullough
Project Manager
Douglas County Manager's Office
1594 Esmeralda Avenue
Minden, Nevada 89423

Re: Douglas County Library Boiler, VAV, and Air Handler Replacement
Douglas County Offices (Minden Inn) Rooftop Unit Replacement
Douglas County Public Safety Boiler and Water Heater Replacement

Dear Scott:

Thank you for the opportunity to provide the following professional services proposal. This letter is intended to set the terms between Douglas County and CR Engineering for the above project. It is to define the project scope and fees.

Project Description

The project will be constructed under the CMAR delivery process. This proposal assumes that all construction work at the three sites will be completed simultaneously.

Library

The original library (excluding the addition) is served by an outdoor air handler, hot water boiler plant, and variable air volume reheat terminal units for zone temperature control that are due for replacement. The air handler is a 30± nominal ton packaged unit with d/x cooling and hot water heat. There are two 200,000 Btuh input boilers. There are approximately 12 variable air volume reheat terminals that provide zone control. Heating hot water pumps and the domestic water heater will be noted to be replaced under an additive alternate.

Portions of the ceiling will be removed and replaced for access to the VAV terminal units. The existing roof structure is unknown. Rooftop units will be selected with similar weights to avoid structural review.

County Offices (Minden Inn)

The offices are served by 8 packaged gas heat/electric cooling rooftop units that are due for replacement. It is assumed that sizes range from 5 to 7.5 nominal tons. Condensate drains currently spill to the roof. Adding piped condensate drainage is prohibitively expensive and disruptive to the building occupant because the ceiling would have to be removed on the third floor. Instead of spilling onto the roof, condensate evaporation pans will be added.

Public Safety

There are three 1,000,000 Btuh boilers and a domestic hot water generator that are in need of replacement. Boiler replacement will include new pumps, boiler venting, and controls. An emergency shutdown switch will be added at the exit door.

Design Services Scope of Work

- Visit sites to conduct field survey and verify as-built condition
- Develop CAD floor and roof plans from available drawings and field measurement

- Prepare mechanical and electrical demolition drawings
- Prepare mechanical design drawings and specifications
- Prepare electrical design drawings and specifications
- Prepare structural design documents for the Library air handler support
- Prepare 2012 International Energy Conservation Code mechanical compliance certificate
- Provide Design Development documents for review
- Provide 90% Construction documents for review
- Provide construction cost estimate
- Provide sufficient wet-stamped drawings for submission to the building department
- Address building department comments
- Provide Construction Documents
- Attend pre-construction meeting
- Equipment and materials submittal review
- Answer field generated questions (RFI's)
- Perform site inspections during construction
- Review Test & Balance reports
- Review Operation & Maintenance manuals
- Perform a final inspection
- Prepare record drawings from contractor's markups

Services not Included

- Structural engineering
- Building department submittal
- Fire department submittal
- Reproduction of documents
- Permit fees
- Hazardous materials discovery, testing, and abatement design

General Terms and Conditions

Shall be per a mutually agreeable contract between Douglas County and CR Engineering.

Fee

CR Engineering proposes to complete the described design services scope of work detailed above for a fixed fee of one hundred seven thousand dollars (\$107,000).

Additional Services

Additional services will be negotiated with the Client prior to commencement of additional services and will be billed in accordance with the current Fee Schedule.

Agreement

This proposal is valid if accepted within 90 days of its date. If this is acceptable, please execute an agreement. This will serve as our notice to proceed. Fee arrangement will be renegotiated if project is placed on hold for more than 180 days.

Sincerely,

CR ENGINEERING



Christopher L. Rounds, PE