



April 11, 2023

Mr. Stephen Gravlin
Oklahoma City Airport Trust
7100 Terminal Drive, Unit 937
Oklahoma City, OK 73159

RE: OCAT WRWA 2317
Hangar 9 (MMAC) Chiller, Cooling Tower and AHU Replacement
Type B Services – Revised (2)

Dear Mr. Gravlin:

We are pleased to present the OKC Department of Airports (DoA) with this proposal to perform Type B services as outlined in Article 3 “Basic Services” of the OCAT Gen 2312 “Multi-Year Professional Services Agreement” between the Department of Airports and Guernsey, dated February 23rd, 2023. This Agreement is for OCAT, Federal or State funded CIP projects for the DoA.

Scope

This proposal is in accordance with the above-referenced Agreement and selected Scope of Work as outlined in the Hangar 9 HVAC Replacement Final Type “A” Report dated June 17, 2022 which outlines like-kind replacement of the Air Handling Units. This SOW will additionally include the like-kind replacement of the existing chiller and cooling tower. The existing boiler system and pumps is not part of this project. Scope of Work identified in the Report is part of this proposal. It is understood the estimated cost of construction for this project is \$4,270,000.

Guernsey is in receipt of a copy of the original hangar drawings but will include a site visit to verify existing conditions and dimensions.

Deliverables

Guernsey will prepare drawings, specifications and a construction cost estimate for the scope of work outlined in the Report. It is our understanding that DoA will provide their standard CIP front-end specifications typical for work to be publicly bid at Mike Monroney Aeronautical Center. These documents will be delivered in electronic (.pdf) format for use and distribution by the Trust. It is assumed that the bidding process will be implemented by the Trust via BidSync.

Budget

Guernsey’s fee for this service to be provided is \$250,875. Invoices will be billed on an hourly basis determined by the rate schedule included in Article 5.A of the Agreement, multiplied by the number of hours worked. A project summary showing the breakdown of the labor hours is attached.

The above fee is hourly/not-to-exceed and includes all labor and materials required to meet the scope of work and deliverables. It is noted however, should the scope of work change, Guernsey staff will inform DoA staff at the earliest convenience to discuss modification to the scope and/or budget.

The Fee Breakdown by Task is as follows:

Task	Scope of Services	Fee
Task 1	General Planning, Programming and Consulting Services	\$ -
Task 2	Perliminary Report Services	\$ -
Task 3	Final Plan Services	\$ 181,575
Task 4	Bidding Services	\$ 5,250
Task 5	Construction Administration Services	\$ 64,050
Total		\$ 250,875

Schedule

Guernsey proposes to provide the 95% contract documents for OCAT review as stated above in 120 calendar days after issuance of the Purchase Order .

We look forward to providing our services to the Department of Airports and the City of Oklahoma City. If you wish to discuss this proposal in further detail, please do not hesitate to contact me.

Sincerely,

C. H. Guernsey and Company,



Steve Scovel, NCARB

Sr. Architect,
Project Manager

PROJECT BUDGET SUMMARY						
DIRECT LABOR BREAKDOWN				Hours	Rates	Totals
Principal				0	\$ 255	\$ -
Project Manager				136	\$ 196	\$ 26,656
Project Architect				124	\$ 158	\$ 19,592
Staff Architect/Designer				0	\$ 140	\$ -
Architect CADD Person				0	\$ 95	\$ -
Landscape Architect				0	\$ 130	\$ -
Interior Design Architect				0	\$ 110	\$ -
Interior Design CADD Person				0	\$ 95	\$ -
Project Civil Engineer				35	\$ 209	\$ 7,315
Staff Civil Engineer/Designer				0	\$ 132	\$ -
Civil CADD Person				0	\$ 95	\$ -
Project Structural Engineer				0	\$ 206	\$ -
Staff Structural Engineer/Designer				0	\$ 156	\$ -
Structrual CADD Person				0	\$ 156	\$ -
Project Mechanical Engineer				360	\$ 172	\$ 61,920
Staff Mechanical Engineer/Designer				560	\$ 125	\$ 70,000
Mechanical CADD Person				240	\$ 125	\$ 30,000
Project Electrical Engineer				40	\$ 172	\$ 6,880
Staff Electrical Engineer/Designer				96	\$ 125	\$ 12,000
Electrical CADD Person				48	\$ 125	\$ 6,000
Specification Editor				0	\$ 105	\$ -
Cost Estimator				0	\$ 175	\$ -
Word Processing				6	\$ 105	\$ 630
Fire Protection Engineer				54	\$ 183	\$ 9,882
Fire Protection Staff				0	\$ 163	\$ -
Subtotal - Professional Fees						\$ 250,875.00
MATERIAL COST		Sets	Sheets	Sum		Totals
Prints - 30x42				0	2.625	0
Prints - 24x36				0	1.8	0
Prints- 22x34				0	1.5	0
B/W 11x17				0	0.2	0
Color 11x17				0	0.4	0
Specifications				0	0.1	0
Total Material Cost						\$ -
TRAVEL RELATED EXPENSES						
Auto Mileage		0	miles		0.585	0
Airport Parking		0	days		12	0
Total Travel Related Cost						\$ -
OTHER SIGNIFICANT COSTS						
Special Mailing						0
Long Distance Phone / Fax						0
Total Other Significant Costs						0
Total Fee PROJECT SUMMARY (BASE BID)						\$ 250,875.00