



# DAMMON

ENGINEERING, INC.  
*Architects & Engineers*

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September 17, 2014

Jacob Nobles  
Sr. Project Manager  
Lafayette Land Company  
740 Museum Drive  
Mobile, AL 36608

RE: Distribution Warehouse/Office  
74257 Hwy 25, Covington, La

Dear Mr. Nobles,

Thank you for the opportunity to propose our services for design of your referenced project. Dammon Engineering is pleased to provide you with our proposal to furnish architectural and engineering services for the above proposed project, which will consist of an approximately 6,000 s.f. warehouse to be located on Hwy 25 in Covington, Louisiana. The proposed project will consist of the following:

- Approximately 2.2 acres
- +/- 6,000 sf Pre-engineered Metal Building Warehouse with Office area at front(East side) of building. A good portion of the building will be Warehouse and will include (6) 7' X 8' overhead doors on both sides of the building and (2) 10' X 10' overhead doors at the rear.
- The roof eave heights will be 14' at office and 18' at warehouse
- The building will be used to distribute bread and other baked goods. Accommodations will be made for 2 semi trucks make deliveries once a week and the route driver trucks which are 30' long, load-deliver-return each day
- Parking spaces will be to code
- Office section envelope will be a combination EIFS or stucco with split face CMU wainscot
- Warehouse envelope will be exposed metal panels with manufacturers standard colors
- Office interior will consist of basic finishes: lay in acoustical ceiling, level 4 finish walls, vct floor, hm frames and solid core wood doors
- Warehouse interior will have a sealed concrete floor and metal panel lined walls
- Landscape will be to code - please note: we will provide the landscaping plan, but a licensed landscaper is required to apply for this permit.

**Our services will consist of:**

- Civil Design: Site Plan, Layout Plan, Grading & Drainage, Utilities, Erosion Control Plan, Details, Landscape, Site Lighting
- Structural Design: Foundation Plan, Sections and Details. Structural frame layout.
- Architectural Design: Floor Plan, Exterior Elevations, Wall Sections, Interior Elevations, Schedules and Details
- MEP: Plans, Schedules, Details, One Line, Isometric

- Subdivision and Platting (if necessary)
- Any and all submissions for approvals from authorities to acquire building permits and occupancy permits (including state Fire Marshal submittal)
- Construction Administration: review and comment on RFI's and Submittals, occasional site inspections

Our proposed design time is 6 weeks which includes review periods at 50% and 100% completion.

Based on the criteria above, we propose to furnish our services for a fixed fee of \$23,000. Please note that this fixed fee *does include* the State Fire Marshal review fee, however it *does not include* an estimated \$7,550 of parish review and permit fees (Impact fee: \$5,940; Plan Review Fee \$210.00; Permit Fee \$1,400.00). If Dammon Engineering submits this package to the parish for review and incurs parish fees, we will charge "cost plus 10%" for these services.


Our fee *does not include* the cost of soils analysis, survey, drainage studies (beyond site drainage plan), wetlands determination, or other engineering studies that may be required by government agencies. Our fee also *does not include* the design of the sprinkler or fire alarm systems, if required. These items, if provided by Dammon Engineering, will be billed at a "cost plus 10%" fee.

If selected, we will require a deposit of \$5,000. We then propose to bill in consonance with the design completion percentage. Five sets of drawings, ready for permit application, will be provided to you following 100% design completion and Fire Marshal review.

By signing below you acknowledge that you are duly authorized to enter into and execute contracts/agreements on behalf of *Lafayette Land Company*.

We appreciate the opportunity to propose our services for this project. Please indicate your acceptance of the above by signing below. If you have any questions, or require any further information, please feel free to call.

Sincerely,



Chuck Dammon, VP  
Dammon Engineering, Inc.

Accepted: \_\_\_\_\_

Jacob Nobles/  
Sr. Project Manager  
Lafayette Land Company

Date: \_\_\_\_\_