



MRA CONSTRUCTION LLC - PRECONSTRUCTION SERVICES/ BUDGET PACKAGE AGREEMENT

PROJECT NAME:

MOTA Renovations

102 E High St

Jefferson City MO

AGREEMENT DATE: 8.1.23

PROJECT DESCRIPTION:

The Client is engaging the builder to provide a package of preliminary design and construction Jefferson City Missouri budgeting services known through this agreement as Preconstruction Services.

The anticipated project is for a full renovation of MOTA main level floor consisting of approx. 4000 sq ft if finished space including furniture for offices, appliances allowances to be move in ready. The initial target budget for the project is \$440,000.00 not including additional options listed, land and other non-building-related costs.

Preconstruction prep and Demo

- *Prep job site for construction, providing dumpster, permits, project oversight, full scale drawings, product data and interior design. \$40,000.00*

Carpentry, framing, drywall, ceilings

- *Completion of all demolition necessary to ready site for new construction, including any and all concrete saw cutting and demo for new plumbing and electrical locations, including ceiling grid demo for all new rough ins. Removal of all plumbing and electrical where needed for new bathroom and kitchen locations. Wood framing for all new walls, and fill ins, insulate sound wall batting in all walls, hang and finish drywall and install new acoustical ceiling tiles (black tile and black grids), this to be new throughout entire office except for back rooms, grid to remain and new tiles installed in back file room, bathrooms, and storage rooms. \$80,000.00*

HVAC

- *Modifications to all duct work for new room locations, relocating outside condensing unit and install new mini splits in conference room for separate climate control. \$42,000.00*

Electrical

- **Demolition, run new circuits for new room locations, including led strip lighting in grid ceiling tiles throughout, except for kitchen, file room, bathrooms and storage rooms to be 2x2 led troffer drop in light fixtures, update can lighting in main lobby and new circuits for new mini spits and roof top units being relocated, rough in data wiring where applicable, including conduit in ceiling for conference room or in floor in lieu of the ceiling conduit and wiring for back light in lobby signage.**
\$80,000.00

Plumbing

- **Install new rough in floor plumbing for new bathroom locations, and kitchen locations and install new fixtures includes all fixtures.**
\$25,000.00

Furniture, appliances

- **Furnish and install new desks and office furniture in each office and appliances for the kitchen, this is an allowance.**
\$55,000.00

Flooring

- **New LVT or LVP in hallways, file room, bathrooms, kitchen and main lobby and carpet squares in all offices, conference rooms including floor prep and leveling.**
\$23,000.00

Painting and Casework

- **Prime all walls and existing door frames, paint all walls and existing and new door frames two coats. Install new laminate cabinetry and countertops in kitchen and bathrooms. Including new base trim (paint grade) throughout. This line includes allowance for front accent wall in main lobby with laminate panels with back lit light signage and custom laminate shelving for display case for truck display case and custom movable island desk for file room.**
- **Including Kwik Wall operable partition wall**
\$95,000.00 This is an allowance not knowing exact finishes
Option for door in Kwik Wall operable partition wall installed in conference room – ADD
\$5,000.00

Total Proposed Budget - \$440,000.00.

PARTIES INVOLVED:

- 1.1 ***[Missouri Trucking Association, 102 E High St Jefferson City, MO 65101*** (hereinafter referred to as "Client")
- 1.2 [MRA construction LLC] (hereinafter referred to as "Builder")
[RGA Consulting LLC] (hereinafter referred to as "Architect")

COMPENSATION:

2.1 Builder's Fee:

The Builder's fee for the preconstruction services, drawings and specifications shall be agreed upon as a ***fixed fee of \$10,000, of which 100% will be credited towards the cost of the build if MRA is hired for the project.*** 1/2 of the fee shall be paid at the commencement of the agreement and the remaining fee shall be paid at the completion.

2.2 Architect's Fee:

The Architect's fee shall be incorporated into the overall fee of the builder.

2.3 Reimbursable Expenses:

Any reasonable and necessary expenses incurred by Builder and the Architect in performing the preconstruction services shall be reimbursed by the Client. These expenses may include but are not limited to travel expenses, printing costs, and any mechanical, electrical, or interior design consultant fees as deemed necessary by the client.

PURPOSE:

3.1 The purpose of this agreement is to outline the preconstruction services to be provided by the Builder and the Architect to the Client. The services will include preliminary design, schematic design, and design development, with the aim of developing a comprehensive design, scope of work and budget for the project. Including Interior design and color pallets and specific finishes choices. Examples of all the above are attached as Exhibit A and B

SCOPE OF SERVICES:

4.1 Preliminary Design:

The Architect shall prepare preliminary design concepts based on the Client's project requirements and vision. This includes, but is not limited to, initial site analysis, space planning, and conceptual design.

4.2 Schematic Design:

The Architect shall develop schematic design drawings that further refine the preliminary design concept. This will include floor plans, elevations, and any necessary 3D visualizations or models to help the Client and Builder visualize the proposed design.

4.3 Design Development:

The Architect shall collaborate with the Builder and Client to develop the schematic design into a more detailed and refined design. This will involve specifying materials, finishes, and equipment, as well as addressing structural, mechanical, and electrical systems. The goal is to create a design that is sufficiently developed for the Builder to estimate the project's scope of work and budget accurately.

4.4 Collaboration:

The Builder, Architect, Interior Designer and Client shall work together closely throughout the preconstruction phases to ensure that the design and budget align with the Client's requirements. They shall exchange relevant information, conduct design reviews, and provide feedback to each other to achieve an integrated and coordinated approach.

The client shall be responsible for providing any information regarding clients' wishes for the project including basic floor plan, photographs of similar building styles etc. The client shall also provide detailed information on the proposed site including topography and boundary survey.

DELIVERABLES:

5.1 Preliminary Design Deliverables:

- Site analysis report
- Conceptual design sketches or renderings
- Preliminary space plans and layouts

5.2 Schematic Design Deliverables:

- Schematic design drawings (floor plans, elevations, sections)
- 3D visualizations or models (if applicable)
- Preliminary material and finish selections

5.3 Design Development Deliverables:

- Developed design drawings (floor plans, elevations, sections)
- Detailed material and finish specifications
- Preliminary outline specifications for systems (structural, mechanical, electrical, etc.)

PROJECT SCHEDULE:

- 6.1 The parties shall agree on a project schedule, including milestones and deadlines, for the completion of each phase of the preconstruction services. The schedule may be subject to adjustments with the mutual consent of all parties.

CONFIDENTIALITY:

7.1 All parties involved shall maintain the confidentiality of any proprietary or sensitive information exchanged during the preconstruction phases.

TERMINATION OR SUSPENSION

8.1 If the Client suspends the Project, the Builder shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Builder shall be compensated for expenses incurred in the interruption and resumption of the Builder’s services. The Builder’s fees for the remaining services and the time schedules shall be equitably adjusted.

MOTA

102 E High St

Jefferson City, MO 65101

MRA CONSTRUCTION LLC

1325 Mehmert Pl

JEFFERSON CITY, MISSOURI 65101

CLIENT SIGNATURE

CONTRACTOR SIGNATURE
