



January 22, 2019

Mr. David L. Lobue  
Director, Hammond Northshore Regional Airport  
600 Judge Leon Ford Drive  
Hammond, LA 70401

**Re: Fee Proposal for Design of  
Build Out Floor Levels and Elevator in the Airport Control Tower  
Hammond Northshore Regional Airport (HDC) Rev 3**

Mr. Lobue,

As requested, AJT Engineering, Inc. is pleased to submit this proposal for professional engineering services related to the above referenced project. Our proposed Scope of Services, Assumptions, Deliverables, Schedule and Fee are outlined below.

**PROJECT BACKGROUND**

The Airport retained AJT to investigate upgrading their Airport Traffic Control Tower (ATCT) by installing a new elevator and new levels. A study was completed and a scope and estimated costs were provided. Under this proposal, if accepted, AJT is tasked to provide the design as outlined in the next paragraph.

**SCOPE OF SERVICES**

Based upon our discussions and findings we have identified the scope as shown below:

1. Code requirements:  
Uniform Construction Code (International Building Code 2015 with LA Amendments)  
Federal Aviation Administration (FAA) as applicable
2. Provide design, in general, for the following:

Level 2 Unfinished (350 sf)	Elevator access, stair door, unfinished floor (slab only; floor is currently framed with steel deck), domestic sprinklers, PTAC and minimal electrical
Level 3 Unfinished (350 sf)	Elevator access, stair door, unfinished floor (frame and slab), domestic sprinklers, PTAC and minimal electrical
Level 4 Unfinished (350 sf)	Elevator access, stair door, unfinished floor (frame and slab), domestic sprinklers, PTAC and minimal electrical.
New 2-hour-rated Elevator Shaft Walls and Floor/Ceiling Assemblies	Elevator shaft walls at Levels 1-4, floor/ceiling assemblies above Levels 2-3, ceiling above Level 4
New Elevator	Programmed to stop at Levels 1 through 4
New Elevator Electrical Service	
New Oil/Water Separator	

ENGINEERING • CONSTRUCTION  
FACILITIES DESIGN • COMMUNICATIONS • AIRPORT SERVICES

200 Willard Street, Suite 2C, Cocoa, FL 32922 • (321) 783-5100 • Fax (321) 256-0315 [peted@ajteng.com](mailto:peted@ajteng.com)



More specifically:

**a. Level 1 and Elevator**

- 1) Unseat and lift existing elevator shaft slab 1' 9" to accommodate elevator overtravel. Access to lid is unencumbered and can be done with jacks. Install 2 hr rated wall around elevated cap. Relocate water heater.
- 2) Install oil water separator at elevator sump discharge pipe.
- 3) Install Thyssen Krupp Endura 35A as follows: (with other options to be investigated)  
Speed: 80 Foot Per Minute  
Capacity: 3,500 lbs.  
Stops: 4 (including ground floor)  
Travel: 38'-6"  
Pit Depth: 4'-0"  
Clear overhead required: 14'-7"  
Hoistway: Front to Back clear 6'-11"  
Width Clear 8'-8"  
Voltage: 208 Volts, 3 Phase  
Horse Power: 20  
Running Amps. Going up with full load: 95 Amps.

Main Line Protection: Thermal Circuit Breaker 150 Amps.

Dual Element Time Delay Fuse 125 Amps.

- 4) Modify and add new elevator disconnect and service.

**b. Unfinished Level 2 -4**

- 1) Levels 3 and 4-Fabricate and install steel floor framing and 1 ½" steel deck along with miscellaneous steel and pour stops as required.
- 2) Cast 4" concrete onto existing (or new) 1 ½" steel deck complete with reinforcing steel at key areas, welded wire fabric, pour stops and miscellaneous metals. Provide trowel finish.
- 3) Install 2 hour rated shaft wall at elevator shaft.
- 4) Install new 1 ½ hour rated stair door and hardware to match existing stair doors.
- 5) Install a new 2 hour rated floor/ceiling assembly above ceiling and below level 2 floor.
- 6) Install new PTAC heat pump with electrical sub base package including condensate drain. Level 4 shall be provided with side duct kit to be installed at a later date by others.
- 7) Install insulated condensate drain pipe to existing riser.
- 8) Install 1 commercial grade light fixture complete with night lights suspended from deck above.
- 9) Install code required wall outlets.
- 10) Install new smoke detector, fire alarm and pull station per code.
- 11) Install new domestic sprinklers-assume 5 heads.
- 12) Install new exit light.



**c. The following tasks, are to be performed by the City, as delineated in the drawings by call out or as separate plans and details:**

- 1) Remove and replace the existing (or infill) exterior Alum. Glass Double doors to alum. flush insulated alum. doors. Reuse existing hardware
  - 2) Modify existing level 1 office to incorporate an elevator machine room and janitors' closet
  - 3) Install furring on exterior walls, insulation and gypsum wall board around the perimeter.
  - 4) Paint walls.
  - 5) Install 3068 solid wood door at comm chase.
  - 6) Install suspended ceiling tile.
  - 7) Install commercial grade vinyl flooring in the open area.
  - 8) Complete installation of desired wall power and data outlets and lighting in suspended ceiling.
  - 9) Coordinate tasks with construction contractor scope.
3. Provide estimated probable cost of project.
  4. Provide documents based on Airport grant assurances.

**MEETINGS**

Field investigation and 35% design review meeting in one trip to HDC.  
Teleconferencing using interactive computer screen software (gotomeeting) as required:

**ADDITIONAL SERVICES**

If additional work is required in connection with this project, we propose to complete the work on an hourly basis at our current rates then in effect. Prior to the start of any new work, AJT will identify a Scope of Work with associated tasks; submit a budgetary cost estimate, and a proposed work schedule for your approval.

**SCHEDULE**

35% Drawings submitted 3 weeks after signed contract  
35% Meeting and Field Check visit 1 week after 35% drawings submitted  
90% Drawings 2 weeks after receipt of 35% Comments  
90% Drawings submitted to LA Fire Marshal (LAFM) Code Enforcement  
Final within one week of comments from LAFM

**COSTS**

The prices set forth in this proposal are good for 30 days. Total proposed fee, as detailed on the attached pages, for design is \$30,070 and for optional Construction Support is \$13,990.

Thank you for considering AJT Engineering, Inc. for your ATCT engineering services. We look forward to working with you on this project. If you have any questions, or if we can be of further assistance, please contact us at 321-863-2527.

**By AJT Engineering, Inc.**

Peter Deeks, PE, President

**AJT Engineering, Inc. Cost Proposal**  
**Build Out Floor Levels and Elevator HDC ATCT**

January 17, 2019

	Principal	Architectural Designer	Electrical Mechanical Engineer	Struct Engr	CAD Tech	Document Admin	Total Hours
<b>35% Design Submittal</b>							
Floor Plan and Details Level 1		4			2		6
Floor Plans Levels 2 and 3 and Details		4			2		6
Floor Plans Level 4 and Details		8			2		10
Details, Schedules and On Drawing Specifications		4			2		6
Structural Framing Plans				8	2		10
Plumbing plans, details and Riser			8		4		12
Fire Protection Plans, Details and Riser			8		4		12
Electrical Power and Lighting Plan			8		2		10
Electrical Riser and Panel Schedule			4		2		6
Electrical Details			4		2		6
Provide estimated probable cost of project	2	4	2				8
Teleconference Support	4	4					8
Field Work and Design Review	20	20					40
Management Coordination and QC	4						4
<b>90% and Construction Documents Submittal and Teleconference</b>							
Floor Plan and Details Level 1		4			4		8
Floor Plans Levels 2 and 3 and Details		4			4		8
Floor Plans Level 4 and Details		4			4		8
Details, Schedules and On Drawing Specifications		8			4		12
Structural Framing Plans and Details				8	2		10
Plumbing plans, details and Riser			4		8		12
Fire Protection Plans, Details and Riser			8		4		12
Electrical Power and Lighting Plan			4		4		8
Electrical Riser and Panel Schedule			4		4		8
Electrical Details			4		4		8
Provide estimated probable cost of project		4					4
Teleconference Support	4	4					8
90% Preparation and Teleconference	2	8			4		14
Management Coordination and QC	4						4
<b>Final Submittal and Comment Incorporation</b>	4	8	4	2	16	4	38
<b>Total Manhours Design</b>	44	92	62	18	86	4	306
<b>Burdened Rate</b>	\$ 150.00	\$ 90.00	\$ 110.00	\$ 110.00	\$ 55.00	\$ 35.00	
<b>Total Personnel Costs Design</b>	\$ 6,600	\$ 8,280	\$ 6,820	\$ 1,980	\$ 4,730	\$ 140	\$ 28,550
<b>Total Travel Costs Design</b>							\$ 1,520
							<b>Total Design \$ 30,070</b>

**Travel Expenses Workup**

	Unit Cost	# Units	Subtotal
RT Air Orlando New Orleans 2 Week Advanced Purchase	\$ 400.00	2	\$ 800
Lodging	\$ 98.00	2	\$ 196
Per Diem	\$ 66.00	4	\$ 264
Rental Car	\$ 70.00	2	\$ 140
Fuel for Rental Car	\$ 20.00	2	\$ 40
Orlando POV Parking + Mileage to Airport	\$ 80.00	1	\$ 80
			\$ 1,520

**AJT Engineering, Inc. Cost Proposal**  
**Build Out Floor Levels and Elevator HDC ATCT**  
 January 17, 2019

	Principal	Architectural Designer	Electrical Mechanical Engineer	Struct Engr	CAD Tech	Document Admin	Total Hours
<b>Construction Support</b>							
Precon Teleconference Support	2	2					4
Submittal Reviews (See attached breakdown)		2	2	2			6
<b>Various Tasks During Construction</b>		5 trips					
On Site Inspections		48					48
Teleconference Allowance							
Review Requests for Information (RFI) Allowance		2	2	2			6
Review Change Order Requests, Addendums & Revisions Allowance		2	2	2			6
Final Inspection and Punch List		32					32
<b>Total Manhours Design</b>	2	88	6	6			102

<b>Total Hours</b>	2	88	6	6			102
<b>Burdened Rate</b>	\$ 150.00	\$ 90.00	\$ 110.00	\$ 110.00	\$ 55.00	\$ 35.00	
<b>Total Personnel Costs CS</b>	\$ 300	\$ 7,920	\$ 660	\$ 660	\$ -	\$ -	\$ 9,540
<b>Total Travel Costs CS</b>						5 Trips Proposed	\$ 4,450
<b>Total Construction Support</b>							<b>\$ 13,990</b>

**Travel Expenses Workup**

	Typical Single person Trip		
	Unit Cost	# Units	Subtotal
RT Air Orlando New Bern 2 Week Advanced Purchase	\$ 400.00	1	\$ 400
Lodging	\$ 98.00	1	\$ 98
Per Diem	\$ 66.00	2	\$ 132
Rental Car	\$ 70.00	2	\$ 140
Fuel for Rental Car	\$ 20.00	2	\$ 40
Orlando POV Parking + Mileage to Airport	\$ 80.00	1	\$ 80
			<u>\$ 890</u>

**Conditions, which are incorporated herein and made a part of this Agreement.**

**CLIENT**

**AJT ENGINEERING, INC.**

By: \_\_\_\_\_

Title: \_\_\_\_\_

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



By: Peter Deeks Title: President

Date: January 22, 2019