

**South Whidbey Aquatic Center Fee Proposal**

Fee Basis: Washington State Fee Schedule + Specialty Consultants + Additional Services + Reimbursables = Total Compensation

Included Phases: SD, DD, CD, Bid, CA & Project Closeout

10/28/2022

WSFS Calculations	% of MACC	schedule	MACC	basic consultant fees	remarks
	9.12%	A	\$12,000,000	\$1,094,400	MACC is an assumed target

Fee Categories	fee	overhead	macc	amount	remarks
<i>Basic Consultants</i>					
architect	\$659,782	1		\$659,782	ARC: included in WSFS calc above
structural	\$122,000	1.1		\$134,200	PCS: included in WSFS calc above
mechanical, plumbing, fire protection	\$158,600	1.1		\$174,460	Interface: included in WSFS calc above
electrical	\$83,400	1.1		\$91,740	TFWB: included in WSFS calc above
civil - basic services	\$31,107	1.1		\$34,218	MIG: included in WSFS calc above
				<u>\$1,094,400</u>	<i>Sub-Total Basic (equals WSFS above)</i>
<i>Specialty Consultants</i>					
civil - specialty services	\$124,428	1.1		\$136,871	MIG (beyond basic) - see proposal
septic design / civil continuity	\$47,994	1.1		\$52,793	Davido - see proposal
aquatics	\$121,500	1.1		\$133,650	ADG - see proposal
landscape	\$120,000	1.1		\$132,000	BDA - see proposal
envelope	\$79,200	1.1		\$87,120	RDH - see proposal
hardware	\$0	1.1		\$0	included
estimator	\$17,490	1.1		\$19,239	DCW (3 estimates) - see proposal
				<u>\$561,673</u>	<i>Sub-Total Specialty</i>
<i>Additional Services</i>					
architect	\$24,965	1		\$24,965	itemized below
sub-consultants	\$16,742	1		\$16,742	itemized below and per proposals
				<u>\$41,707</u>	<i>Sub-Total Additional Services</i>
<i>Estimated Expenses</i>					
architect	\$3,041	1		\$3,041	itemized below
sub-consultants	\$19,580	1		\$19,580	itemized below and per proposals
				<u>\$22,621</u>	<i>Sub-Total Estimated Expenses</i>
<b>Total Compensation</b>				<b>\$1,720,401</b>	

Payment Schedule by Phase	
Schematic Design	\$296,762
Design Development	\$351,266
Contract Documents (including Permitting)	\$526,147
Bid Support	\$34,693
Construction Administration	\$415,886
Project Closeout	\$31,319
Additional Services	\$41,707
Expenses	\$22,621
<b>Total Compensation</b>	<b>\$1,720,401</b>

**ADDITIONAL SERVICES & EXPENSES  
BY TASK ANALYSIS**

**(2022) BILLING RATES**

consulting partner	\$190
managing principal / project manager	\$175
architect project manager	\$140
architect designer	\$120
staff designer	\$110
recent graduate w/ experience	\$105
intern	\$90
administration	\$100

ARC Additional Services	managing p	arch pm	arch design	staff design	remarks
12 additional CA site visits	8	48	24	0	to bring CA visits to 3 visits monthly
2 public meetings end of SD, DD	16	16	16	16	prep, meet, notes
VE after 100% DD	0	0	0	0	hourly if needed
LEED excluded	0	0	0	0	excluded
standard commissioning coordination	0	0	0	0	equivalent of LEED standard
DOH permitting	2	4	4	12	assume (1) round of comments
record drawings	1	4	4	12	incorporate as-builts into model
Hours	27	72	48	40	
Hourly Rate	\$175	\$140	\$120	\$110	
Subtotal Fee	\$4,725	\$10,080	\$5,760	\$4,400	
<b>ARC Additional Services Fee</b>				<b>\$24,965</b>	

Sub-Consultant Additional Services	fee	overhead	amount	remarks
energy modeling for LEED	\$26,000	0	\$0	Interface, assumed not required
energy modeling for WA state code	\$24,000	0	\$0	Interface, compliance calcs in basic
LEED design services	\$4,000	0	\$0	Interface, assumed not required
record drawings	\$3,000	1.1	\$3,300	PCS - see proposal
VE review	\$4,000	0	\$0	RDH - see proposal
water testing	\$15,000	0	\$0	RDH, assume not required
whole-building air leakage testing	TBD	0	\$0	RDH, assume contractor-performed
hygrothermal and thermal modeling	TBD	0	\$0	RDH, assume not required
additional sites, drainfield exploration	\$1,500	0	\$0	DCG, as needed
commissioning support	\$3,360	1.1	\$3,696	TFWB - see proposal
VE participation	\$3,360	1.1	\$3,696	TFWB - see proposal
constructability support	\$3,360	0	\$0	TFWB, assume not required
30 additional site visits	\$21,750	0	\$0	TFWB, assume not required
record drawings	\$5,500	1.1	\$6,050	TFWB - see proposal
<b>Sub-Consultant Additional Services</b>			<b>\$16,742</b>	

ARC Estimated Expenses	fee	overhead	amount	remarks
printing	\$1,000	1	\$1,000	permit and bid sets excluded
permit set	\$0	1	\$0	digital submission, fees by owner
bid set	\$0	1	\$0	digital distribution assumed
mileage for basic services CA trips	\$828	1	\$828	every 2 weeks for a year (24 trips)
ferry fare for basic services CA trips	\$533	1	\$533	every 2 weeks for a year (24 trips)
mileage for addt'l services CA trips	\$414	1	\$414	every 1 weeks for a year (12 trips)
ferry fare for addt'l services CA trips	\$266	1	\$266	every 1 weeks for a year (12 trips)
<b>ARC Estimated Expenses</b>			<b>\$3,041</b>	

Sub-Consultant Estimated Expenses	fee	overhead	amount	remarks
structural	\$500	1.1	\$550	PCS - see proposal
mechanical, plumbing, fire protection	\$4,000	1.1	\$4,400	Interface - see proposal
electrical	\$0	1.1	\$0	TFWB - see proposal
civil	\$0	1.1	\$0	MIG - see proposal
septic	\$1,000	1.1	\$1,100	Davido - see proposal
aquatics	\$10,500	1.1	\$11,550	ADG - see proposal
landscape	\$0	1.1	\$0	BDA - see proposal
envelope	\$1,800	1.1	\$1,980	RDH - see proposal
hardware	\$0	1.1	\$0	included
estimator	\$0	1.1	\$0	DCW - see proposal
<b>Sub-Consultant Estimated Expenses</b>			<b>\$19,580</b>	

**ASSUMPTIONS:  
PER DISCUSSIONS ON 11/1/22**

the following consultants are by owner:

1. surveyor
2. geotechnical engineer
3. special inspector
4. commissioning agent
5. traffic consultant
6. legal, including related to a shared parking agreement if one is needed

the following consultants are not req'd:

1. acoustician
2. LEED consultant, associated energy modeling
3. kitchen consultant

other assumptions and exclusions:

1. no phased construction or fast-tracked sets are anticipated
2. fire protection design-build; performance specs by mechanical, routing by architecture
3. VE additional services would be triggered by VE exercises required after 100% DC
4. required retaining walls will be less than 4' high
5. off-site/street lighting design is excluded
6. it is assumed the use is allowed outright on the site
7. LOSS system required and by DCG
8. no additional public outreach beyond what is listed above is included
9. potholing is assumed to be by owner, when needed by project
10. on-site wastewater and water systems to be permitted through the State
11. assume basic SEPA required
12. assume the program has been determined, no additional refinements needed