



Civic Center

Construction Documents to
Construction Contract Administration

April 5, 2021



SCOPE OF SERVICES

We have organized our Scope of Services into the following phases of work, which are detailed below:

1. Construction Documents.
2. Permitting.
3. Bid Assistance.
4. Construction Contract Administration.

Discipline/Phase:	CDs:	Permitting:	Bid Assistance:	TOTAL:
Architecture	\$198,160	\$7,680	\$11,250	\$217,090
Interiors	\$45,450	\$1,450	\$1,450	\$48,350
Structural Engineering	\$36,450	\$4,650	\$1,680	\$42,780
Landscape Architecture	\$22,580	\$1,100	\$1,800	\$25,480
Civil Engineering	\$59,275	\$7,500	\$1,580	\$68,355
Land Use Planning	\$24,800	\$1,500	\$0	\$26,300
Traffic Engineering	\$5,500	\$1,000	\$0	\$6,500
Mechanical/Electrical Engineering <i>[Including M.U.]</i>	\$97,680	\$6,930	\$6,050	\$110,660
Cost Estimator <i>[Including M.U.]</i>	\$19,800	\$0	\$0	\$19,800
Total Basic Services	\$509,695	\$31,810	\$23,810	\$565,315

Our estimated time and materials fee for the Construction Contract Administration phase (CCA) for the disciplines and related design services described above including our hired MEP consultant are as follows:

Discipline/Phase:	CCA (Range):
Architecture	\$155,800 - \$197,740
Interiors	\$11,000 - \$16,500
Structural Engineering	\$19,200 - \$25,250
Civil Engineering	\$8,250 - \$15,150
Landscape	\$10,000 - \$16,500
Land Use Planning	\$750 - \$1,200
Mechanical/Electrical Engineering <i>[Including M.U.]</i>	\$70,000 - \$77,660
Total CCA Services Estimate	\$275,000 - \$350,000

Reimbursable expenses (printing, copying deliveries, ride share vehicles, application-based transportation, mileage, etc.) are not included in the fee outlined above. Reimbursable expenses will be invoiced at 1.1 times cost. Reimbursables are estimated to be \$21,500, and will not be exceeded without the Client approval. See standard Reimbursable Charges schedule (attached).

Optional Service:	CDs:	Permitt ing:	Bid Assistance:	CCA (T&M):	TOTAL:
Furniture Design Consultation (T&M)	\$25-30,000	\$0	\$0	\$5-10,000	\$30-40,000
Furniture Support Services	\$5-10,000	\$0	\$0	\$5-10,000	\$10-20,000
Interior Signage/Graphics	\$9,500	\$0	\$0	\$2,500	\$12,000
Artwork Coordination (T&M)	\$5-10,000	\$0	\$0	\$5-10,000	\$10-20,000
Building Technology	\$15,890	\$0	\$0	\$8,690	\$24,580

Building Technologies Systems Design:

- A. Telephone Utility: Site raceway system, vault/pedestal location, and demarcation location.
- B. CATV Utility: Site raceway system, vault/pedestal location, and demarcation location.
- C. Data/Telecommunications System Design:
 - i. Design and implementation of an IT system plan with input from City's IT department or integrator.
 - ii. Layout of outlets on drawings.
 - iii. Preliminary rack sizing, specifications, and layout.
 - iv. Spaces: Including sizing and layout of telecom equipment room.
 - v. Pathways: Including raceway system, conduit, sleeves, cable trays, and wireways.
 - vi. Grounding system for technology systems
- D. Design of Cable Television (CATV) Distribution: Layout of devices, block/one line diagrams, and technical specifications.
- E. Design and high and low voltage security systems:
 - i. Design and implementation of preliminary security system plan
 - ii. Electronic access control entry system
 - iii. Intrusion detection
 - iv. Video surveillance system using IP or analog video and digital recording

Component	Cost
Construction Documents – CD Phase (<i>Fixed Fee</i>) (p. 12 Mackenzie)	\$565,315
Construction Cost Administration (CCA)- (<i>Time and Materials</i>) (p. 13 Mackenzie)	\$350,000
Reimbursables for CCA– <i>not to exceed without approval</i> (p. 13 Mackenzie)	\$21,500
Building Technology additional services (p. 13 Mackenzie)	\$24,580
Redesign of police area (<i>Time and Materials</i>) – <i>not in Mackenzie contract, provided via email and confirmed in 4/1 Zoom meeting</i>	\$28,000
TOTAL	\$989,395

Construction Documents: 16 Week(s)
Permitting: 6 Week(s)
Bidding: 6 Week(s)
Construction Contract Administration: 16 Months or 64 Weeks

Consultants Costs	DESIGN DEVELOPMENT
A/E Design and Construction - Building	\$1,304,924 ³
A/E Design and Construction - Park	\$0
A/E Redesign	\$125,000
Reimbursables	\$0
Owner's Project Manager	\$250,000
Marketing Materials	\$0
Topo and Boundary Survey	\$10,250
Geotechnical Investigations	\$15,000
Geotechnical Field Inspections	\$35,000
Special Inspections	\$38,684
Environmental Services	\$0
Transportation Engineering	\$12,000
Haz. Material Survey/Testing/Mitigation Specs	\$0
Enhanced Commissioning	\$43,100
Energy Modeling / Daylight Modeling	\$33,500
Potential ETO Savings	-\$41,650
Arborist	\$5,000
Acoustical Engineer	\$8,000
Subtotal - Consultants	\$1,838,808
Consultants Contingency	\$91,940 ²
Total Consultants Costs	\$1,930,748

