



August 25, 2006

**PIEDMONT CIVIC CENTER MASTERPLAN**

**FEE PROPOSAL**

While it is difficult to propose fees before the scope is more clearly identified, we are providing indicative fees based on the scope of services as we understand it now. The consultants have each described their intended services in the attached letters. To summarize: we have based our fees on a year long process including an assessment of the site and improvements, design workshops and meetings, and a highly participatory process of developing a conceptual plan. We have a two step cost exercise, with the first step being a broad based opinion based on the square feet of construction. The second step would include a slightly more detailed comparison with costs of similar projects currently under construction in the Bay Area. We do not foresee developing schematic level plans, and therefore will keep all cost and schedule opinions on a general level. If the City is prepared to move forward more quickly on some or all of the proposed improvements, we are of course happy to provide additional services. We are also happy to discuss the extent of services proposed here – we may be overshooting what you have planned to do.

We look forward to discussing the proposed tasks in more detail.

Thank you.

Lisa Gelfand  
**Gelfand Partners Architects**

**Architectural and Engineering fees**

(see schedule for work plan)

<b>task</b>	<b>quantity</b>	<b>unit</b>	<b>rate</b>	<b>total</b>
City staff meeting (incl prep and minutes)	20	ea	\$1,200	\$24,000
Public design workshop (incl prep and report)	4	ea	\$4,000	\$16,000
Council presentations	2	ea	\$4,000	\$8,000
Review existing documentation (report below)	40	hrs	\$150	\$6,000
Coordinate consultant condition assess (report below)	20	hrs	\$150	\$3,000
Field review of buildings and sites (incl report)	80	hrs	\$150	\$12,000
Develop alternative concepts	80	hrs	\$100	\$8,000
	8	hrs	\$150	\$1,200
	8	hrs	\$180	\$1,440
Refine alternative concepts	20	hrs	\$100	\$2,000
	4	hrs	\$150	\$600
Synthesize conceptual plans	20	hrs	\$100	\$2,000
	4	hrs	\$150	\$600
	4	hrs	\$180	\$720
Revise concepts	40	hrs	\$100	\$4,000
	4	hrs	\$180	\$720
Prepare cost information bases	80	hrs	\$100	\$8,000
	20	hrs	\$150	\$3,000
	4	hrs	\$180	\$720
Develop concept plan	120	hrs	\$100	\$12,000
	60	hrs	\$150	\$9,000
	24	hrs	\$180	\$4,320
Prepare cost information bases	80	hrs	\$100	\$8,000
	20	hrs	\$150	\$3,000
	4	hrs	\$180	\$720
Refine concept plan (incl report)	80	hrs	\$100	\$8,000
	80	hrs	\$150	\$12,000
	8	hrs	\$180	\$1,440
<b>SUBTOTAL</b>				<b>\$160,480</b>

**Engineering fees (see following for details)**

Civil Engineering	\$15,000
MEP	\$43,200
Landscape	\$34,200
Structural Engineering	\$17,000
Swimming pool consultant	\$5,000
Cost information based on building type and area	\$5,000
Cost information based on selected conceptual direction	\$10,000
<b>SUBTOTAL (1.1 x cost)</b>	<b>\$142,340</b>

**Reimbursables (estimate)**

scanning existing documents	1 ls	\$2,000	\$2,000
illustrator	1 ls	\$5,000	\$5,000
full color reports (50)	50 ls	\$120	\$6,000
<b>SUBTOTAL (1.1 x cost)</b>			<b>\$14,300</b>