

Komatsu Architecture Fee Proposal

New Braunfels Westside Community Center Expansion - Library
 May 22, 2018

Activity	Labor and Hourly Rates									TOTAL	
	Project Manager	Architect	Technical Support	Position 3	Position 4	Position 5	Position 6	Position 7	Position 8		
	\$188.00 /hr	\$146.50 /hr	\$125.00 /hr	\$ - /hr	\$ - /hr	\$ - /hr	\$ - /hr	\$ - /hr	\$ - /hr		
Architectural											
Phase 1 Summary of Needs											\$ -
Meetings	16	24									\$ 6,524
Programming	16	16	40								\$ 10,352
Assessment of Existing Building	4	16	32								\$ 7,096
Phase 2 Conceptual Design											\$ -
Meetings	8	16									\$ 3,848
2 Concept Options	8	24	24								\$ 8,020
Concpet Design		40	40								\$ 10,860
Concpet Pricing Documentation	8	24	24								\$ 8,020
Phase 3 Schematic Design											\$ -
Schematic Design Documentation		24	40								\$ 8,516
Phasing Plan	4	8	8								\$ 2,924
Updated Program Statement	8										\$ 1,504
Schematic Pricing Documentation	4	16	16								\$ 5,096
Meetings	8	16									\$ 3,848
Model Exterior			16								\$ 2,000
Consultants											
Mechanical Electrical Plumbing - TLC											\$ 7,150
Structural											\$ 18,700
Civil/Survey - HMT											\$ 17,600
Geotechnical - see additional services											\$ -
Environmental - Alpha Testing											\$ 4,950
Cost Estimation											\$ 10,692
Expenses											
Reproduction											\$ 250
Renderings - deleted from scope											\$ -
Postage, Supplies, Photo, Presentation Materials											\$ 200
Air Fare											\$ -
Rental Car											\$ 275
Per Diem											\$ 825
Milage											\$ 545
Totals	84		240	-	-	-					\$ 139,795
Additional Services											
Public Meeting	8	16									\$ 3,848
Public Meeting Expenses											\$ 450
Environmental Survey											\$ 2,750
Geotechnical Survey											\$ 3,850

Basis of Proposal

- Phase 1 - Assumes 1 kick off meeting/program meeting and 1 community meeting
- Phase 2 - Assumes 1 meeting
- Phase 3 - Assumes 1 meeting
- Renderings deleted from scope. KA to provide in-house concept model of exterior only
- Assumes project work in existing former church building on site and not current community center building
- Proposal based upon RFQ 18-032 Section 3-Project Description and Scope, Email from Jennifer Cain dated 18 May 2018 and phone coversation with Jennifer Cain 25 May 2018 (see attached scope modifications)
- Proposal includes 10% prime mark-up on consultant fees to accommodate coordination, consultant expenses, and prime management

TRIP BREAKDOWN

TRIP BREAKDOWN									
Description	Location of Meeting	Qty Trips	Qty People	Duration (Days)	Attendees by Discipline				
					Civil	Arch	Struct	MEP	Fire
Phase 1 - Kick-Off/Programming Meeting	New Braunfels	1	2	2		2			
Phase 1 - Program Definition & Existing Bldg Assessment	New Braunfels	0	0						
Phase 1 - Community Meeting	New Braunfels	1	2	1.5		2			
Phase 2 - Progress Meeting	New Braunfels	1	2	1		2			
Phase 2 - Review Conceptual Design	New Braunfels	0	0						
Phase 3 - Schematic Design Progress Meeting	New Braunfels	1	2	1		2			
Phase 3 - Community Meeting	New Braunfels	0	0						
Phase 3 - Review Schematic Design	New Braunfels	0	0						
			0						
			0						
			0						
Totals		4	8	5.5	0	8	0	0	0

TRIP SUMMATION							
Description	Unit Cost						Extended
Airfares			8			8	\$0
Per Diem Days	\$75					11	\$825
Rental Car Days	\$50			5.5		5.5	\$275
Mileage	\$0.545	4				1000	\$545