

performed under the contract shall bear a current, active professional seal recognized by and as required the State of Texas if the project is realized for construction with the N&K Consultant Team, and make field observations and conduct investigations, as required, to evaluate existing conditions during all stages.

The Consultant shall attend and participate in project meetings with various City departments/divisions and/or public meetings as required during all Stages.

FEE SCHEDULE

PHASE 1 – SUMMARY OF NEEDS STUDY:

- **Project Kick-Off & Programming Workshop:**

Collaborative project kick-off workshop with City Staff:

Architectural:

o Principal; Lead Architect:	6 HRS @ \$240/HR	\$1,440
o Project Architect:	6 HRS @ \$150/HR	\$900

MEP:

o H2MG Engineer:	6 HRS @ \$185/HR	\$1,110
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Civil:

o HMT Civil Project Manager:	6 HRS @ \$160/HR	\$960
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Project Kick-Off & Programming Workshop Total:	\$4,410
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- **Program Development:**

N&K Consultant Team Building Site Program Development & Presentation:

Architectural:

o Principal, Lead Architect:	6 HRS @ \$240/HR	\$1,440
o Project Architect:	12 HRS @ \$150/HR	\$1,800

MEP:

o H2MG Engineer:	2 HRS @ \$185/HR	\$370
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Structural:

o JQT Project Manager:	2 HRS @ \$155/HR	\$310
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Civil:

o HMT Civil Project Manager:	2 HRS @ \$160/HR	\$320
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Program Development & Presentation Total:	\$4,150
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- **Code Assessment:**

N&K Consultant Team Code, Ordinance, Standards & Federal & State Guidelines Determination.

Architectural:

o Project Architect:	2 HRS @ \$150/HR	\$300
o Principal – Review	1 HRS @ 240/HR	\$240

Can these two meetings be combined?

not sure civil needs to be present

MEP:

o H2MG Engineer:	2 HRS @ \$185/HR	\$370
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Civil:

o HMT Civil Project Manager:	4 HRS @ \$160/HR	\$640
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Code Assessment Total:**\$1,550**

- Community & Ancillary Meetings:**

N&K Consultant Team participation in designated meetings of all types conducted during the Summary of Needs Study & minutes generation.

Architectural:

o Project Architect:	10 HRS @ \$150/HR	\$1,500
o Principal – Review	4 HRS @ \$240/HR	\$960

MEP:

o H2MG Engineer:	2 HRS @ \$185/HR	\$370
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Civil:

o HMT Civil Project Engineer:	4 HRS @ \$160/HR	\$640
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don't need to be present @ community meeting

Meetings Total:**\$ 3,470**

- Funding Source Research:**

N&K Consultant Team identification of known potential funding sources/partners.

Architectural:

o Project Architect:	2 HRS @ \$150/HR	\$300
o Principal – Review	1 HRS @ \$240/HR	\$240

Civil:

o HMT Civil Project Engineer:	2 HRS @ \$160/HR	\$320
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Why is the civil involved?

Funding Research Total:**\$860****PHASE 1 - SUMMARY OF NEEDS TOTAL:****\$14,440****PHASE 1 – SITE SELECTION – ADDITIONAL SERVICES:**

- Site Selection:**

Civil Assessment:

N&K Consultant Team Review of ~~Three~~ ^{Two} Potential Site Evaluations/Recommendation:

Architectural:

o Project Architect:	4 HRS @ \$150/HR	\$600
o Principal – Review	1 HRS @ \$240/HR	\$240

Civil:

o HMT Civil Project Engineer:	32 HRS @ \$135/HR	\$4,320
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Environmental Studies:

N&K Consultant Team review of environment concerns, known environmental issues/contamination, historical districts, archeological sites, endangered species habitat area, tree protection and projects over the Edwards Aquifer recharge zone(s); & Phase I assessment.

Architectural:

- o Project Architect: 1 HRS @ \$150/HR \$150

Environmental:

- o MCC Environmental Manager: 24 HRS @ \$135/HR \$3,240

Permitting:

N&K Consultant Team review/evaluate known or potential permitting issues including, but not limited to, USACE404 under the Clean Water Act, National Environmental Policy Act (NEPA), National Historic Preservation Act, WPAP, etc.

Architectural:

- o Project Architect: 2 HRS @ \$150/HR \$300
- o Principal – Review 1 HRS @ \$240/HR \$240

MEP:

- o H2MG Engineer: 2 HRS @ \$185/HR \$370

Civil:

- o HMT Civil Project Engineer: 2 HRS @ \$160/HR \$320

Geotechnical Study:

N&K Consultant Team Geotechnical Study & Report for Building & Parking site, including Structural/foundation design recommendations.

Architectural:

- o Project Architect: 3 HRS @ \$150/HR \$450
- o Principal – Review 1 HRS @ \$240/HR \$240

Arias Geotechnical:Field Exploration

- o Field Coordination: 6 HRS @ \$55/HR \$330
- o Transportation Cost: 1 HRS @ \$55/HR \$55
- o Senior Engineer: 2 HRS @ \$135/HR \$270

Drilling & Sampling

- o Equipment Mobilization: 1 Each \$450
- o Soil Borings: 70 Ft. @ \$18 \$1,260
- o Rock Cores: 70 Ft. @ \$24 \$1,680
- o Backfill Bore Holes: 140 Ft. @ \$4 \$560
- o Logger: 16 HRS @ \$55 \$880
- o Transportation Cost: 2 HRS @ \$55/HR \$110
- o Site Clearing/Rig Access 1 Day @ \$2,000 \$2,000

Laboratory Soil Testing

- o Moisture Content: 6 EA @ \$10 \$60
- o Atterberg Limits: 6 EA @ \$65 \$390
- o Grain Size Analysis: 6 EA @ \$65 \$390
- o Unconfined Comp Strength: 6 EA @ \$55 \$330

o Pressure Swell Tests:	3 EA @ \$110	\$330
o Lab Manager/EIT:	2 HRS @ \$85	\$170
<u>Engineering & Reporting</u>		
o Senior Engineer:	8 HRS @ \$135/HR	\$1,080
o Project Engineer:	12 HRS @ \$95/HR	\$1,140
o Drafting:	4 HRS @ \$65	\$260
o Admin:	1 HRS @ \$55	\$55

Site Selection Total:	\$22,270
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PHASE 1 - SITE SELECTION ADDITIONAL SERVICE TOTAL:	\$22,270
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PHASE 2 – CONCEPTUAL DESIGN:

Concept Sketches:

- **Concept Sketches & Support Data:**

Concept sketch process based on Needs Study:

Architectural:

o Principal: Lead Architect:	6 HRS @ \$240/HR	\$1,440
o Project Architect:	24 HRS @ \$150/HR	\$3,600

MEP:

o H2MG Engineer:	4 HRS @ \$185/HR	\$740
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Civil:

o HMT Civil Project Manager:	2 HRS @ \$160/HR	\$320
o HMT Civil Project Engineer:	16 HRS @ \$135/HR	\$2,160
o HMT Surveyor	3 HRS @ \$150/HR	\$450
o HMT 3-Person Survey	10 HRS @ \$150/HR	\$1,500

Structural:

o JQT Senior Project Engineer:	3 HRS @ \$135/HR	\$405
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Concept Sketches & Support Data Total:	\$10,615
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*limit to
1 concept
(staff already
have an idea
of what is
needed)*

*nothing to
survey w/
no site*

Concept Design:

- **Concept Design:**

Refined Alternative Concept Design Solutions in presentation form and Cost Modeling:

Architectural:

o Principal: Lead Architect:	4 HRS @ \$240/HR	\$960
o Project Architect:	40 HRS @ \$150/HR	\$6,000
o Project Designer Tech:	20 HRS @ \$110/HR	\$2,200

MEP:

o H2MG Principal:	1 HRs @ \$254/HR	\$254
o H2MG Engineer:	5 HRS @ \$185/HR	\$925

*1 concept
only*

o H2MG Designer	6 HRS @ \$135/HR	\$810
Civil:		
o HMT Principal:	2 HRS @ \$175/HR	\$350
o HMT Civil Project Manager:	4 HRS @ \$160/HR	\$640
o HMT Project Engineer:	20 HRS @ \$135/HR	\$2,700
o HMT EIT	12 HRS @ \$115/HR	\$1,380
Structural:		
o JQT Principal:	1 HRS @ \$210/HR	\$210
o JQT Senior Project Engineer:	1 HRS @ \$155/HR	\$155
o JQT Project Engineer:	4 HRS @ \$135/HR	\$540
o JQT Senior Tech:	8 HRS @ \$110/HR	\$880
Concept Cost Determinations:		
o Principal: Lead Architect:	4 HRS @ \$240/HR	\$960
o Project Architect:	2 HRS @ \$150/HR	\$300
o H2MG Engineer:	2 HRS @ \$185/HR	\$370
o HMT Civil Project Manager:	2 HRS @ \$160/HR	\$320
o JQT Senior Project Engineer:	1 HRS @ \$155/HR	\$155
o Halford Busby Senior Estimator	4 HRS @ \$180/HR	\$720
o Halford Busby Estimator	4 HRS @ \$148/HR	\$592

Concept Design Total:	\$21,421
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PHASE 2 - CONCEPTUAL DESIGN	\$32,036
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PHASE 3 – SCHEMATIC DESIGN:

- **Schematic Site, Building & Roof Plan, Elevations, and Sections Drawings**

Illustration of all components of the Project including the size, scale, spatial relationships, site design, parking, location, dimensions, construction, materials and interior/exterior character of the Project.

Architectural:

o Principal: Lead Architect:	10 HRS @ \$240/HR	\$2,400
o Project Architect:	60 HRS @ \$150/HR	\$9,000
o Project Designer Tech:	40 HRS @ \$110/HR	\$4,400

MEP:

o H2MG Principal:	2 HRS @ \$254/HR	\$508
o H2MG Engineer:	12 HRS @ \$185/HR	\$2,220
o H2MG Designer	16 HRS @ \$135/HR	\$2,160

Civil:

o HMT Principal:	4 HRS @ \$175/HR	\$700
o HMT Civil Project Manager:	8 HRS @ \$160/HR	\$1,280
o HMT Project Engineer:	48 HRS @ \$135/HR	\$6,480
o HMT EIT	32 HRS @ \$115/HR	\$3,680

Structural:

o JQT Principal:	2 HRS @ \$210/HR	\$420
o JQT Senior Project Engineer:	2 HRS @ \$155/HR	\$310
o JQT Project Engineer:	6 HRS @ \$135/HR	\$810
o JQT Senior Tech:	18 HRS @ \$110/HR	\$1,980

Schematic Plans & Drawings Total:	\$40,128
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• **Schematic Graphic Renderings**

Refined and developed study models, perspective sketches, and/or digital models

Architectural:

o Principal: Lead Architect:	2 HRS @ \$240/HR	\$480
o Project Architect:	8 HRS @ \$150/HR	\$1,200
o Design Intern:	24 HRs @ \$130/HR	\$3,120
o Designer Tech:	32 HRS @ \$110/HR	\$3,520

Schematic Graphic Renderings Total:	\$8,320
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Limit this to basic images that can be shown in public meeting

• **Schematic Specifications**

Outline specifications illustrating & describing the architectural & engineering components of the Project.

o Principal: Lead Architect:	4 HRS @ \$240/HR	\$960
o Project Architect:	24 HRS @ \$150	\$3,600
o H2MG Engineer:	8 HRS @ \$185/HR	\$1,480
o HMT Civil Project Manager:	6 HRS @ \$160/HR	\$960
o JQT Senior Project Engineer:	4 HRS @ \$155/HR	\$620

Schematic Specifications Total:	\$7,620
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Narratives not full technical specs.

• **Project Construction Phasing Plan,**

Illustrating the Construction phases required to achieve the Master Plan vision for the project

o Principal: Lead Architect:	2 HRS @ \$240/HR	\$480
o Project Architect:	6 HRS @ \$150	\$900
o HMT Civil Project Manager:	3 HRS @ \$160/HR	\$480

Schematic Specifications Total:	\$1,860
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Remove

• **Updated Program**

Reflecting sizes of all spaces.

Architectural:

o Principal, Lead Architect:	2 HRS @ \$240/HR	\$480
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Is this necessary

o Project Architect: 6 HRS @ \$150/HR \$900

Updated Program Total: \$1,380

Community & Ancillary Meetings:

N&K Consultant Team participation in designated meetings of all types conducted during the Schematic Design phase & Meeting Minutes generation.

Architectural:

o Project Architect: 10 HRS @ \$150/HR \$1,500
 o Principal – Review 4 HRS @ \$240/HR \$960

MEP:

o H2MG Engineer: 2 HRS @ \$185/HR \$370

Civil:

o HMT Civil Project Engineer: 4 HRS @ \$160/HR \$640

don't need to participate in community meetings

Meetings Total: \$ 3,470

Updated Code Review:

N&K Consultant Team Code, Ordinance, Standards & Federal & State Guidelines Determination.

Architectural:

o Project Architect: 2 HRS @ \$150/HR \$300
 o Principal – Review 1 HRS @ 240/HR \$240

MEP:

o H2MG Engineer: 2 HRS @ \$185/HR \$370

Civil:

o HMT Civil Project Manager: 4 HRS @ \$160/HR \$640

is this necessary?

Code Assessment Total: \$1,550

Schematic Design Cost Estimate

Broken down by proposed Construction Sequences, for the Master Plan vision for the project (all phases), including potential operations and maintenance costs and site acquisition costs with client input.

o Principal: Lead Architect: 6 HRS @ \$240/HR \$1,440
 o Project Architect: 4 HRS @ \$150/HR \$600
 o H2MG Engineer: 3 HRS @ \$185/HR \$555
 o HMT Civil Project Manager: 3 HRS @ \$160/HR \$480
 o JQT Senior Project Engineer: 1 HRS @ \$155/HR \$155
 o Halford Busby Principal 2 HRS @ \$193/HR \$386
 o Halford Busby Senior Estimator 20 HRS @ \$180/HR \$3,600
 o Halford Busby Estimator 10 HRS @ \$148/HR \$1,480

Schematic Design Cost Update Total: \$8,696

PHASE 3 - SCHEMATIC DESIGN	\$73,024
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PHASE 1 , 2 & 3 BASIC SERVICES GRAND TOTAL:	\$119,500
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PHASE 1 - SITE SELECTION ADDITIONAL SERVICE TOTAL:	\$22,270
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Best Regards



David Negrete AIA
Negrete & Kolar Architects LLP