

ATTACHMENT NO. XI-C: Selection of District Architect

Potential motion: Move to approve the selection of Cashman Stahler Group as the district's new architectural firm.

Recommended action: Approve the motion

This was previously discussed at the Facilities Committee meetings on August 8 & 18. The District solicited proposals from 12 architectural firms, including several local firms. We received ten responses to that solicitation. After reviewing the responses, the administration interviewed four firms during the first week of August:

- Cashman Stahler Group
- Concept Three
- Dewberry Architects / Engineers
- Larson & Darby

The administrative recommendation to the Facilities Committee was to hire Cashman Stahler Group. The Facilities Committee is making the same recommendation to the Board.

Attached are the pricing schedules for Cashman Stahler and the same for our current firm for comparative purposes.

Cashman Stahler Group, Architects

Professional Services Fee Schedule Additions & Renovations

January 2011



For use with standard AIA B101-2007 Owner/Architect Agreement.
For the following services: Architectural, civil engineering, landscape architecture, structural engineering, and mechanical, electrical, plumbing, & fire protection engineering.

Hourly Rates	
Principal Architect:	\$95.00
Project Architect:	\$80.00
Intern Architect:	\$65.00
Administrative:	\$50.00

Percentage of Construction Cost Fees High Complexity - Additions/Renovations	
Estimated Construction Cost or Average of Two Lowest Responsive Bids	Architectural and Engineering Fee %
Less than \$100K	10.00%
\$101K to \$200K	9.83%
\$201K to \$300K	9.67%
\$300K to \$400K	9.50%
\$401K to \$500K	9.33%
\$501K to \$600K	9.17%
\$601K to \$700K	9.00%
\$701K to \$800K	8.83%
\$801K to \$900K	8.67%
\$901K to \$1M	8.50%
\$1.01M to \$1.25M	8.44%
\$1.26M to \$1.5M	8.38%
\$1.51M to \$1.75M	8.31%
\$1.76M to \$2M	8.25%
\$2.01M to \$2.25M	8.19%
\$2.26M to \$2.5M	8.13%
\$2.51M to \$2.75M	8.06%
\$2.76M to \$3M	8.00%
\$3.01M to \$3.25M	7.98%
\$3.26M to \$3.5M	7.97%
\$3.51M to \$3.75M	7.95%
\$3.76M to \$4M	7.94%
\$4.01M to \$4.25M	7.92%
\$4.26M to \$4.5M	7.91%
\$4.51M to \$4.75M	7.89%
\$4.76M to \$5M	7.88%
\$5.01M to \$5.25M	7.86%
\$5.26M to \$5.5M	7.84%

Cashman Stahler Group, Architects

Professional Services Fee Schedule

Additions & Renovations

January 2011



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\$5.51M to \$5.75M	7.83%
\$5.76M to \$6M	7.81%
\$6.01M to \$6.25M	7.80%
\$6.26M to \$6.5M	7.78%
\$6.51M to \$6.75M	7.77%
\$6.76M to \$7M	7.75%
\$7.01M to \$7.25M	7.73%
\$7.26M to \$7.5M	7.72%
\$7.56M to \$7.75M	7.70%
\$7.76M to \$8M	7.69%
\$8.1M to \$8.25M	7.67%
\$8.26M to \$8.5M	7.66%
\$8.51M to \$8.75M	7.64%
\$8.76M to \$9M	7.63%
\$9.01M to \$9.25M	7.59%
\$9.26M to \$9.5M	7.56%
\$9.51M to \$9.75M	7.53%
\$9.76M to \$10M	7.50%
\$10.01M to \$11M	7.48%
\$11.01M to \$12M	7.46%
\$12.01M to \$13M	7.44%
\$13.01M to \$14M	7.42%
\$14.01M to \$15M	7.40%
\$15.01M to \$16M	7.38%
\$16.01M to \$17M	7.36%
\$17.01M to \$18M	7.34%
\$18.01M to \$19M	7.32%
\$19.01M to \$20M	7.30%
\$20.01M to \$25M	7.12%
\$25.01M to \$30M	6.93%
\$30.01M to \$35M	6.75%

Reimbursable expenses will be invoiced in addition to the fee using a multiplier of 1.10.

Project Phases & Percentages of Total Fee	
Schematic Design Phase	15%
Design Development Phase	20%
Construction Documents Phase	40%
Bidding and Negotiation Phase	5%
Construction Administration Phase	20%

Cashman Stahler Group, Architects

Professional Services Fee Schedule Standard Complexity - New Buildings

January 2011



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Hourly Rates	
Principal Architect:	\$95.00
Project Architect:	\$80.00
Intern Architect:	\$65.00
Administrative:	\$50.00

Percentage of Construction Cost Fees Standard Complexity - New Buildings	
Estimated Construction Cost or Average of Two Lowest Bids	Architectural and Engineering Fee %
Less than \$100K	10.00%
\$101K to \$200K	9.59%
\$201K to \$300K	9.43%
\$300K to \$400K	9.26%
\$401K to \$500K	9.10%
\$501K to \$600K	8.94%
\$601K to \$700K	8.78%
\$701K to \$800K	8.61%
\$801K to \$900K	8.45%
\$901K to \$1M	8.29%
\$1.01M to \$1.25M	8.23%
\$1.26M to \$1.5M	8.17%
\$1.51M to \$1.75M	8.10%
\$1.76M to \$2M	8.04%
\$2.01M to \$2.25M	7.98%
\$2.26M to \$2.5M	7.92%
\$2.51M to \$2.75M	7.86%
\$2.76M to \$3M	7.80%
\$3.01M to \$3.25M	7.78%
\$3.26M to \$3.5M	7.77%
\$3.51M to \$3.75M	7.75%
\$3.76M to \$4M	7.74%
\$4.01M to \$4.25M	7.72%
\$4.26M to \$4.5M	7.71%
\$4.51M to \$4.75M	7.69%
\$4.76M to \$5M	7.68%
\$5.01M to \$5.25M	7.66%
\$5.26M to \$5.5M	7.65%
\$5.51M to \$5.75M	7.63%

Cashman Stahler Group, Architects

Professional Services Fee Schedule Standard Complexity - New Buildings

January 2011



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\$5.76M to \$6M	7.62%
\$6.01M to \$6.25M	7.60%
\$6.26M to \$6.5M	7.59%
\$6.51M to \$6.75M	7.57%
\$6.76M to \$7M	7.56%
\$7.01M to \$7.25M	7.54%
\$7.26M to \$7.5M	7.53%
\$7.56M to \$7.75M	7.51%
\$7.76M to \$8M	7.50%
\$8.1M to \$8.25M	7.48%
\$8.26M to \$8.5M	7.46%
\$8.51M to \$8.75M	7.45%
\$8.76M to \$9M	7.43%
\$9.01M to \$9.25M	7.40%
\$9.26M to \$9.5M	7.37%
\$9.51M to \$9.75M	7.34%
\$9.76M to \$10M	7.31%
\$10.01M to \$11M	7.29%
\$11.01M to \$12M	7.27%
\$12.01M to \$13M	7.25%
\$13.01M to \$14M	7.23%
\$14.01M to \$15M	7.22%
\$15.01M to \$16M	7.20%
\$16.01M to \$17M	7.18%
\$17.01M to \$18M	7.16%
\$18.01M to \$19M	7.14%
\$19.01M to \$20M	7.12%
\$20.01M to \$25M	6.94%
\$25.01M to \$30M	6.76%
\$30.01M to \$35M	6.58%

Reimbursable expenses will be invoiced in addition to the fee using a multiplier of 1.10.



- 18. A. Describe your fee structure, including a percentage of construction costs if applicable.
- B. Describe how you break down your fee by phase of the project.
- C. Describe the hourly rate for all personnel who are charged separate from the fee.
- D. Describe all reimbursable expenses and any mark-ups on reimbursable expenses.

Fee Structure

Wold proposes fixed fees to all of our clients. These fees are established at the beginning of the design process and are based on the construction budget for each project. We believe this provides you with maximum service without surprises. Our public sector clients are accustomed to working with fixed budgets, and so are we.

We are providing a fee proposal based on a percentage of construction costs. Our fixed fee would include all necessary services to fully execute your project within the mutually agreed upon project scope.

- **New Building**
Based on 6% x Construction Cost Estimate
- **Simple Additions**
Based on 7% x Construction Cost Estimate
- **Remodeling & Additions with Remodeling**
Based on 7.5% x Construction Cost Estimate
- **“Gut” Job Renovations**
Based on 8.5% x Construction Cost Estimate
- **Facilities Analysis/10-year Health/Life Safety Reports**
Based on Building(Facility) Square-Footage x \$.08-\$.15/SF

Percentage	Project Phase
15%	Schematic Design
20%	Design Development
40%	Contract Documents
5%	Bidding/Negotiations
20%	Construction Administration
100%	

Reimbursables

Reimbursables are for mileage, miscellaneous printing, telephone, fax, etc. These are billed as they are accrued with no additional markup. Plan Review Fees, Testing Services and Bid Set Printing are tax-free, and as such would be direct pass-through costs as incurred and are not included in the above.

Hourly Rate Schedule

HOURLY RATE SCHEDULE	
PRINCIPAL	\$130.00
PROJECT MANAGERS	\$115.00
ENGINEERING MANAGERS	\$115.00
INTERN ARCHITECTS/INTERIOR DESIGNERS	\$58.75-71.50
MECHANICAL ENGINEERING STAFF	\$68.00-76.25
ELECTRICAL ENGINEERING STAFF	\$64.00-87.50
ADMINISTRATIVE STAFF	\$58.00-71.25