

# Fee Proposal

The proposed phased fixed fee structure is based on a new Maintenance and Operations building and equipment storage yard on the Chabot-Las Positas campus (approx. 23,315 ASF/32,405 GSF) with a total construction cost of \$12,235,560\* million dollars (excluding Furniture and Group II Equipment) (\*subject to final program evaluation and scope/budget approval).

Basic Services Phase	Percentage	Fee
Programming	4%	\$45,955
Schematic Design	12%	\$143,458
Design Development	18%	\$213,623
Construction Documents	30%	\$362,497
Bidding	2%	\$22,063
Construction Administration	33%	\$404,325
Close Out	2%	\$18,968
Total Basic Services	100%	\$1,210,889

Total % of construction cost: 9.9%

**The following Basic Services are included within the Scope of Work:**

- Architecture- Brick Architecture and Interiors
- Maintenance and Operations Specialist - BMOC
- Civil Engineering - Sandis Engineers
- Landscape Architecture - Gates and Associates
- Structural Engineering -ZFA Structural Engineers
- MEP Engineering - Interface Engineering
- Lighting- Thornburg Associates
- Fire Alarm/Fire Protection- Interface Engineering
- Technology/AV- Thornburn Associates
- Acoustic Consulting Services - Thornburn Associates
- Cost Estimator - TBD Consultants

### Requested Specialty Services

Specialty Services are supplemental to basic services.

LEED Consulting – Stok

Requested Specialty Services	Fee
LEED MEP Services	\$24,725
LEED Energy Modeling	\$37,950
MEP Commissioning Participation	\$7,825
LEED Registration & Certification	\$89,700
QSP Developer	\$5,175

### Services Not Included

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- Joint Trench
- Pump Station Design
- CEQA/EIR consulting
- Phasing, increments
- Building Envelope Commissioning
- Bldg. Life Cycle Analysis
- Water Reuse Consulting
- Net Zero Design Assistance
- LEED Compliance Energy Model beyond Silver
- QSP (qualified SWPP practitioner)
- Daylighting Model
- Alt. Fire Analysis & Code Consulting
- Archaeological Services
- LEED Commissioning
- Environmental Graphics
- Photovoltaic Design
- Curtain Wall Design and Engineering

**Please Note:** We have selected a team of high-quality consultants with direct experience working on the Chabot College campus. We feel this is the strongest team we could assemble and are committed to working along side them to deliver Chabot College the highest quality Maintenance & Operations building possible. We have worked hard to lower our fees and that of our consultants to what we feel is the minimum required to deliver the scope being requested in this RFP. We hope the College realizes we have made every adjustment possible to get our overall base fee to around 8% of the estimated construction budget. We are eager to work with Chabot College and more than willing to have an open and transparent discussion around our fees and what we believe it will take to make a building we can all be proud of.

## Fee Schedule

The architect's hourly rates as of January 1, 2020 are set forth below. Hourly rates are adjusted annually on the first of January, in accordance with normal salary review practices.

Managing Partner	\$ 260
Design Partner	\$ 215
Associate Principal	\$ 195
Sr. Project/Design Director	\$ 185
Project/Design Director	\$ 175
Construction Director	\$ 175
Sr. Project Architect/Designer	\$165
Project Architect/Designer	\$ 155
Sr. Job Captain	\$ 155
Job Captain	\$145
Project Coordinator	\$ 115
Project Assistant	\$ 95

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Reimbursable expenses are in addition to compensation for basic and additional services and include, but are not limited to, the items delineated below, if required by the architect and its consultants. These expenses shall be billed by the architect to the owner at one point one five (1.10) times their actual cost:

- Consultant Services
- Transportation to and from the project site\*
- Printing, reproductions and plots
- Postage, handling and delivery
- Renderings, models, mockups, professional photography, and presentation materials not covered in individual work orders
- All taxes levied on professional services and on reimbursable expenses
- Any and all submittal or application fees.

\*Mileage: \$ 0.58 per mile



29 September 2020

Memorandum for Kim Kowalski, Managing Director, Brick.

Subject: BMOOC Bill Rates

Following are bill rates for BMOOC to consider for Brick.'s bid on the Chapot-Las Positas CC District B20/B21-03 RFP bid:

POSITION	DAILY RATE	HOURLY RATE
Project Manager	\$1,600.00	\$200.00
Project Engineer	\$1,480.00	\$185.00
Engineering Assistant	\$1,344.00	\$168.00

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BMOOC is a small firm and will assign labor hours by task rather than by person. For example, I will perform multiple functions on the project spanning from project management to quality assurance and training. I will bill different rates depending on the task I am completing. Please let me know if you have questions.

Jonathan C. Thomas, PE  
President, BMOOC

Distribution:  
Doug Litwiller, Business Development, BMOOC



## SANDIS STANDARD HOURLY CHARGE RATES

Enforced January 1, 2020 Through December 31, 2020

ENGINEERING AND QSD/P SERVICES		HOURLY RATE
Project Control Specialist/ Clerical		\$90.00
CAD/ Engineer Technician	Level I	\$105.00
	Level II	\$110.00
	Level III	\$115.00
Sr. Engineer Technician		\$130.00
Field Technician	Level I	\$105.00
	Level II	\$125.00
	Level III	\$135.00
Design Engineer	Level I	\$120.00
	Level II	\$125.00
	Level III	\$130.00
Project Engineer/ Traffic Engineer	Level I	\$135.00
	Level II	\$145.00
	Level III	\$175.00
Engineering Project Manager	Level I	\$185.00
	Level II	\$215.00
Associate Project Manager/ Senior Project Manager/ Senior Traffic Engineer		\$235.00
Principal		\$350.00
Forensic Review/ Analysis/ Claim Support		\$250.00
SURVEYING SERVICES / HIGH DEFINITION SCANNING / 3-D MODELING SERVICES		
CAD/ Surveying/ Scanning Technician	Level I	\$105.00
	Level II	\$110.00
	Level III	\$125.00
Project Surveyor/ Scanning Specialist	Level I	\$135.00
	Level II	\$145.00
	Level III	\$175.00
Survey Project Manager	Level I	\$185.00
	Level II	\$215.00
Senior Field Survey Supervisor (PLS)		\$235.00
Utility Locating Services 1-Person Crew		\$175.00
Traffic Safety Flagger		\$115.00
Survey Crew	1-Person Crew	\$195.00
	2-Person Crew	\$295.00
	2-Person Crew w/ Apprentice	\$365.00

**Reimbursable Costs** Printing, monuments, materials, outside services and consultants, courier/delivery services, express/ overnight mail, travel/per diem, agency fees advances, etc., at cost plus 10%.

**Overtime** All overtime charges are invoiced on the basis of one and one-half times the above rates. Double time invoiced at two times the above rates.

**Escalation** Escalation for future years shall be at a minimum of 3.5% increase per year. Sandis at its sole discretion may utilize its subsidiaries to perform the services presented in this proposal.





**I. HOURLY FEES**

<b>HOURLY FEES FOR SERVICES OF:</b>	<b>RATE PER HOUR:</b>
Partner	\$190.00 - \$220.00
Principal	\$160.00 - \$190.00
Associate Principal	\$140.00 - \$160.00
Senior Associate	\$130.00 - \$140.00
Job Captain	\$120.00 - \$130.00
Sr. Irrigation Designer	\$145.00 - \$165.00
Irrigation Design Technician	\$95.00 - \$110.00
Sr. Visual Communications Designer	\$130.00 - \$150.00
Community Outreach Facilitator	\$145.00 - \$170.00
Marketing Coordinator	\$95.00 - \$140.00
Administrative/Drafter	\$90.00 - \$120.00

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**II. EXPENSES (REIMBURSABLES)**

- A. Consultants at approximately the same rates indicated above or on consultant fee schedules.
- B. Other direct expenses at cost which may include:
  - 1. Printing and reproduction costs.
  - 2. Mileage and travel costs.
  - 3. Miscellaneous

Hourly rates may be adjusted on January 1 of each year and shall apply for any services rendered after that date.

# ZFA STRUCTURAL ENGINEERS

▶ 2020 hourly rates

Executive Principal .....	\$250
Principal .....	\$200
Associate Principal .....	\$180
Senior Associate .....	\$170
Associate.....	\$160
Senior Engineer .....	\$140
Engineer.....	\$130
Engineer - Designer.....	\$110
Project BIM Manager.....	\$120
Senior BIM Technician .....	\$110
BIM Technician.....	\$100
Engineering Support.....	\$65

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**NOTE:** ZFA uses the IRS-approved mileage reimbursement rate of \$0.575 per mile, to estimate reimbursement rates for automobile travel.

# Interface Engineering Hourly Rates

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Principal:	\$280/Hour
Associate Principal:	\$230/Hour
Associate/Sr. Engineer-Designer III:	\$210/Hour
Sr. Engineer-Designer II:	\$180/Hour
Sr. Engineer-Designer I:	\$155/Hour
Engineer-Designer III:	\$145/Hour
Designer II:	\$125/Hour
Designer I:	\$120/Hour
Revit Lead:	\$110/Hour
Drafter-Revit:	\$105/Hour
Administrative:	\$80/Hour



**SCHEDULE OF HOURLY RATES**

Listed below is Thorburn Associates Hourly Rates:

Principal	\$	280.00
Associate Principal	\$	250.00
Senior Consultant	\$	200.00
Consultant	\$	140.00
Senior Technical Assistant	\$	100.00
Technical Assistant	\$	60.00

CHABOT-LAS POSITAS  
STOK HOURLY RATES



HOURLY RATES

Role	Rate
Principal	\$215
Senior Cx Agent	\$205
Senior Energy Modeler	\$185
Cx Project Manager	\$180
Sustainability Project Manager	\$175
Hers Rater	\$165
Engineering Coordinator	\$155
Sustainability Project Coordinator	\$145

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