



CITY OF CAMAS
PROFESSIONAL SERVICES AGREEMENT

616 NE 4th Avenue
Camas, WA 98607

PROJECT NO. N/A

CAMAS WASHOUGAL FIRE DEPARTMENT (CWFD)
HEADQUARTERS STATION 41 REPLACEMENT, PH. 3 AND 4

THIS AGREEMENT is entered into between the **City of Camas**, a municipal corporation, hereinafter referred to as "the City", and **Aetta Architects**, hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified.

1. Project Designation. The Consultant is retained by the City to perform professional services in connection with the project designated as the **CWFD Headquarters Station 41 Replacement, Phases 3 and 4.**
2. Scope of Services. Consultant agrees to perform the services, identified on Exhibit "A" attached hereto, including the provision of all labor, materials, equipment, supplies and expenses.
3. Time for Performance. Consultant shall perform all services and provide all work product required pursuant to this agreement by no later than December 31, 2027, unless an extension of such time is granted in writing by the City, or the Agreement is terminated by the City in accordance with Section 18 of this Agreement.
4. Payment. The Consultant shall be paid by the City for completed work and for services rendered for an amount not to exceed **\$2,308,603** under this agreement as follows:
 - a. Payment for the work provided by Consultant shall be made as provided on Exhibit "A" attached hereto, provided that the total amount of payment to Consultant shall not exceed the amounts for each task identified in Exhibit "A" (Scope of Services) inclusive of labor, materials, equipment supplies and expenses. Billing rates as identified in Exhibit "A".
 - b. The Consultant may submit vouchers to the City once per month during the progress of the work for payment for project completed to date. Vouchers submitted shall include the Project Number designated by the City and noted on this agreement. Such vouchers will be checked by the City, and upon approval thereof, payment will be made to the Consultant in the amount approved. Payment to the Consultant of partial estimates, final estimates, and retained percentages shall be subject to controlling laws.
 - c. Final payment of any balance due the Consultant of the total contract price earned will be made promptly upon its ascertainment and verification by the City after the completion of the work under this agreement and its acceptance by the City.
 - d. Payment as provided in this section shall be full compensation for work performed, services rendered and for all materials, supplies, equipment and incidentals necessary to complete the work.

e. The Consultant's records and accounts pertaining to this agreement are to be kept available for inspection by representatives of the City and of the State of Washington for a period of three (3) years after final payment. Copies shall be made available upon request.

5. Ownership and Use of Documents. All documents, drawings, specifications, electronic copies and other materials produced by the Consultant hereinafter "Work Product" in connection with the services rendered under this Agreement shall be the property of the City whether the project for which they are made is executed or not. The Consultant shall be permitted to retain copies, including reproducible copies, of drawings and specifications for information, reference and use in connection with Consultant's endeavors. The City agrees, to the fullest extent permitted by law, to indemnify and hold the Consultant harmless from any claim, liability or cost (including reasonable attorney's fees and defense costs) arising or allegedly arising out of any reuse or modification of the Work Product by the City or any person or entity that obtains the Work Product from or through the City.

All work product which may be produced or modified by the Consultant while performing the Services shall belong to the City, upon full payment of all monies owed to the Consultant under this agreement. Upon written notice by the City during the Term of this Agreement or upon the termination or cancellation of this Agreement, the Consultant shall deliver all copies of any such work product remaining in the possession of the Consultant to the City.

6. Compliance with Laws. Consultant shall, in performing the services contemplated by this agreement, faithfully observe and comply with all federal state and local laws, ordinances, and regulations, applicable to the services to be rendered under this agreement. Compliance shall include, but not limited to, 8 CFR Part 274a – Control of Employment of Aliens, § 274a.2 Verification of identity and employment authorization.

7. Indemnification. Consultant shall defend, indemnify and hold the City of Camas, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the negligent acts, errors or omissions of the Consultant in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

However, should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials and employees, the Consultant's liability, hereunder shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

8. Consultant's Liability Insurance.

a. Insurance Term. The Consultant shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

b. No Limitation. Consultant's maintenance of insurance as required by the Agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

c. Minimum Scope of Insurance. Consultant shall obtain insurance of types and coverage described below:

1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000.00 per accident. Automobile Liability insurance covering all owned, non-owned, hired, and leased vehicles. Coverage shall be at least as broad as Insurance Services Office (ISO) form CA 00 01.
 2. Commercial General Liability insurance shall be written with limits no less than \$2,000,000.00 each occurrence, \$2,000,000.00 general aggregate. Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent Consultants and personal injury and advertising injury. The Public Entity shall be named as an additional insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the Public Entity using an additional insured endorsement at least as broad as ISO endorsement form CG 20 26.
 3. Professional Liability insurance appropriate to the consultant's profession. Professional Liability insurance shall be written with limits no less than \$2,000,000.00 per claim and \$2,000,000.00 policy aggregate limit.
 4. Workers' Compensation coverage as required by Industrial Insurance laws of the State of Washington.
 5. Verification. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, showing the City of Camas as a named additional insured, evidencing the Automobile Liability and Commercial General Liability of the Consultant before commencement of the work.
- d. Other Insurance Provision. The Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain or be endorsed to contain that they shall be primary insurance as respect to the City. Any Insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.
 - e. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII.
 - f. Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Agreement before commencement of the work.
 - g. Notice of Cancellation. The Consultant shall provide the City with written notice of any policy cancellation within two business days of their receipt of such notice.
 - h. Failure to Maintain Insurance. Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business days' notice to the Consultant to correct the breach, immediately terminate the Agreement or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.
9. Independent Consultant. The Consultant and the City agree that the Consultant is an independent Consultant with respect to the services provided pursuant to this agreement. Nothing in this Agreement shall be considered to create the relationship of employer and employee between the parties hereto.

Neither Consultant nor any employee of Consultant shall be entitled to any benefits accorded City employees by virtue of the services provided under this Agreement. The City shall not be

responsible for withholding or otherwise deducting federal income tax or social security or for contributing to the state industrial insurance program, otherwise assuming the duties of an employer with respect to Consultant, or any employee of Consultant.

10. Covenant Against Contingent Fees. The Consultant warrants that he/she has not employed or retained any company or person, other than a bona fide employee working solely for the Consultant, to solicit or secure this contract, and that he has not paid or agreed to pay any company or person, other than a bona fide employee working solely for the Consultant, any fee, commission, percentage, brokerage fee, gifts, or any other consideration contingent upon or resulting from the award or making of this contract. For breach or violation of this warranty, the City shall have the right to annul this contract without liability or, in its discretion to deduct from the contract price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.
11. Discrimination Prohibited. During the performance of this Agreement, the Consultant, for itself, its assignees, and successors in interest agrees to comply with the following laws and regulations:
- Title VI of the Civil Rights Act of 1964
(42 USC Chapter 21 Subchapter V Section 2000d through 2000d-4a)
 - Federal-aid Highway Act of 1973
(23 USC Chapter 3 Section 324)
 - Rehabilitation Act of 1973
(29 USC Chapter 16 Subchapter V Section 794)
 - Age Discrimination Act of 1975
(42 USC Chapter 76 Section 6101 et seq.)
 - Civil Rights Restoration Act of 1987
(Public Law 100-259)
 - Americans with Disabilities Act of 1990
(42 USC Chapter 126 Section 12101 et. seq.)
 - 49 CFR Part 21
 - 23 CFR Part 200
 - RCW 49.60.180

In relation to Title VI of the Civil Rights Act of 1964, the Consultant is bound by the provisions of Exhibit "B" attached hereto and by this reference made part of this Agreement, and shall include the attached Exhibit "B" in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto.

12. Confidentiality. The Consultant agrees that all materials containing confidential information received pursuant to this Agreement shall not be disclosed without the City's express written consent. Consultant agrees to provide the City with immediate written notification of any person seeking disclosure of any confidential information obtained for the City. The restrictions on the use and disclosure of the confidential information shall not apply to information which (a) was known to the Consultant before receipt of same from the City; or (b) becomes publicly known other than through the Consultant; or (c) is disclosed pursuant to the requirements of a governmental authority or judicial order, but only to the extent required to comply with the said requirements of the government authority or judicial order.
13. Work Product. All work product, including records, files, documents, plans, computer disks, magnetic media or material which may be produced or modified by the Contractor while performing the Services shall belong to the City, upon full payment of all monies owed to the Contractor under this agreement. Upon written notice by the City during the Term of this Agreement or upon the termination or cancellation of this Agreement, the Contractor shall deliver all copies of any such work product remaining in the possession of the Contractor to the City.

14. Certification Regarding Debarment, Suspension, or Ineligibility and Voluntary Exclusion—Primary and Lower Tier Covered Transactions.

- a. The Consultant, defined as the primary participant and its principals, certifies by signing these General Terms and Conditions that to the best of its knowledge and belief that they:
 1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal or State department or agency.
 2. Have not within a three-year period preceding this contract, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public or private agreement or transaction, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice;
 3. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this section; and
 4. Have not within a three-year period preceding the signing of this contract had one or more public transactions (federal, state, or local) terminated for cause of default.
- b. Where the Consultant is unable to certify to any of the statements in this contract, the Consultant shall attach an explanation to this contract.
- c. The Consultant agrees by signing this contract that it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the City.
- d. The Consultant further agrees by signing this contract that it will include the clause titled “Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion—Lower Tier Covered Transaction,” as follows, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions:

Lower Tier Covered Transactions

1. The lower tier Consultant certifies, by signing this contract that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
 2. Where the lower tier Consultant is unable to certify to any of the statements in this contract, such Consultant shall attach an explanation to this contract.
- e. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, person, primary covered transaction, principal, and voluntarily excluded, as used in this section, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the City for assistance in obtaining a copy of these regulations.

15. Intellectual Property.

- a. Warranty of Non-infringement. Consultant represents and warrants that the Consultant is either the author of all deliverables to be provided under this Agreement or has obtained and holds all rights necessary to carry out this Agreement. Consultant further represents and warrants that

the Services to be provided under this Agreement do not and will not infringe any copyright, patent, trademark, trade secret or other intellectual property right of any third party.

- b. Rights in Data. Unless otherwise provided, data which originates from this Agreement shall be a "work for hire" as defined by the U.S. Copyright Act of 1976 and shall be owned by the City. Data shall include, but not be limited to reports, documents, pamphlets, advertisements, books, magazines, surveys, studies, films, tapes, and sound reproductions. Ownership includes the right to copyright, patent, register, and the ability to transfer these rights.
16. Assignment. The Consultant shall not sublet or assign any of the services covered by this agreement without the express written consent of the City.
17. Non-Waiver. Waiver by the City of any provision of this agreement or any time limitation provided for in this agreement shall not constitute a waiver of any other provision.
18. Conflict of Interest. It is recognized that Consultant may or will be performing professional services during the Term for other parties; however, such performance of other services shall not conflict with or interfere with Consultant's ability to perform the Services. Consultant agrees to resolve any such conflicts of interest in favor of the City. Consultant confirms that Consultant does not have a business interest or a close family relationship with any City officer or employee who was, is, or will be involved in the Consultant's selection, negotiation, drafting, signing, administration, or evaluating the Consultant's performance.
19. City's Right to Terminate Contract. The City shall have the right at its discretion and determination to terminate the contract following ten (10) calendar days written notice. The consultant shall be entitled to payment for work thus far performed and any associated expenses, but only after the city has received to its satisfaction the work completed in connection with the services to be rendered under this agreement.
20. Notices. Notices to the City of Camas shall be sent to the following address:
Cliff Free
City of Camas
616 NE 4th Avenue
Camas, WA 98607
PH: 360-817-1554
EMAIL: cfree@cityofcamas.us

Notices to Consultant shall be sent to the following address:
Karl Johansson
Aetta Architects
821 SE 14th Loop, Suite 109
PO Box 798
PH: 360-687-8379
EMAIL: karl@aetta.com
21. Integrated Agreement. This Agreement together with attachments or addenda, represents the entire and integrated agreement between the City and the Consultant and supersedes all prior negotiations, representations, or agreements written or oral. This agreement may be amended only by written instrument signed by both City and Consultant. Should any language in any Exhibits to this Agreement conflict with any language in this Agreement, the terms of this Agreement shall prevail. Any provision of this Agreement that is declared invalid, inoperative, null and void, or illegal shall in no way affect or invalidate any other provision hereof and such other provisions shall remain in full force and effect.

22. Arbitration Clause. If requested in writing by either the City or the Consultant, the City and the Consultant shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by first entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. If a dispute cannot be settled within a period of thirty (30) calendar days with the mediator, if mutually agreed, the dispute shall be referred to arbitration in the Portland USA&M office in accordance with the applicable United States Arbitration and Mediation Rules of Arbitration. The arbitrator’s decision shall be final and legally binding and judgement be entered thereon.

Each party shall be responsible for its share of the arbitration fees in accordance with the applicable Rules of Arbitration. In the event a party fails to proceed with arbitration, unsuccessfully challenges the arbitrator’s award, or fails to comply with the arbitrator’s award, the other party is entitled to costs of suit, including reasonable attorney’s fee for having to compel arbitration or defend or enforce award.

23. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Washington.

24. Venue. The venue for any dispute related to this Agreement or for any action to enforce any term of this Agreement shall be Clark County, Washington.

25. Remedies Cumulative. Any remedies provided for under the terms of this Agreement are not intended to be exclusive but shall be cumulative with all other remedies available to the City at law or in equity.

26. Counterparts. Each individual executing this Agreement on behalf of the City and Consultant represents and warrants that such individual is duly authorized to execute and deliver this Agreement. This Agreement may be executed in any number of counterparts, which counterparts shall collectively constitute the entire Agreement.

DATED this _____ day of _____, 20__.

CITY OF CAMAS:

AETTA ARCHITECTS:
Authorized Representative

By _____

Signed by:
By Karl Johansson
F5753C843D874A2...

Print Name _____

Print Name Karl Johansson

Title _____

Title President

Date 2/3/2025

EXHIBIT "A"
SCOPE OF SERVICES AND COST



Architectural / Engineering Fee Proposal

Date: January 9, 2025

To: Steve Wall, P.E.
Public Works Director, City of Camas
616 NE 4th Ave.
Camas, WA 98607
swall@cityofcamas.us

Subject: Architectural / Engineering Fee Proposal
Camas Washougal Fire Department (CWFD)
Headquarters Station 41 Replacement
Aetta Project No. 23048.1

Dear Steve,

Aetta Architects and our consultant team are pleased to be at this stage in the CWFD Headquarters Station 41 Replacement. Having completed Phases 1 and 2, we are proposing herein, on Phases 3 and 4, Building Design and Construction Administration.

PROJECT UNDERSTANDING:

The Camas Washougal Fire Department (CWFD) will construct a new two story, 23,280 square foot headquarters fire station on a 0.57 acre parcel located in downtown Camas. The station will house a City Services Fire Station, CWFD Administration Headquarters and Administration spaces including a Multi-Purpose Community Meeting / Fire Fighting Training Room. The Fire Response Station will include staff living quarters for 5-6 station personnel, requisite apparatus bays and various support spaces. Please refer to the following attachments, taken from the CWFD Station 41 Pre-Design Final Package, dated May 2024.

Attachment A – Concept Narrative for anticipated structure and systems
Attachment B – Preliminary Site Plan and Floor Plans
Attachment C – Conceptual Renderings
Attachment D – Conceptual Narrative
Attachment E – Conceptual Cost Estimate

BUDGET

Approximate Construction Budget for this project is anticipated to be \$17,500,000.

PROJECT ASSUMPTIONS AND EXCLUSIONS:

The project team has made the following assumptions to develop the scope of services, limitations of scope, and associated fees for this project.

General Assumptions and Exclusions:

- The project will be completed in one construction phase.
- Construction will be administered as one bid package.
- The project will not be fast-tracked.
- All Agency review and/or permit fees will be paid by the Owner.
- Hazardous material identification and testing reports will be provided by the Owner.
- Artwork integration is excluded.
- Value Engineering is excluded.
- Acoustical Engineering is excluded.

SCOPE OF SERVICES:

Architectural – Aetta Architects and consulting Public Safety Specialist, TCA Architects.

Aetta Architects will lead the design team comprised of all the consultants and engineers described below. Additionally, Aetta will provide design services, project management and coordination with TCA Architects, our Public Safety Specialist and key consultant in the Schematic Design, Design Development, and Construction Documentation phases. Design will include the plans, elevations, sections, and details necessary to construction the building described in Phase 1 and 2 of the Pre-Design work. Additional design services include selection and specifications for final fit out of furniture, fixtures, and equipment (FF&E). Following the design phases, Aetta will continue with the coordination and delivery of Permitting, Bidding and Construction Administration with the assistance of TCA Architects. Design Management and Construction Administration will be provided in accordance with the signed Agreement. Such management and administration include but are not limited to coordinating the design development (SD, DD, and CD) with the Owner and Consultants, managing the plan review process with authorities having jurisdiction through permit approval, providing assistance in the procurement (bid) process and administering the contract between the Owner and Contractor.

See Exhibit F, B201-2017 for complete architectural basic services

See Exhibit G, Aetta Hourly Fee Breakdown Summary

See Exhibit H, TCS Hourly Fee Breakdown Summary

Civil Engineering – MacKay Sposito

Basic Services

Services for site development, include plans, details, calculations, and reports as needed for grading, erosion control, storm drainage, water systems, sanitary sewer, irrigation system and public street improvements. Provide bidding and construction phase services including assistance with the Construction Stormwater General Permit, produce final record drawings for the engineering plan set at the end of construction based on contractor provided redlines, and submit to all required jurisdictions for review and approval as required. Visit the site periodically to observe construction and prepare a final punch list for contractor action.

Land Use

Services to coordinate, prepare a SEPA Checklist, apply for and participate in all necessary governmental agency reviews, including Pre-Application Conference, Design Review, Site Plan Review, and Engineering Plan Review.

Landscape Design

Services for the landscape design including landscape plans and specifications, drawings, and details, planting Plan, irrigation system design/build plans, participation in all necessary related governmental agency reviews, and bidding and construction phase services.

Site Survey

Topographic and Existing Conditions Survey.

See Exhibit I, MacKay Sposito Hourly Fee Breakdown Summary

Structural Engineering – PCS Structural Solutions

Structural analyses for basic gravity and seismic resisting systems based on current building codes and a geotechnical report; and structural design and detailing of building structural systems including stairs and railings. Provide recommendations for non-structural building elements including mechanical equipment, half-height partition walls, fall protection and rooftop mechanical screens and on site structural design for emergency generator support and standalone waster enclosure structure. Visit the site to observe construction prior to slab-on-grade pour, covering of structural systems, and structural topping out.

See Exhibit J, PCS Hourly Fee Breakdown Summary

Mechanical, Electrical, and Plumbing Engineering – Interface Engineering

Plumbing

Design work to include plumbing supply and waste systems, natural gas systems, riser diagrams, schedules, fixture and equipment selection, design build fire sprinkler systems, stormwater conveyance to civil connection, and coordination with mechanical systems. Additional design will include air compressor and piping distribution, oil / water separator and kitchen grease interceptor. Visit the site periodically to observe construction and prepare a final punch list for contractor action.

Mechanical

Design work to include air handling, air distribution, control systems for heating and cooling, schedules, diagrams, fixture and equipment selection and radon mitigation systems as needed to accommodate and/or serve the proposed project. Additional design will include diesel exhaust systems and positive pressurized spaces. Visit the site periodically to observe construction and prepare a final punch list for contractor action.

Electrical

Design work to include electrical service, lighting distribution systems (interior and exterior), one-line diagrams, schedules, fixture and equipment selection, fire alarm system, emergency generator and transfer switch, and low-voltage system rough-in. Additional design will include station alerting systems, telecommunications system design including VOIP, wireless, intercom and paging, access control systems, door controls, CCTV and AV, security camera rough-in, roof-top photovoltaic and on site EV charging stations. Visit the site periodically during construction and punch list review. Visit the site periodically to observe construction and prepare a final punch list for contractor action.

See Exhibit K, Interface Hourly Fee Breakdown Summary

Building Envelope Consultant – Certa Building Solutions

Services to provide consultation on building envelope design and construction. Review drawings and specifications and provide recommendations with respect to appropriate assemblies for the proposed use and exposure of foundation wall waterproofing, exterior glazing, above-grade exterior wall, and roof assemblies, exterior envelope transitions in materials, and penetration details. Provide recommendations for performance and testing requirements, relevant standards, and acceptable materials/systems. During construction, conduct periodic site visits to observe building envelope construction and conformance to project detailing, review related submittals, attend pre-installation meetings, and witness air barrier and glazing performance (water) testing performed by the Contractor.

See Exhibit L, Certa Hourly Fee Breakdown Summary

Detailed Cost Estimation – Wiggins Preconstruction Services

Services to provide, through an Independent Cost Estimating Consultant, detailed cost estimates based on the documents provided for Schematic Design, Design Development, and Construction Document phases.

See Exhibit M, Wiggins Hourly Fee Breakdown Summary

Traffic Consultant – Lancaster Mobley

Our work under this proposal will be to prepare a Transportation Impact Study (TIS) suitable for submission to the City of Camas and WSDOT as part of the development application. The TIS will include the following:

- Analysis of expected trip impacts to City of Camas identified intersections including AM and PM peak hour operations.
- Preparation of custom trip generation study to estimate trip generation of the proposed fire station.
- A detailed distribution analysis will be conducted utilizing data provided by the Southwest Washington Regional Transportation Council.
- Conduct a safety analyses reviewing the most recent five years of available crash data at the study intersections and an evaluation of sight distances at the proposed access location(s).
- The final report will include a full appendix with supporting technical data and will be stamped by a professional engineer licensed in the state of Washington.

Geotechnical Engineer – Columbia West

Services to provide geotechnical engineering recommendations for use in design and construction of the proposed development. The specific scope of our services is summarized as follows:

- Review information available in Columbia West's files from previous geological and geotechnical studies conducted at and in the vicinity of the site.
- Coordinate and manage the field exploration program, which includes locating public and private utilities, coordinating site access, and scheduling subcontractors and field staff.
- Conduct explorations and testing at the site including drill borings, infiltration tests.
- Observe subsurface conditions, maintain continuous logs of the explorations, and collect soil samples at representative intervals.
- Perform laboratory testing on select samples collected from the explorations.
- Prepare a geotechnical report for the site that includes the following:
 - Summary of soil and groundwater conditions at the site
 - Exploration logs and Results of laboratory testing
 - Results of infiltration testing
 - Results of the 1-D seismic wave ReMi
 - Recommendations for foundation support, including allowable bearing capacity, estimated foundation settlement, and lateral resistance parameters
 - Recommendations for floor slab subgrade preparation
 - Evaluation of susceptibility of the soil to liquefaction
 - Foundation settlement potential.
 - Recommendations for site preparation, including grading and drainage, stripping depths, fill type for imported material, compaction criteria, trench excavation and backfill, use of on-site soil, and wet/dry weather earthwork
 - Recommendations for managing identified groundwater conditions that may affect the performance of structures
 - Recommendations for AC and PCC pavement design for on-site access drives and parking areas, including subbase, base course, and AC/PCC paving thickness.
 - Code-based seismic design parameters in accordance with ASCE 7-16
- Up to four hours of project management time for post-report consultation and review of final geotechnical-related plans and construction specifications.

Archaeology Consultant – Archaeological Investigations NW

AINW will conduct a cultural resource survey to meet compliance review for archaeological and historic resources under Governor's Executive Order (GEO) 21-01, review by the Washington State Department of Archaeology and Historic Preservation (DAHP) under the State Environmental Policy Act (SEPA), and review under Camas Municipal Code.

- The survey will include the City-owned parcel (tax lot 78100000) and the portion of Everett Street to be abandoned. The study will be overseen by AINW staff who are professionally qualified in archaeology and architectural history. The archaeological survey will consist of a pedestrian survey and shovel testing in unpaved areas, if possible using hand tools.
- A historic resource survey will document historic resources of the built environment, which include buildings or structures that are 45 years of age or older (i.e., constructed in 1980 or earlier).
- The methods and results of the archaeological and historic resource survey will be described in a combined cultural resource survey technical report to be prepared following the fieldwork.

LEED Consultant – ecoREAL Solutions

Provide LEED Consulting Services as necessary to achieve a minimum LEED Silver Accredited Certification. Services to include:

- SD, DD, and CD Phases
 - Attend consultant design meetings to guide sustainable design.
 - Facilitate an Eco-Charette to identify opportunities and challenges, set sustainability goals and create design and construction guidelines.
 - Develop documentation that identifies achievable LEED credits and creates a roadmap for certification with tasks, milestones, deadlines, and project team responsibilities.
 - Utilize proprietary Green Building Integrated Management (GBIM) and Green Canary Software to specify, track and verify sustainable progress.

- Perform an SD and DD Design Review based on identified sustainability guidelines.
- Perform a 50% and 100% CD Design Review.
- Assist in developing specifications that identify materials, products, manufacturers, performance requirements and chain of custody verification for LEED certification.
- Construction Phase Scope
 - Review, inspect, document, and collect information and materials necessary for certification.
 - Submit collected information and materials necessary for of information required for certification.

See Exhibit N, ecoREAL Hourly Fee Breakdown by Task

Construction Manager – R & C Management

Scope includes construction management services from Project Start-up through Post – Construction Closeout.

- Project Start-up
 - Review and comment on the overall project budget and create a detailed wholistic cashflow analysis with anticipated spending flow for Owners use for budgeting purposes.
 - Prepare and manage a wholistic master project schedule from project start to finish.
 - Prepare a written plan that outlines the process' to inform contractors about the project.
 - Prepare a list of project risks and recommended options to minimize those risks.
 - Create an overall Management Plan that includes Project Schedules, Project Budgets, Roles and Responsibilities, Standard Documents, and Management Information Control System.
 - Assist in consultant contract completion.
- Design
 - Review the Architects Design Schedule and manage alignment with the master schedule.
 - Contribute construction management incite and experience to A/E team for design consideration during SD, DD, and CD phases. Monitor the production of drawings and specifications in against the master schedule. Review SD, DD and CD Cost Estimates and assist in reconciling the budget with the design if needed.
 - Collaborate with the Architecture/Engineering (A/E) team to ensure that stakeholder engagement occurs at appropriate times during the design process.
- Bid / Award
 - Coordinate completion of the bid advertisement and pre-bid conference with the A/E and Owner.
 - Develop/Coordinate standard front end docs with legal counsel (GC Agreement, General Conditions Bid Form, instructions to bidders, advertisement etc.)
 - Review bid provided by the apparent low bidder and provide comment to Owner and Architect.
 - Prepare Notice of Award and distribute the Notice to all the bidders. Attach a construction agreement with the Notice to the responsible low bidder.
 - Coordinate the completion of the Construction Agreement. Forward the Certificate of Insurance and Payment/Performance Bonds for City approval.
 - Prepare Notice to Proceed after receipt of signed agreement, bonds, and certificates.
 - Coordinate return of the bid bonds after the construction agreement is fully executed.
- Construction
 - Create quality assurance and quality control documentation that defines the expectations for general contractors' deliverables, including requirements for pre-construction, monthly deliverables, and closeout documentation.
 - Attend all Construction Meetings. Keep meeting minutes utilizing the standard R&C Management meeting minute's format. Minutes will address the current status of Requests for Information, Change Order Requests and Change Orders, Payment Applications, Job Site Safety, Construction Schedule Review, Three-week look ahead, and LEED Certification Progress by Contractor and LEED Consultant.
 - Review the Contractor's Construction Schedule with the Architect, City and Fire Department and manage alignment with the master schedule.
 - Facilitate the contractor in providing a recovery schedule when any construction activity is seven days behind schedule.
 - Assist the Architect in observing that construction is in alignment with the Design Documents.
 - Assist the Architect in requiring the GC and subcontractors maintain as-built drawings throughout the Construction phase.

- Review field reports distributed by the Special Inspections firm and assist the Architect in resolving any deficiencies noted.
- Contractor Pay Application Review: Collaborate with the Architecture/Engineering (A/E) team to review contractor pay applications. Ensure that progress percentages accurately reflect the scope of work completed on-site. Additionally, confirm that all required monthly deliverables are submitted before recommending payment approval to the owner.
- Review Change Order Requests for accuracy and assist Architect in resolving inconsistencies.
- Track Change Order Requests and Change Orders in R&C Management Log Format.
- Process all Change Order Requests into a monthly Change Order.
- Moderate disputes between Owner, Architect, and/or Contractor for resolution.
- Occupancy and Post Construction
 - FFE Procurement & Coordination of the FFE Installation process.
 - Prepare an occupancy plan that includes a schedule for insuring continuity for the relocation and operation of existing critical equipment, fixtures, and equipment.
 - Coordinate low-voltage, security, and access controls connectivity and start-up.
 - Create a post-construction needs and issues move in list to streamline service start-up.
 - Issue a Final Project Report.
 - Attend warranty Inspections.
 - Assist the Architect and Engineers with the review of Operation and Maintenance Manuals.
 - Coordinate all training with the Contractor and Owner for equipment operation and maintenance.
 - Facilitate final payment procedures retainage, lien releases, insurance bonds, etc.

See Exhibit O, R & C Management Hourly Fee Breakdown by Task

COMPENSATION:

Basic Services are provided on a Lump Sum Fee basis.

Basic Services	Consultant	Fee
Architectural Design/Project Management	Aetta Architects	\$584,031
Architectural Design Consultant	TCA Architects	\$457,119
Structural Engineering	PCS Structural Solutions	\$128,250
Mechanical Engineering	Interface Engineering	\$136,000
Electrical Engineering	Interface Engineering	\$94,600
	SUBTOTAL:	\$1,400,000

Supplemental Services	Consultant / AE	Fee
SD and CD Renderings	Aetta	\$16,000
Public Engagement	Aetta	\$4,000
Conformed Construction Documents	Aetta	\$2,000
Interior Design Support for FF&E	Aetta	\$20,000
Conformed Construction Documents	Interface	\$2,000
Conformed Construction Documents	PCS	\$2,000
Non Structural Engineering Design	PCS	\$25,500
Building Envelope Enclosure	Certa	\$49,800
Cost Estimating	Wiggins	\$29,800
Civil Engineering	MacKay Sposito	\$131,500
Landscape Design	MacKay Sposito	\$42,000
Site Survey	MacKay Sposito	\$12,500
Land Use Planning	MacKay Sposito	\$33,000
Traffic Consultant	Lancaster Mobley	\$11,000
Photovoltaic System Design	Interface	\$8,000
Fire Sprinkler Design/Build Services	Interface	\$5,000
Fire Alarm Design Services	Interface	\$9,000
Telecommunications, Annunciation & Security	Interface	\$29,000
MEP Commissioning Support	Interface	\$12,000

Radon System Design	Interface	\$4,900
Energy Consulting	Interface	\$15,000
Commissioning Services	Interface	\$25,000
Geotechnical Survey and Report	Columbia West	\$15,000
Archaeology Survey and Report	AINW	\$21,982
LEED Certification	ecoREAL	\$60,125
Construction Management	R&C Management	\$169,536
Supplemental Services Coordination	Aetta	\$152,961
	SUBTOTAL	\$908,603
	GRAND TOTAL:	\$2,308,603

Additional Service listed below will be needed during construction. They can be contracted by Aetta or the Owner. These services are not included in the services provided because their scope will not be determined until later in the design. Aetta has provided the consultant, and fee estimates below for your budgeting consideration. Aetta will solicit fee proposals for your review when their scope has been determined.

Additional Services	Consultant	Estimated Fee
<i>Special Inspections and Testing</i>	Columbia West	\$15,000

Other additional services, if necessary to complete the project or agreed to by the Client and Architect, will be provided in accordance with Aetta's Hourly Billing Rates. See *Exhibit P, Aetta Hourly Billing Rates*

Fee Breakdown by Phase

Aetta will invoice per the following fee breakdown:

Schematic Design Phase	18%	\$415,549
Design Development Phase	20%	\$461,721
Construction Documents Phase	31%	\$715,667
Procurement/Bidding Phase	2%	\$46,172
Construction Phase	27%	\$623,323
Project Closeout	2%	\$46,172
	100%	\$2,308,603

SCHEDULE OF SERVICES

A preliminary project schedule is provided below. Design Start is approximately February 1, 2025, and Project Completion being February 2027. A more comprehensive design schedule will be developed at the beginning of Design.

Building and Site Design	February 2025 – February 2026
Building and Site Construction	February 2026 – February 2027

Should you have any questions, or need further clarification, please do not hesitate to contact us. It is our goal to meet your needs for this project, and we look forward to working with you. If you are in agreement with this proposal, please sign below and return one (1) copy to our office.

Sincerely,

Karl Johansson, AIA
Principal

ACCEPTANCE OF PROPOSAL:

The undersigned has authority to sign for and hereby agrees to the fee proposal outlined above. Agreement to the proposal does not constitute a contract for the work but instead acknowledges acceptance of the architect and consultant scope of services and fees. An AIA Standard Form of Agreement between Architect and Owner will be provided for your review following a signed proposal.

Signature

Date

Printed Name

Copy: *Project File*

Attachments: *Exhibit A – Concept Site Plan and Floor Plans
Exhibit B – Concept Program
Exhibit C – Conceptual Rendering
Exhibit D – Conceptual Narrative
Exhibit E – Conceptual Cost Estimate
Exhibit F – B201-2017
Exhibit G – Aetta Hourly Fee Breakdown Summary
Exhibit H – TCA Hourly Fee Breakdown Summary
Exhibit I – MacKay Sposito Hourly Fee Breakdown Summary
Exhibit J – PCS Hourly Fee Breakdown Summary
Exhibit K – Interface Hourly Fee Breakdown Summary
Exhibit L – Certa Hourly Fee Breakdown Summary
Exhibit M – Wiggins Hourly Fee Breakdown Summary
Exhibit N – ecoREAL Hourly Fee Breakdown Summary
Exhibit O – R & C Management Hourly Fee Breakdown Summary
Exhibit P – Aetta Architects, PC 2024 Rates and Reimbursables*

AIA[®] Document B201[™] – 2017

Standard Form of Architect's Services: Design and Construction Contract Administration

for the following PROJECT:

(Name and location or address)

Camas Washougal Fire Department (CWFD) Headquarters Station 41 Replacement
616 NE 4th Ave
Camas, WA 98607

THE OWNER:

(Name, legal status and address)

City of Camas
616 NE 4th Ave
Camas, WA 98607

THE ARCHITECT:

(Name, legal status and address)

Aetta Architects, PC
821 SE 14th Loop, Suite 109
P.O. Box 798
Battle Ground, WA 98604

THE AGREEMENT

This Standard Form of Architect's Services is part of the accompanying Owner-Architect Agreement (hereinafter, together referred to as the Agreement) dated the 8 day of August in the year 2023 .

(In words, indicate day, month and year.)

TABLE OF ARTICLES

- 1 INITIAL INFORMATION
- 2 SCOPE OF ARCHITECT'S BASIC SERVICES
- 3 SUPPLEMENTAL AND ADDITIONAL SERVICES
- 4 OWNER'S RESPONSIBILITIES
- 5 COST OF THE WORK
- 6 COMPENSATION
- 7 ATTACHMENTS AND EXHIBITS

ARTICLE 1 INITIAL INFORMATION

§ 1.1 The Agreement is based on the Initial Information set forth in this Section 1.1.

(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's program for the Project:

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document provides the Architect's scope of services only and must be used with an owner-architect agreement. It may be used with AIA Document B102[™]-2017, Standard Form of Agreement Between Owner and Architect without a Predefined Scope of Architect's Services, to provide the Architect's sole scope of services, or with B102 in conjunction with other standard form services documents. It may also be used with G802[™]-2017, Amendment to the Professional Services Agreement, to create a modification to any owner-architect agreement.

(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)

As described in Exhibits A, B, C, D, and E of the Architectural / Engineering Fee Proposal dated January 09, 2025

§ 1.1.2 The Project's physical characteristics:

(Identify or describe pertinent information about the Project's physical characteristics, such as size; location; dimensions; geotechnical reports; site boundaries; topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site, etc.)

As described in Exhibits A, B, C, D, and E of the Architectural / Engineering Fee Proposal dated January 09, 2025

§ 1.1.3 The Owner's budget for the Cost of the Work, as defined in Section 5.1:

(Provide total and, if known, a line item breakdown.)

\$17,500,000.00, seventeen million, five-hundred thousand dollars and zero cents

§ 1.1.4 The Owner's anticipated design and construction milestone dates:

.1 Design phase milestone dates, if any:

Unknown at time of execution

.2 Construction commencement date:

Unknown at time of execution

.3 Substantial Completion date or dates:

Unknown at time of execution

.4 Other milestone dates:

Unknown at time of execution

§ 1.1.5 The Owner intends the following procurement and delivery method for the Project:

(Identify method such as competitive bid or negotiated contract, as well as any requirements for accelerated or fast-track design and construction, multiple bid packages, or phased construction)

Design-Bid-Build. Competitive Bidding. The parties do not anticipate fast-track scheduling, multiple bid packages, or phased construction. The parties assume there will be a single bid/procurement package. Additional bid/procurement packages shall be provided as an Additional Service

§ 1.1.6 The Owner's anticipated Sustainable Objective for the Project:

(Identify and describe the Owner's Sustainable Objective for the Project, if any.)

As requested, the project seeks to achieve a LEED Silver certification.

§ 1.1.6.1 Not Used.

§ 1.1.7 The persons or entities, in addition to the Owner's representative, who are required to review the Architect's submittals to the Owner are as follows:

(List name, address, and other contact information.)

Unknown at time of execution

§ 1.1.8 The Owner shall retain the following consultants and contractors:

(List name, legal status, address, and other contact information.)

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.1

(Paragraphs deleted)

Special Inspections and Testing: Unknown at time of execution

§ 1.1.9 The Architect shall retain the consultants identified in Sections 1.1.9.1 and 1.1.9.2:
(List name, legal status, address, and other contact information.)

§ 1.1.9.1 Consultants retained under Basic Services:

- .1 Structural Engineer:
PCS Structural Solutions
101 SW Main St., Suite 280
Portland, OR 97204
- .2 Mechanical Engineer:
Interface Engineering
100 SW Main St., Suite 1600
Portland, OR 97204
- .3 Electrical Engineer:
Interface Engineering
100 SW Main St., Suite 1600
Portland, OR 97204

§ 1.1.9.2 Consultants retained under Supplemental Services:

- .1 Civil Engineering:
MacKay Sposito
18405 SE Mill Plain Blvd., Suite 100
Vancouver, WA 98683
- .2 Site Survey:
MacKay Sposito
18405 SE Mill Plain Blvd., Suite 100
Vancouver, WA 98683
- .3 Landscape Architecture:
MacKay Sposito
18405 SE Mill Plain Blvd., Suite 100
Vancouver, WA 98683
- .4 Cost Estimator:
Wiggins Preconstruction:
14444 91st Ave. NE
Kirkland, WA 98034-5142
- .5 Building Envelope:
Certa Building Solutions
1510 SE 44th Ave., Suite 102
Portland, OR 97215
- .6 Traffic Consultant:
Lancaster Mobley
1130 SW Morrison St., Suite 318
Portland, OR 97205
- 7. Archaeological Consultant

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Archaeological Investigations Northwest
3510 NE 122nd Ave.
Portland, OR 97230

8. Geotechnical Consultant
Columbia West Engineering
11917 NE 95th St.
Vancouver, WA 98682

9. LEED Consultant
ecoREAL Consultants
6343 Failing St.
West Linn, OR 97068

10. Construction Management Consultant
R & C Management Group
11818 SE Mill Plain Blvd, Suite 302
Vancouver, WA 98684

§ 1.1.10 Other Initial Information on which the Agreement is based:

N/A

§ 1.2 The Owner and Architect may rely on the Initial Information. Both parties, however, recognize that the Initial Information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the schedule, the Architect’s services, schedule for the Architect’s services, and the Architect’s compensation. The Owner shall adjust the Owner’s budget for the Cost of the Work and the Owner’s anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

§ 1.3 Instruments of Service to be provided or transmitted electronically shall be in a format that will not allow modification. Use of BIM, including Revit or other 3D-modeling software, shall be for Architect’s own design and coordination purposes. Architect’s Revit Model, or other 3D models shall not be set-up, developed, or maintained by Architect for other purposes, and shall not be shared with Owner, Contractor, or any third-party, unless otherwise agreed in writing. If requested by Owner, Architect shall provide modifiable electronic copies of plans and specifications as exported AutoCAD files, but only subject to Architect’s standard Electronic Media Release executed by the receiving party.

§ 1.4 The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances ("Standard of Care"). The Architect makes no warranty, either expressed or implied, as to the Architect’s or its consultants’ findings, recommendations, plans, specifications, or professional advice, other than that Architect shall comply with the Standard of Care in the performance of its services. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

ARTICLE 2 SCOPE OF ARCHITECT’S BASIC SERVICES

§ 2.1 The Architect’s Basic Services consist of those described in this Article 2 and include usual and customary structural, mechanical, and electrical engineering services. Services not set forth in this Article 2 are Supplemental or Additional Services.

§ 2.1.1 The Architect shall manage the Architect’s services, research applicable design criteria, attend Project meetings, communicate with members of the Project team, and report progress to the Owner.

§ 2.1.2 The Architect shall coordinate its services with those services provided by the Owner and the Owner’s consultants. The Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of, services and information furnished by the Owner and the Owner’s consultants. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any error, omission, or inconsistency in such services or information.

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§ 2.1.3 As soon as practicable after the date of the Agreement, the Architect shall submit for the Owner's approval a schedule for the performance of the Architect's services. The schedule initially shall include anticipated dates for the commencement of construction and for Substantial Completion of the Work as set forth in the Initial Information. The schedule shall include allowances for periods of time required for the Owner's review, for the performance of the Owner's consultants, and for approval of submissions by authorities having jurisdiction over the Project. Once approved by the Owner, the Architect shall, subject to the Standard of Care, endeavor to meet the time limits established by the schedule. However, in the event the Architect is delayed by causes outside its control, or for other reasonable cause, the schedule shall be extended by a reasonable time. With the Owner's approval, the Architect shall adjust the schedule, if necessary, as the Project proceeds until the commencement of construction.

§ 2.1.4 The Architect shall not be responsible for an Owner's directive or substitution, or for the Owner's acceptance of non-conforming Work, made or given without the Architect's written approval.

§ 2.1.5 The Architect shall contact governmental authorities required to approve the Construction Documents and entities providing utility services to the Project. The Architect shall respond to applicable design requirements imposed by those authorities and entities.

§ 2.1.6 The Architect shall assist the Owner in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

§ 2.2 SCHEMATIC DESIGN PHASE SERVICES

§ 2.2.1 The Architect shall review the program and other information furnished by the Owner, and shall review laws, codes, and regulations applicable to the Architect's services.

§ 2.2.2 The Architect shall prepare a preliminary evaluation of the Owner's program, schedule, budget for the Cost of the Work, Project site, the proposed procurement and delivery method, and other Initial Information, each in terms of the other, to ascertain the requirements of the Project. The Architect shall notify the Owner of (1) any inconsistencies discovered in the information, and (2) other information or consulting services that may be reasonably needed for the Project.

§ 2.2.3 The Architect shall present its preliminary evaluation to the Owner and shall discuss with the Owner alternative approaches to design and construction of the Project. The Architect shall reach an understanding with the Owner regarding the requirements of the Project.

§ 2.2.4 Based on the Project requirements agreed upon with the Owner, the Architect shall prepare and present, for the Owner's approval, a preliminary design illustrating the scale and relationship of the Project components.

§ 2.2.5 Based on the Owner's approval of the preliminary design, the Architect shall prepare Schematic Design Documents for the Owner's approval. The Schematic Design Documents shall consist of drawings and other documents including a site plan, if appropriate, and preliminary building plans, sections and elevations; and may include some combination of study models, perspective sketches, or digital representations. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing.

§ 2.2.5.1 The Architect shall consider sustainable design alternatives, such as material choices and building orientation, together with other considerations based on program and aesthetics, in developing a design that is consistent with the Owner's program, schedule and budget for the Cost of the Work. The Owner may obtain more advanced sustainable design services as a Supplemental Service under Section 3.1.1.

§ 2.2.5.2 The Architect shall consider the value of alternative materials, building systems and equipment, together with other considerations based on program and aesthetics, in developing a design for the Project that is consistent with the Owner's program, schedule, and budget for the Cost of the Work.

§ 2.2.6 The Architect shall submit to the Owner an estimate of the Cost of the Work prepared in accordance with Section 5.3.

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§ 2.2.7 The Architect shall submit the Schematic Design Documents to the Owner and request the Owner’s approval.

§ 2.3 DESIGN DEVELOPMENT PHASE SERVICES

§ 2.3.1 Based on the Owner’s approval of the Schematic Design Documents, and on the Owner’s authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Design Development Documents for the Owner’s approval. The Design Development Documents shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, and other appropriate elements. The Design Development Documents shall also include outline specifications that identify major materials and systems and establish, in general, their quality levels.

§ 2.3.2 The Architect shall update the estimate of the Cost of the Work prepared in accordance with Section 5.3.

§ 2.3.3 The Architect shall submit the Design Development Documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, and request the Owner’s approval.

§ 2.4 CONSTRUCTION DOCUMENTS PHASE SERVICES

§ 2.4.1 Based on the Owner’s approval of the Design Development Documents, and on the Owner’s authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Construction Documents for the Owner’s approval. The Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels and performance criteria of materials and systems and other requirements for the construction of the Work. The Owner and Architect acknowledge that, in order to perform the Work, the Contractor will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review in accordance with Section 2.6.4.

§ 2.4.2 The Architect shall incorporate the design requirements of governmental authorities having jurisdiction over the Project into the Construction Documents.

§ 2.4.3 During the development of the Construction Documents, the Architect shall assist the Owner in the development and preparation of (1) procurement information that describes the time, place, and conditions of bidding, including bidding or proposal forms; (2) the form of agreement between the Owner and Contractor; and (3) the Conditions of the Contract for Construction (General, Supplementary and other Conditions). The Architect shall also compile a project manual that includes the Conditions of the Contract for Construction and Specifications, and may include bidding requirements and sample forms.

§ 2.4.4 The Architect shall update the estimate for the Cost of the Work prepared in accordance with Section 5.3.

§ 2.4.5 The Architect shall submit the Construction Documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, take any action required under Section 5.5, and request the Owner’s approval.

§ 2.5 PROCUREMENT PHASE SERVICES

§ 2.5.1 General

The Architect shall assist the Owner in the Procurement Phase.

§ 2.5.2 Competitive Bidding

§ 2.5.2.1 Bidding Documents shall consist of bidding requirements and proposed Contract Documents.

§ 2.5.2.2 The Architect shall assist the Owner in bidding the Project by:

- .1 facilitating the distribution of Bidding Documents to prospective bidders;
- .2 attending a pre-bid conference for prospective bidders;

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- 3 preparing responses to questions from prospective bidders and providing clarifications and interpretations of the Bidding Documents to the prospective bidders in the form of addenda.

§ 2.5.2.3 If the Bidding Documents permit substitutions, the Architect shall, consider requests for substitutions and prepare and distribute addenda identifying approved substitutions to all prospective bidders.

(Paragraphs deleted)

§ 2.6 CONSTRUCTION PHASE SERVICES

§ 2.6.1 General

§ 2.6.1.1 The Architect shall provide administration of the Contract between the Owner and the Contractor as set forth below and in AIA Document A201™–2017, General Conditions of the Contract for Construction. If the Owner and Contractor modify AIA Document A201–2017, those modifications shall not affect the Architect’s services under the Agreement unless the Owner and the Architect amend the Agreement.

§ 2.6.1.2 The Architect shall advise and consult with the Owner during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in the Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the Architect be responsible for the Contractor’s failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect’s negligent acts or omissions, but shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Contractor or of any other persons or entities performing portions of the Work.

§ 2.6.1.3 Subject to Section 3.2 and except as provided in Section 2.6.6.5, the Architect’s responsibility to provide Construction Phase Services commences with the award of the Contract for Construction and terminates on the date the Architect issues the final Certificate for Payment.

§ 2.6.2 Evaluations of the Work

§ 2.6.2.1 The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required in Section 3.2.3, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect shall keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work.

§ 2.6.2.2 The Architect has the authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect shall have the authority to require inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 2.6.2.3 The Architect shall interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect’s response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 2.6.2.4 Interpretations and decisions of the Architect shall be consistent with the intent of, and reasonably inferable from, the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and decisions, the Architect shall endeavor to secure faithful performance by both Owner and Contractor, shall not show partiality to either, and shall not be liable for results of interpretations or decisions rendered in good faith. The

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Architect's decisions on matters relating to aesthetic effect shall be final if consistent with the intent expressed in the Contract Documents.

§ 2.6.2.5 Unless the Owner and Contractor designate another person to serve as an Initial Decision Maker, as that term is defined in AIA Document A201–2017, the Architect shall render initial decisions on Claims between the Owner and Contractor as provided in the Contract Documents.

§ 2.6.3 Certificates for Payment to Contractor

§ 2.6.3.1 The Architect shall review and certify the amounts due the Contractor and shall issue certificates in such amounts. The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's evaluation of the Work as provided in Section 2.6.2 and on the data comprising the Contractor's Application for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to (1) an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) results of subsequent tests and inspections, (3) correction of minor deviations from the Contract Documents prior to completion, and (4) specific qualifications expressed by the Architect.

§ 2.6.3.2 The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 2.6.3.3 The Architect shall maintain a record of the Applications and Certificates for Payment.

§ 2.6.4 Submittals

§ 2.6.4.1 The Architect shall review the Contractor's submittal schedule and shall not unreasonably delay or withhold approval of the schedule. The Architect's action in reviewing submittals shall be taken in accordance with the approved submittal schedule or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time, in the Architect's professional judgment, to permit adequate review.

§ 2.6.4.2 The Architect shall review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility. The Architect's review shall not constitute approval of safety precautions or construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 2.6.4.3 If the Contract Documents specifically require the Contractor to provide professional design services or certifications by a design professional related to systems, materials, or equipment, the Architect shall specify the appropriate performance and design criteria that such services must satisfy. The Architect shall review and take appropriate action on Shop Drawings and other submittals related to the Work designed or certified by the Contractor's design professional, provided the submittals bear such professional's seal and signature when submitted to the Architect. The Architect's review shall be for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect shall be entitled to rely upon, and shall not be responsible for, the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals.

§ 2.6.4.4 Subject to Section 3.2, the Architect shall review and respond to requests for information about the Contract Documents. The Architect shall set forth, in the Contract Documents, the requirements for requests for information. Requests for information shall include, at a minimum, a detailed written statement that indicates the specific Drawings

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or Specifications in need of clarification and the nature of the clarification requested. The Architect’s response to such requests shall be made in writing within any time limits agreed upon, or otherwise with reasonable promptness. If appropriate, the Architect shall prepare and issue supplemental Drawings and Specifications in response to the requests for information.

§ 2.6.4.5 The Architect shall maintain a record of submittals and copies of submittals supplied by the Contractor in accordance with the requirements of the Contract Documents.

§ 2.6.5 Changes in the Work

§ 2.6.5.1 The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Subject to Section 3.2, the Architect shall prepare Change Orders and Construction Change Directives for the Owner’s approval and execution in accordance with the Contract Documents.

§ 2.6.5.2 The Architect shall maintain records relative to changes in the Work.

§ 2.6.6 Project Completion

§ 2.6.6.1 The Architect shall:

- .1 conduct inspections to determine the date or dates of Substantial Completion and the date of final completion;
- .2 issue Certificates of Substantial Completion;
- .3 forward to the Owner, for the Owner’s review and records, written warranties and related documents required by the Contract Documents and received from the Contractor; and,
- .4 issue a final Certificate for Payment based upon a final inspection indicating that, to the best of the Architect’s knowledge, information, and belief, the Work complies with the requirements of the Contract Documents.

§ 2.6.6.2 The Architect’s inspections shall be conducted with the Owner to check conformance of the Work with the requirements of the Contract Documents and to verify the accuracy and completeness of the list submitted by the Contractor of Work to be completed or corrected.

(Paragraphs deleted)

ARTICLE 3 SUPPLEMENTAL AND ADDITIONAL SERVICES

§ 3.1 SUPPLEMENTAL SERVICES

§ 3.1.1 The services listed below are not included in Basic Services but may be required for the Project. The Architect shall provide the listed Supplemental Services only if specifically designated in the table below as the Architect’s responsibility, and the Owner shall compensate the Architect as provided in Section 6.2. Unless otherwise specifically addressed in the Agreement, if neither the Owner nor the Architect is designated, the parties agree that the listed Supplemental Service is not being provided for the Project.

(Designate the Architect’s Supplemental Services and the Owner’s Supplemental Services required for the Project by indicating whether the Architect or Owner shall be responsible for providing the identified Supplemental Service. Insert a description of the Supplemental Services in Section 3.1.2 below or attach the description of services as an exhibit to the Agreement.)

Supplemental Services	Responsibility <i>(Architect, Owner or Not Provided)</i>
§ 3.1.1.1 Programming	Owner per paragraph 1.1.1
§ 3.1.1.2 Multiple preliminary designs	Not Provided
§ 3.1.1.3 Measured drawings	Not Provided
§ 3.1.1.4 Existing facilities surveys	Not Provided
§ 3.1.1.5 Site evaluation and planning	Architect
§ 3.1.1.6 Building Information Model management responsibilities	Architect

Init.

§ 3.1.1.7	Development of Building Information Models for post construction use	Not Provided
§ 3.1.1.8	Civil engineering	Architect
§ 3.1.1.9	Landscape design	Architect
§ 3.1.1.10	Architectural interior design	Architect
§ 3.1.1.11	Value analysis	Not Provided
§ 3.1.1.12	Detailed cost estimating beyond that required in Section 5.3	Architect
§ 3.1.1.13	On-site project representation	Not provided
§ 3.1.1.14	Conformed documents for construction	Architect
§ 3.1.1.15	As-designed record drawings	Not Provided
§ 3.1.1.16	As-constructed record drawings	Not Provided
§ 3.1.1.17	Post occupancy evaluation	Not Provided
§ 3.1.1.18	Facility support services	Not Provided
§ 3.1.1.19	Tenant-related services	Not Provided
§ 3.1.1.20	Architect's coordination of the Owner's consultants	Owner
§ 3.1.1.21	Telecommunications/data design	Architect
§ 3.1.1.22	Security evaluation and planning	Architect
§ 3.1.1.23	Commissioning	Architect
§ 3.1.1.24	Sustainable Project Services	Architect
§ 3.1.1.25	Fast-track design services	Not Provided
§ 3.1.1.26	Multiple bid packages	Not Provided
§ 3.1.1.27	Historic preservation	Not Provided
§ 3.1.1.28	Furniture, furnishings, and equipment design	Architect
§ 3.1.1.29	Other services provided by specialty Consultants	See 3.1.2.1
§ 3.1.1.30	Other Supplemental Services	See 3.1.2.2

§ 3.1.2 Description of Supplemental Services

§ 3.1.2.1 A description of each Supplemental Service identified in Section 3.1.1 as the Architect's responsibility is provided below.
(Describe in detail the Architect's Supplemental Services identified in Section 3.1.1 or, if set forth in an exhibit, identify the exhibit. The AIA publishes a number of Standard Form of Architect's Services documents that can be included as an exhibit to describe the Architect's Supplemental Services.)

As provided in the attached Architectural / Engineering Fee Proposal dated January 09,2025

§ 3.1.2.2 A description of each Supplemental Service identified in Section 3.1.1 as the Owner's responsibility is provided below.
(Describe in detail the Owner's Supplemental Services identified in Section 3.1.1 or, if set forth in an exhibit, identify the exhibit.)

As provided in the attached Architectural / Engineering Fee Proposal dated January 09, 2025

§ 3.1.3 Not Used

§ 3.2 ARCHITECT'S ADDITIONAL SERVICES

The Architect may provide Additional Services after execution of the Agreement without invalidating the Agreement. Except for services required due to the fault of the Architect, any Additional Services provided in accordance with this Section 3.2 shall entitle the Architect to compensation pursuant to Section 6.3 and an appropriate adjustment in the Architect's schedule.

Init.

§ 3.2.1 Upon recognizing the need to perform the following Additional Services, the Architect shall notify the Owner with reasonable promptness and explain the facts and circumstances giving rise to the need. The Architect shall not proceed to provide the following Additional Services until the Architect receives the Owner’s written authorization:

- .1 Services necessitated by a change in the Initial Information, previous instructions or approvals given by the Owner, or a material change in the Project including size, quality, complexity, the Owner’s schedule or budget for Cost of the Work, or procurement or delivery method;
- .2 Services necessitated by the enactment or revision of codes, laws, or regulations, including changing or editing previously prepared Instruments of Service;
- .3 Changing or editing previously prepared Instruments of Service necessitated by official interpretations of applicable codes, laws or regulations that are either (a) contrary to specific interpretations by the applicable authorities having jurisdiction made prior to the issuance of the building permit, or (b) contrary to requirements of the Instruments of Service when those Instruments of Service were prepared in accordance with the applicable standard of care;
- .4 Services necessitated by decisions of the Owner not rendered in a timely manner or any other failure of performance on the part of the Owner or the Owner’s consultants or contractors;
- .5 Preparing digital models or other design documentation for transmission to the Owner’s consultants and contractors, or to other Owner-authorized recipients;
- .6 Preparation of design and documentation for alternate bid or proposal requests proposed by the Owner;
- .7 Preparation for, and attendance at, a public presentation, meeting or hearing (other than in the usual course of the design review or permit process);
- .8 Preparation for, and attendance at, a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto;
- .9 Evaluation of the qualifications of entities providing bids or proposals;
- .10 Consultation concerning replacement of Work resulting from fire or other cause during construction; or
- .11 Assistance to the Initial Decision Maker, if other than the Architect.
- .12 Revisions to Instruments of Service necessary as a result of untimely, incomplete, or uncoordinated plans and specifications for Delegated Design Components, and coordination of such untimely plans and specifications.

§ 3.2.2
(Paragraphs deleted)
Not Used.

§ 3.2.3
(Paragraphs deleted)
Not Used.

§ 3.2.4 Not Used.

§ 3.2.5 Not Used.

ARTICLE 4 OWNER’S RESPONSIBILITIES

§ 4.1 The Owner shall establish the Owner’s budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 5.1; (2) the Owner’s other costs; and, (3) reasonable contingencies related to all of these costs. The Owner shall update the Owner’s budget for the Project as necessary throughout the duration of the Project until final completion. If the Owner significantly increases or decreases the Owner’s budget for the Cost of the Work, the Owner shall notify the Architect. The Owner and the Architect shall thereafter agree to a corresponding change in the Project’s scope and quality, and to a corresponding change to the Architect’s fee and schedule. The Architect is not required to revise the Instruments of Service until the Owner and Architect agree on the adjustment to the Project’s scope and quality, the schedule, and Architect’s fee.

§ 4.2 Not Used

§ 4.3 Not Used

Init.

§ 4.4 The Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

§ 4.5 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 4.6 The Owner shall provide the Supplemental Services designated as the Owner's responsibility in Section 3.1.1.

§ 4.7 Not Used.

§ 4.8 The Owner shall include the Architect in all communications with the Contractor that relate to or affect the Architect's services or professional responsibilities, or that modify the Contract Documents. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect.

§ 4.9 Before executing the Contract for Construction, the Owner shall coordinate the Architect's duties and responsibilities set forth in the Contract for Construction with the Architect's services set forth in the Agreement. The Owner shall provide the Architect a copy of the executed agreement between the Owner and Contractor, including the General Conditions of the Contract for Construction.

§ 4.10 The Owner shall provide the Architect access to the Project site prior to commencement of the Work and shall obligate the Contractor to provide the Architect access to the Work wherever it is in preparation or progress.

ARTICLE 5 COST OF THE WORK

§ 5.1 For purposes of the Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include contractors' general conditions costs, overhead and profit. The Cost of the Work also includes the reasonable value of labor, materials, and equipment, donated to, or otherwise furnished by, the Owner. The Cost of the Work does not include the compensation of the Architect; the costs of the land, rights-of-way, financing, or contingencies for changes in the Work; or other costs that are the responsibility of the Owner.

§ 5.2 The Owner's budget for the Cost of the Work is provided in Initial Information, and shall be adjusted throughout the Project as required under Sections 4.1, 5.4 and 5.5. Evaluations of the Owner's budget for the Cost of the Work, and the preliminary estimate of the Cost of the Work and updated estimates of the Cost of the Work, prepared by the Architect, represent the Architect's judgment as a design professional. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials, or equipment; the Contractor's methods of determining bid prices; or competitive bidding, market, or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's budget for the Cost of the Work, or from any estimate of the Cost of the Work, or evaluation, prepared or agreed to by the Architect.

§ 5.3 In preparing estimates of the Cost of Work, the Architect, through its Cost Estimating Consultant, shall be permitted to include contingencies for design, bidding, and price escalation; to determine what materials, equipment, component systems, and types of construction are to be included in the Contract Documents; to recommend reasonable adjustments in the program and scope of the Project; and to include design alternates as may be necessary to adjust the estimated Cost of the Work to meet the Owner's budget. The Architect's estimate of the Cost of the Work shall be based on current area, volume or similar conceptual estimating techniques. If the Owner requires a detailed estimate of the Cost of the Work, the Architect shall provide such an estimate, if identified as the Architect's responsibility in Section 3.1.1, as a Supplemental Service.

§ 5.4 If, through no fault of the Architect, the Procurement Phase has not commenced within 180 days after the Architect submits the Construction Documents to the Owner, the Owner's budget for the Cost of the Work shall be adjusted to reflect changes in the general level of prices in the applicable construction market.

§ 5.5 If at any time the Architect's estimate of the Cost of the Work exceeds the Owner's budget for the Cost of the Work, the Architect shall make appropriate recommendations to the Owner to adjust the Project's size, quality, or budget for the Cost of the Work, and the Owner shall cooperate with the Architect in making such adjustments.

§ 5.6 If the Owner’s budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services is exceeded by the lowest bona fide bid or negotiated proposal, the Owner shall

- .1 give written approval of an increase in the budget for the Cost of the Work;
- .2 authorize rebidding or renegotiating of the Project within a reasonable time;
- .3 not used;
- .4 in consultation with the Architect, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or,
- .5 implement any other mutually acceptable alternative.

§ 5.7 If the Owner chooses to proceed under Section 5.6.4, the Owner and the Architect shall discuss the cause of the bids exceeding the Owner’s budget. The Architect, with any additional compensation as determined per negotiations between the Owner and Architect, shall modify the Construction Documents as necessary to comply with the Owner’s budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services, or the budget as adjusted under Section 5.6.1. If the Owner requires the Architect to modify the Construction Documents because the lowest bona fide bid or negotiated proposal exceeds the Owner’s budget for the Cost of the Work due to market conditions the Architect could not reasonably anticipate, the Owner shall compensate the Architect for the modifications as an Additional Service pursuant to Section 6.3; otherwise the Architect’s services for modifying the Construction Documents shall be without additional compensation. In any event, the Architect’s modification of the Construction Documents shall be the limit of the Architect’s responsibility under this Article 5.

ARTICLE 6 COMPENSATION

§ 6.1 If not otherwise specifically addressed in the Agreement, the Owner shall compensate the Architect for the Architect’s Basic Services as follows:

- .1 Stipulated Sum
(Insert amount)

(Paragraphs deleted)

As provided in the attached Architectural / Engineering Fee Proposal dated January 09, 2025

§ 6.2 For the Architect’s Supplemental Services designated in Section 3.1.1 and for any Sustainability Services required pursuant to Section 3.1.3, the Owner shall compensate the Architect as follows:

(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)

As provided in the attached Architectural / Engineering Fee Proposal dated January 09, 2025

§ 6.3 For Additional Services that may arise during the course of the Project, including those under Section 3.2, the Owner shall compensate the Architect as follows:

(Insert amount of, or basis for, compensation.)

As provided in the attached Architectural / Engineering Fee Proposal dated January 09, 2025

§ 6.4 Compensation for Supplemental and Additional Services of the Architect’s consultants when not included in Section 6.2 or 6.3, shall be the amount invoiced to the Architect plus ten percent (10 %), or as follows:

(Insert amount of, or basis for computing, Architect’s consultants’ compensation for Supplemental or Additional Services.)

§ 6.5 When compensation for Basic Services is based on a stipulated sum or a percentage basis, the proportion of compensation for each phase of services shall be as follows:

Schematic Design Phase	eighteen percent (18 %)
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Init.

Design Development Phase	twenty	percent (20	%)
Construction Documents Phase	thirty-one	percent (31	%)
Procurement Phase	two	percent (2	%)
Construction Phase	twenty-seven	percent (27	%)
Project Closeout	two		2	%)
<hr/>				
Total Basic Compensation	one hundred	percent (100	%)

§ 6.6 Not Used

§ 6.6.1 Not Used

§ 6.7 The hourly billing rates for services of the Architect and the Architect’s consultants are set forth below. The rates shall be adjusted in accordance with the Architect’s and Architect’s consultants’ normal review practices. *(If applicable, attach an exhibit of hourly billing rates or insert them below.)*

As provided in the attached Architectural / Engineering Fee Proposal dated January 09, 2025

§ 6.8 Not Used.

§ 6.9 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect’s consultants plus ten percent 10%

ARTICLE 7 ATTACHMENTS AND EXHIBITS

The following attachments and exhibits, if any, are incorporated herein by reference: *(List other documents, if any, including any exhibits relied on in Section 3.1.)*

- Exhibit AA – Architect / Engineering Fee Proposal dated January 09,2025
- Exhibit A – Concept Site Plan and Floor Plans
- Exhibit B – Concept Program
- Exhibit C – Conceptual Rendering
- Exhibit D – Conceptual Narrative
- Exhibit E – Conceptual Cost Estimate
- Exhibit F – B201-2017
- Exhibit G – Aetta Hourly Fee Breakdown Summary
- Exhibit H – TCA Hourly Fee Breakdown Summary
- Exhibit I – MacKay Sposito Hourly Fee Breakdown Summary
- Exhibit J – PCS Hourly Fee Breakdown Summary
- Exhibit K – Interface Hourly Fee Breakdown Summary
- Exhibit L – Certa Hourly Fee Breakdown Summary
- Exhibit M – Wiggins Hourly Fee Breakdown Summary
- Exhibit N – ecoREAL Hourly Fee Breakdown Summary
- Exhibit O – R & C Management Hourly Fee Breakdown Summary
- Exhibit P – Aetta Architects, PC 2024 Rates and Reimbursables

ARTICLE 8 NOT USED

ARTICLE 9 TERMINATION OR SUSPENSION

§ 9.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect’s option, cause for suspension of performance of services under this Agreement. If the Owner fails to perform its Owner responsibilities as required by this Agreement, the Architect may also elect to suspend services. If the Architect elects to suspend services, the Architect shall give thirty days’ written notice to the Owner before suspending services. In the event of a suspension of

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services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Owner shall pay the Architect all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted. The Architect's election not to suspend services under this provision does not waive the Architect's rights, remedies, claims or defenses.

§ 9.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 9.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

ARTICLE 10 MISCELLANEOUS PROVISIONS

§ 10.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns, and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement, including any payments due to the Architect by the Owner prior to the assignment.

§ 10.5 Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or Architect.

§ 10.6 Not Used.

§ 10.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner's promotional materials for the Project. This Section 10.7 shall survive the termination of this Agreement unless the Owner terminates this Agreement for cause pursuant to Section 9.4.

(Paragraphs deleted)

Init.

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EXHIBIT G - AETTA ARCHITECTS HOURLY FEE BREAKDOWN SUMMARY

FEE SUMMARY	Principal	Project Manager	Architect III	Designer III	Designer II	Designer I	Interiors III	Admin Services	Total Hours	Duration in weeks	Hours per week	Fee Hours per Phase
CLIENT: Camas Washougal Fire Department												
Headquarters Station 41 Replacement												
Project No: 23048.1												
QC Review and Mark-up		8										
Cost Reconciliation		8	8					4				
Administration / Accounting	2							8				
Construction Documents	8	178	260	152	184	78	146	8	1,014	16	63	\$ 181,080.00
Design Schedule Review		6										
Research & Investigation			16					16				
Owner Meetings	4	8	8					8				
Consultant Meetings		8				8						
Internal Meetings		16	16	16	16	16		8				
Documentation and Correspondence		24	24									
Interior Design			12					24				
Cover Sheet							4					
Code Analysis		8	12									
Site Plan Coordination												
Consultant Coordination / Management				24								
Floor Plan (s)			12	20	24							
Roof Plans			8	16								
Exterior Elevations			12		24							
Building Sections			12		24							
Exterior Details		8	12	16	24							
Reflected Ceiling Plans							16	12				
Interior Elevations							24	16				
Wall Types				16								
Door & Window Types					28							
Door Schedule			8	12								
Room Finish Schedule								24				
Interior Details			8		36			16				
Floor Finish Plans						18		18				
Demolition Plans			24	32								
Divisions 0 & 1 coordination with Owner		24										
Complete Specifications		24	24									
Bid Prep		12										
QA Review and Mark-up			12									
QC Review and Mark-up		16										
Permit Application and Submittal		16										
Permit Responses			24									
Cost Reconciliation		8	8					4				
Administration / Accounting	4							8				
Construction Procurement (Bidding)	0	18	37	0	0	0	0	2	57	4	14	\$ 11,520.00
Documentation and Correspondence		6	14									
Addenda/ Bid assist		6	14									
Pre-Bid Conference		6										
Substitution Requests			9									
Administration / Accounting	0							2				
Contract Administration	24	116	544	88	0	0	0	16	788	52	15	\$ 157,680.00
Documentation and Correspondence		60	80									
Pre-Construction Meeting			8	8								
OAC Meetings/Site Visits	20	40	72									
Submittal Review			80									
Pay Application Review		16						8				
RFI Responses			80									
PR's / COP's / CO's			80									
Operations and Maintenance Manual Review			72	40								
Record Documents Review			72	40								
Administration / Accounting	4							8				

EXHIBIT G - AETTA ARCHITECTS HOURLY FEE BREAKDOWN SUMMARY

FEE SUMMARY												
CLIENT: Camas Washougal Fire Department												
Headquarters Station 41 Replacement												
Project No: 23048.1												
	Principal	Project Manager	Architect III	Designer III	Designer II	Designer I	Interiors III	Admin Services	Total Hours	Duration in weeks	Hours per week	Fee Hours per Phase
Closeout	0	6	26	28	0	0	0	0	60	4	15	\$ 11,560.00
Documentation and Correspondence		4	4									
Punchlists			18	18								
Punchlist Back Check				10								
Completion and Final Payment Certificates	0	2	4									
Supplemental SD and CD Renderings	8	0	20	0	11	48	20	0	107			\$ 16,020.00
Meetings			8				8					
Review	8		12				12					
Renderings/Presentations					11	48						
Public Engagement	6	8	0	4	0	0	0	0	18			\$ 4,040.00
Documentation	2	4		4								
Attendance	4	4										
Supplemental Conformed CDs	0	0	2	0	12	0	0	0	14	2	7	\$ 2,080.00
Documentation			2		12							
Interior Design Support for FF&E	0	4	32	0	0	22	58	0	116	12	10	\$ 19,920.00
Meetings		4	8				8					
Documentation						22	24					
Research & Investigation			8				8					
Specifications			16				18					
Total Basic + Supplemental Services Hours	56	516	1,257	512	382	251	402	42	3,418			
Total Basic + Supplemental Services Fee	\$ 14,560.00	\$ 113,520.00	\$ 251,400.00	\$ 92,160.00	\$ 53,480.00	\$ 25,100.00	\$ 72,360.00	\$ 3,360.00	3,418	100	211	\$ 625,940.00

Estimated Fee Breakdown Clarifications

1. Fee Breakdown amounts do not exactly match Proposal Fee amounts due to rounding in hourly units. The Proposal Fee amounts are the contract amounts.
2. Although Total Hours per Phase will not change, Hourly Task distributions within each phase will shift between tasks as work and need develop.

EXHIBIT H - TCA ARCHITECTS HOURLY FEE BREAKDOWN SUMMARY

FEE SUMMARY CLIENT: Camas Washougal Fire Department Headquarters Station 41 Replacement Project No: 23048.1	Senior Principal	Associate Principal	Architect/ Designer III	Project Manager II	Architect/ Designer II	Architect Designer I	Admin Services	Total Hours	Duration in weeks	Hours per week	Fee Hours per Phase
2024 Billing Rates	\$ 245.00	\$ 195.00	\$ 185.00	\$ 180.00	\$ 175.00	\$ 155.00	\$ 100.00				
Scope											
Schematic Design	145	16	279	32	0	313	8	793	12	66	\$ 145,335.00
Design Schedule	2		12								
Research & Investigation	4		16			4					
Owner Meetings	36		18								
Consultant Meetings	12		12			12					
Internal Meetings	12		12			8					
Documentation and Correspondence	4		24			40					
AHJ Engagement and Coordination	2		8								
Building Design	24		40			80					
Interior Design	1		4			7					
Cover Sheet	1		4								
Code Analysis	4		8								
Site Plan Coordination	4		8			8					
Consultant Coordination / Management	8		16								
Floor Plan (s)	8		24			40					
Exterior Elevations	4		16			24					
Building Sections	2		16			24					
Reflected Ceiling Plans			8			18					
Interior Elevations	1		8			24					
TOC Specifications (for Cost Estimating)	2		4	12							
QA Review and Mark-up	4	12	8			24					
QC Review and Mark-up Backcheck		4									
Cost Reconciliation	4		8								
Renderings/Presentation	2		5	20							
Administration / Accounting	4						8				
Design Development	96	16	193	48	132	132	7	624	12	52	\$ 115,245.00
Design Schedule Review	1		4								
Research & Investigation	2		12								
Owner Meetings	24		12								
Consultant Meetings	10		10			4					
Internal Meetings	10		10								
Documentation and Correspondence	2		4								
AHJ Engagement and Coordination	1		2								
Building Design	8		24			16					
Interior Design			4			8					
Cover Sheet											
Code Analysis	1		2								
Site Plan Coordination	1		4								
Consultant Coordination / Management	1		2								
Floor Plan (s)	4		8			16					
Roof Plans	1		4			2					
Exterior Elevations	2		4			4					
Building Sections	1		8			12					
Exterior Details	2		2			2					
Reflected Ceiling Plans	1		6			4					
Interior Elevations	2		8			16					
Wall Types	2		8			2					
Door & Window Types	1		4								
Door Schedule	1		4			2					
Room Finish Schedule	1		4			2					

EXHIBIT H - TCA ARCHITECTS HOURLY FEE BREAKDOWN SUMMARY

FEE SUMMARY CLIENT: Camas Washougal Fire Department Headquarters Station 41 Replacement Project No: 23048.1	Senior Principal	Associate Principal	Architect/ Designer III	Project Manager II	Architect/ Designer II	Architect Designer I	Admin Services	Total Hours	Duration in weeks	Hours per week	Fee Hours per Phase
Administration / Accounting	1						1				
Contract Administration	107	0	8	184	0	8	5	312	52	6	\$ 62,555.00
Documentation and Correspondence	16			30							
Pre-Construction Meeting	10			10							
OAC Meetings/Site Visits	40			60							
Submittal Review	4		8	24		8					
Pay Application Review	12			4							
RFI Responses	8			16							
PR's / COP's / CO's	12			40							
Operations and Maintenance Manual Review											
Record Documents Review											
Administration / Accounting	5						5				
Closeout	10	0	10	0	0	0	1	21	4	5	\$ 4,400.00
Documentation and Correspondence	2		2				1				
Punchlists	8		8								
Punchlist Back Check											
Completion and Final Payment Certificates											
Total Basic Services Hours	474	76	784	340	132	607	28	2,441			
Total Basic Services Fee	\$ 116,130.00	\$ 14,820.00	\$ 145,040.00	\$ 61,200.00	\$ 23,100.00	\$ 94,085.00	\$ 2,800.00	2,441	100	176	\$ 457,175.00

Estimated Fee Breakdown Clarifications

1. Fee Breakdown amounts do not exactly match Proposal Fee amounts due to rounding in hourly units. The Proposal Fee amounts are the contract amounts.
2. Although Total Hours per Phase will not change, Hourly Task distributions within each phase will shift between tasks as work and need develop.

EXHIBIT I - MacKay Sposito HOURLY FEE BREAKDOWN SUMMARY

Fee Schedule												
TASK		MacKay Sposito								Total Hours	Total Fees	
		Steven M. fee/hr \$200	Melanie P. fee/hr \$182	Planner III fee/hr \$168	Peter T. fee/hr \$240	Greg O. fee/hr \$202	Michael R. fee/hr \$156	LD Asst. fee/hr \$106	LD Mgr. fee/hr \$252			
2.1	Schematic Design											
2.1.1	Collaboration with owner, architect, and other professionals in the preparation, coordination and finalization of a conceptual layout plan, including any building location, parking, circulation and civil design components, as required		8									\$1,456
2.1.2	Attendance at two (2) project team meetings to formalize the final conceptual layout, as necessary;	4				4						\$1,608
2.1.3	Review final layout for compliance with the City of Camas Zoning and Development standards		8									\$1,456
2.1.4	Coordinate submittal process and timeline with owner and architect, prior to formal submittal	4	12									\$2,984
Total												\$7,504
3.1	Planning Services											
3.1.1	Preparation of existing conditions base map				2	16				18		\$2,900
3.1.2	Preparation of preliminary site plan in ACAD		20							20		\$3,640
3.1.3	Preparation of an Access and Circulation Plan in ACAD				2	8				10		\$1,652
3.1.4	Prepare code compliant landscaping and lighting location plan (see Landscape Task)									0		\$0
3.1.5	Preparation of application and code compliant project narratives		26							26		\$4,732
3.1.6	Preparation of SEPA checklist			24						24		\$4,032
3.1.7	Prepare and submit public health packet, if required			3						3		\$504
3.1.8	Coordinate with required agencies to incorporate required materials into submittal packet	1	2							3		\$564
3.1.9	Incorporate bldg. envelopes, elevations, renderings, landscape and tree plans and preliminary civil plans into submittal packet		2							2		\$364

EXHIBIT I - MacKay Sposito HOURLY FEE BREAKDOWN SUMMARY

5.2.1	Prepare final engineering plans for utilities, ingress/egress, parking, and associated stormwater plans for approval by the City of Camas;				8	40				48	\$10,000
5.2.2	A capacity analysis of the downstream storm system is not included. If one is required during the review process, a scope of work will be developed in conjunction with city staff.				8	20				28	\$5,960
5.2.3	Develop hydraulic models to size stormwater conveyance system and modify hydrologic models as needed to address final design requirements;				8	40				48	\$10,000
5.2.4	Modify the preliminary stormwater TIR and associated exhibits to address changes to the proposed stormwater system based on final design requirements				4	20				24	\$5,000
5.2.5	Prepare a Stormwater Plan detailing how the stormwater will be collected, conveyed and treated in accordance with City of Camas Code;				8	40				48	\$10,000
5.2.6	Prepare Storm Facility Plans as required to detail the different stormwater facilities required to meet both quantity and quality control requirements									0	\$0
5.2.7	Prepare a detailed utility plan to address how the site will be served for sanitary and water;				8	20				28	\$5,960
5.2.8	Prepare a grading and erosion control plan									0	\$0
5.2.9	Prepare a Stormwater Pollution Prevention Plan (SWPPP) as required by the City of Camas and the Department of Ecology				8	20				28	\$5,960
Sub-total for Final Engineering											\$52,880
Total for Engineering Design Services											\$87,224
6.0	Project Management and Facilitation										
6.1	Provide overall Project Management and Facilitation	6								6	\$1,200
6.2	Coordinate, schedule, and attend team meetings to discuss project budget, scope, and schedule (assumes 2 meetings)							4		4	\$1,008
6.3	Coordinate and communicate with Owner, Architect, Agency, and Sub-Consultants, as necessary;	6								6	\$1,200
6.4	Prepare monthly invoices							4		4	\$1,008

EXHIBIT I - MacKay Sposito HOURLY FEE BREAKDOWN SUMMARY

6.5	Track overall budget/permit process/approval with Agency	6								6	\$1,200
Total											\$5,616
7.0	Meetings and Coordination										
7.1	Attend project team meetings on a recurring basis (assumes bi-monthly)	18								18	\$3,600
7.2	Attend team meetings with Owner at key milestones in the land use and engineering application process, and for design review	12								12	\$2,400
7.3	Attend and participate in coordination meetings with project team and Owner on an as-needed basis.	8								8	\$1,600
Total											\$7,600
8.0	Construction Services										
8.1	Attend pre-construction meeting with the Owner, Contractor, and Agency				4	4				8	\$1,768
8.2	Provide bidding assistance to the Architect and Owner				6	12				18	\$3,864
8.3	Provide engineering support and respond to RFI's and contractor submittals during construction				8	48				56	\$11,616
8.4	Preparation of as-builts as required by the City for final acceptance				2	4	40			46	\$7,528
Total											\$24,776

MacKay Sposito HOURLY FEE BREAKDOWN SUMMARY											
TASK	MacKay Sposito						Hood McNees		Total Hours	Total Fees	
	Jim S fee/hr \$178	Earl fee/hr \$132	Joshua fee/hr \$122	Taylor fee/hr \$210	Survey Lump Sum \$1	Admin fee/hr \$83	Principal fee/hr \$150	Elect. Eng. fee/hr \$130			
4.1	Landscape Architecture Design Services										
4.1.1	2	8	12							22	\$3,872
4.1.2	8	24								32	\$5,968
4.1.3	1	1								2	\$382
4.1.4	1	4	8							13	\$2,272
4.1.5	Refine Plaza Plan										
4.1.5.1	4	8								12	\$2,256
4.1.5.2	4	20	12							36	\$6,456
4.1.6	1	4								5	\$928
4.1.7	2	2	4							8	\$1,436
4.2	Final Landscape Site Construction PS&E's										
4.2.1	Planting Plan and details										

EXHIBIT I - MacKay Sposito HOURLY FEE BREAKDOWN SUMMARY

4.2.1.1	Planting plan (1 sheet)	2	8	20						30	\$5,216
4.2.1.2	Planting details (1 sheet)			4						4	\$672
4.2.2	Irrigation Plan and details										
4.2.2.1	Irrigation plan (1 sheet)	1	32							33	\$6,024
4.2.2.2	Irrigation details (1 sheet)			4						4	\$672
4.2.3	Public Plaza layout, materials and details										
4.2.3.1	Layout Materials Plan (1 sheet)	4	4	20						28	\$4,888
4.2.3.2	Site Details (1 sheet)	6	8	12						26	\$4,672
4.2.4	Cost Estimate	2	4	4						10	\$1,800
4.2.5	Technical Specifications	16								16	\$3,200
5.0	Bidding										
5.1	Assemble Bid Package									0	\$0
5.2	Pre-Bid Conference (on-site)	2	4							6	\$1,128
5.3	Bidding Support and Addenda	4	4	0						8	\$1,528
6.0	Construction Support										
6.1	Weekly Construction Meetings (punch List)	2	6							8	\$1,492
6.2	Support Construction Inquiries									0	\$0
Total Hours		62	141	100	0	n/a	0	0	0	303	
Total Fees		\$11,036	\$18,612	\$12,200	\$0	\$0	\$0	\$0	\$0		\$41,848
Reimbursable		\$0					\$0	\$0	\$0		\$0
Total Fees by Firm		\$41,848					\$0	\$0			
TOTAL											\$41,848

Add Survey \$ 12,500

\$220,248

Estimated Fee Breakdown Clarifications

1. Fee Breakdown amounts do not exactly match Proposal Fee amounts due to rounding in hourly units. The Proposal Fee amounts are the contract amounts.
2. Although Total Hours per Phase will not change, Hourly Task distributions within each phase will shift between tasks as work and need develop.

EXHIBIT J - PCS STRUCTURAL ENGINEERS HOURLY FEE BREAKDOWN SUMMARY

FEE SUMMARY CLIENT: Camas Washougal Fire Department Headquarters Station 41 Replacement Project No: 23048.1	Principal	Project Manager	Project Engineer	Design Engineer	BIM Tech.	Total Hours / Fee	Total Hours	Duration in weeks	Hours per week	Fee Hours per Phase
2024 Billing Rates	\$ 220.00	\$ 180.00	\$ 170.00	\$ 150.00	\$ 160.00					
Scope										
Schematic Design	46	62	16	0	0	124	124	12	10	\$ 24,000.00
Consultant Meetings	4	4								
Internal Meetings	6	6	4							
Preliminary Calculations	6	16	12							
Code Analysis	8	8								
Consultant Coordination / Management	8	8								
Plan Markups	8	16								
QA/QC	6	4								
Design Development	14	28	38	26	51	157	157	12	13	\$ 26,640.00
Consultant Meetings	4	4								
Internal Meetings	2	2	2	2	1					
Calculations - Gravity System		2	8	12						
Calculations - Lateral System		2	8	12						
Code Analysis		4	4	0						
Consultant Coordination / Management	4	6								
Plan Markups		4	8	0						
QA/QC	4	2								
Structural Detailing			6	0						
Revit - Modeling / Detailing / Coordinating					50					
General Notes			2							
Specification Review		2								
Construction Documents	20	46	52	64	62	244	244	16	15	\$ 41,040.00
Consultant Meetings	4	4	4							
Internal Meetings	4	4	4	4	2					
Calculations - Gravity System			6	30						
Calculations - Lateral System			6	30						
Code Analysis		4	4							
Consultant Coordination / Management	4	8	2							
Plan Markups		8	8							
QA/QC	8	2								
Structural Detailing		12	16							
Revit - Modeling / Detailing / Coordinating					60					
General Notes			2							
Specification Review		4								
Construction Procurement (Bidding)	2	6	4	0	0	12	12	4	3	\$ 2,200.00
Bidding Questions		2	2							
Pre-Bid Conference	2	2								
Substitution Requests		2	2							
Contract Administration	22	36	66	72	0	196	196	52	4	\$ 33,340.00
Documentation and Correspondence	6	10	10							
Pre-Construction Meeting	4	4								
Site Visits	8	8	16							

EXHIBIT J - PCS STRUCTURAL ENGINEERS HOURLY FEE BREAKDOWN SUMMARY

FEE SUMMARY CLIENT: Camas Washougal Fire Department Headquarters Station 41 Replacement Project No: 23048.1	Principal	Project Manager	Project Engineer	Design Engineer	BIM Tech.	Total Hours / Fee	Total Hours	Duration in weeks	Hours per week	Fee Hours per Phase
Submittal Review		6	24	64						
Pay Application Review	2	2								
RFI Responses			16	8						
PR's / COP's / CO's	2	6								
Closeout	4	4	0	0	0	8	8	4	2	\$ 1,600.00
Documentation and Correspondence	4	4								
Total Basic Services Hours	108	182	176	162	113	741				
Total Basic Services Fee	\$ 23,760.00	\$ 32,760.00	\$ 29,920.00	\$ 24,300.00	\$ 18,080.00	\$ 128,820.00				

Supplemental Services

Miscellaneous Design Items	9	26	46	42	30	153	153	40	4	\$ 25,580.00
Emergency Generator	1	4	10		4					
Stairs and Railings	1	8	12	8	4					
Half-height Partition Walls	1	3	5	4	4					
Fall Protection Support	1	3	5	4	2					
Rooftop Mechanical Screens	4	6	12	24	12					
Waste Enclosure Structure	1	2	2	2	4					
Conformed Construction Documents	3	3	0	0	5	11	11	2	6	\$ 2,000.00
Drawings / Documentation	3	3			5					
Total Supplemental Services Hours	12	29	46	42	35	420				
Total Supplemental Services Fee	\$ 2,640.00	\$ 5,220.00	\$ 7,820.00	\$ 6,300.00	\$ 5,600.00	\$ 27,580.00				

Estimated Fee Breakdown Clarifications

1. Fee Breakdown amounts do not exactly match Proposal Fee amounts due to rounding in hourly units. The Proposal Fee amounts are the contract amounts.
2. Although Total Hours per Phase will not change, Hourly Task distributions within each phase will shift between tasks as work and need develop.

EXHIBIT K - INTERFACE ENGINEERING HOURLY FEE BREAKDOWN SUMMARY

FEE SUMMARY CLIENT: Camas Washougal Fire Department Headquarters Station 41 Replacement Project No: 23048.1	Mechanical Principal	Mechanical Associate Principal	Senior Mech Engineer / Designer	Project Designer / Drafter	Electrical Principal	Senior Electrical Engineer / Designer	Electrical / Designer	Security Associate	Security Designer	Telecom Associate	Telecom Designer	Fire Associate Principal	Fire Designer	Senior Energy Designer	Total Hours	Duration in weeks	Hours per week	Fee Hours per Phase
2024 Billing Rates	\$ 250.00	\$ 230.00	\$ 190.00	\$ 135.00	\$ 250.00	\$ 190.00	\$ 165.00	\$ 210.00	\$ 165.00	\$ 210.00	\$ 165.00	\$ 230.00	\$ 160.00	\$ 205.00				
Basic Services - Mechanical																		
Schematic Design	25	39	28	29	0	0	0	0	0	0	0	0	0	0	121	8	15	\$ 24,455.00
Design Development	27	45	35	25	0	0	0	0	0	0	0	0	0	0	132	8	17	\$ 27,125.00
Construction Documents	34	78	55	38	0	0	0	0	0	0	0	0	0	0	205	12	17	\$ 42,020.00
Construction Procurement (Bidding)	4	6	2	0	0	0	0	0	0	0	0	0	0	0	12	4	3	\$ 2,760.00
Contract Administration	31	75	48	39	0	0	0	0	0	0	0	0	0	0	193	40	5	\$ 39,385.00
Total Mechanical Basic Services Hours	121	243	168	131	0	0	0	0	0	0	0	0	0	0	663			
Total Mechanical Basic Services Fee	\$ 30,250.00	\$ 55,890.00	\$ 31,920.00	\$ 17,685.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	663	76	57	\$ 135,745.00
Basic Services - Electrical																		
Schematic Design	0	0	0	10	26	34	16	0	0	0	0	0	0	0	86	8	11	\$ 16,950.00
Design Development	0	0	0	11	28	37	20	0	0	0	0	0	0	0	96	8	12	\$ 18,815.00
Construction Documents	0	0	0	20	37	60	36	0	0	0	0	0	0	0	153	12	13	\$ 29,290.00
Construction Procurement (Bidding)	0	0	0	3	3	2	2	0	0	0	0	0	0	0	10	4	3	\$ 1,865.00
Contract Administration	0	0	0	20	35	54	34	0	0	0	0	0	0	0	143	40	4	\$ 27,320.00
Total Basic Electrical Services Hours	0	0	0	64	129	187	108	0	0	0	0	0	0	0	488			
Total Basic Electrical Services Fee	\$ -	\$ -	\$ -	\$ 8,640.00	\$ 32,250.00	\$ 35,530.00	\$ 17,820.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	488	76	42	\$ 94,240.00
Supplemental Service - Photovoltaic System																		
Schematic Design	0	0	0	0	2	4	0	0	0	0	0	0	0	0	6	8	1	\$ 1,260.00
Design Development	0	0	0	2	2	5	0	0	0	0	0	0	0	0	9	8	1	\$ 1,720.00
Construction Documents	0	0	0	4	3	8	0	0	0	0	0	0	0	0	15	12	1	\$ 2,810.00
Contract Administration	0	0	0	2	2	6	0	0	0	0	0	0	0	0	10	40	0	\$ 1,910.00
Total Basic Services Hours	0	0	0	8	9	23	0	0	0	0	0	0	0	0	40			
Total Basic Services Fee	\$ -	\$ -	\$ -	\$ 1,080.00	\$ 2,250.00	\$ 4,370.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40	76	3	\$ 7,700.00
Supplemental Services - Fire Sprinkler																		
Schematic Design	0	0	0	0	0	0	0	0	0	0	0	2	4	0	6	8	1	\$ 1,100.00
Design Development	0	0	0	0	0	0	0	0	0	0	0	4	4	0	8	8	1	\$ 1,560.00
Construction Documents	0	0	0	0	0	0	0	0	0	0	0	4	2	0	6	12	1	\$ 1,240.00
Contract Administration	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	40	0	\$ 920.00
Total Basic Services Hours	0	0	0	0	0	0	0	0	0	0	0	14	10	0	24			
Total Basic Services Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,220.00	\$ 1,600.00	\$ -	24	76	2	\$ 4,820.00
Supplemental Services - Fire Alarm																		
Schematic Design	0	0	0	0	0	0	0	0	0	0	0	4	6	0	10	8	1	\$ 1,880.00
												4	6					
Design Development	0	0	0	0	0	0	0	0	0	0	0	6	6	0	12	8	2	\$ 2,340.00
Construction Documents	0	0	0	0	0	0	0	0	0	0	0	8	4	0	12	12	1	\$ 2,480.00
Construction Procurement (Bidding)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	\$ -
Contract Administration	0	0	0	0	0	0	0	0	0	0	0	6	5	0	11	40	0	\$ 2,180.00
Total Basic Services Hours	0	0	0	0	0	0	0	0	0	0	0	24	21	0	45			
Total Basic Services Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,520.00	\$ 3,360.00	\$ -	45	76	4	\$ 8,880.00

EXHIBIT K - INTERFACE ENGINEERING HOURLY FEE BREAKDOWN SUMMARY

FEE SUMMARY CLIENT: Camas Washougal Fire Department Headquarters Station 41 Replacement Project No: 23048.1	Mechanical Principal	Mechanical Associate Principal	Senior Mech Engineer / Designer	Project Designer / Drafter	Electrical Principal	Senior Electrical Engineer / Designer	Electrical / Designer	Security Associate	Security Designer	Telecom Associate	Telecom Designer	Fire Associate Principal	Fire Designer	Senior Energy Designer	Total Hours	Duration in weeks	Hours per week	Fee Hours per Phase
Supplemental Services - Telecommunications, Annunciation and Security																		
Schematic Design	0	0	0	0	0	0	0	6	8	6	8	0	0	0	28	8	4	\$ 5,160.00
Design Development	0	0	0	0	0	0	0	8	10	8	10	0	0	0	36	8	5	\$ 6,660.00
Construction Documents	0	0	0	0	0	0	0	8	16	8	12	0	0	0	44	12	4	\$ 7,980.00
Construction Procurement (Bidding)	0	0	0	0	0	0	0	4	4	4	4	0	0	0	16	4	4	\$ 3,000.00
Contract Administration	0	0	0	0	0	0	0	10	6	10	5	0	0	0	31	40	1	\$ 6,015.00
Total Basic Services Hours	0	0	0	0	0	0	0	36	44	36	39	0	0	0	155			
Total Basic Services Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,560.00	\$ 7,260.00	\$ 7,560.00	\$ 6,435.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,815.00
Supplemental Services - MEP Commissioning Support																		
Schematic Design	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	\$ -
Design Development	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	\$ -
Construction Documents	4	8	6	0	4	0	6	0	0	0	0	0	0	0	28	12	2	\$ 5,970.00
Contract Administration	4	8	6	0	4	0	6	0	0	0	0	0	0	0	28	40	1	\$ 5,970.00
Total Basic Services Hours	8	16	12	0	8	0	12	0	0	0	0	0	0	0	56			
Total Basic Services Fee	\$ 2,000.00	\$ 3,680.00	\$ 2,280.00	\$ -	\$ 2,000.00	\$ -	\$ 1,980.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,940.00
Supplemental Services - Radon System Design																		
Schematic Design	0	2	0	2	0	2	0	0	0	0	0	0	0	0	6	8	1	\$ 1,110.00
Design Development	1	2	0	1	0	2	0	0	0	0	0	0	0	0	6	8	1	\$ 1,225.00
Construction Documents	1	2	0	1	1	2	0	0	0	0	0	0	0	0	7	12	1	\$ 1,475.00
Contract Administration	0	2	0	1	0	1	0	0	0	0	0	0	0	0	4	40	0	\$ 785.00
Total Basic Services Hours	2	8	0	5	1	7	0	0	0	0	0	0	0	0	23			
Total Basic Services Fee	\$ 500.00	\$ 1,840.00	\$ -	\$ 675.00	\$ 250.00	\$ 1,330.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,595.00
Supplemental Services - Energy Consulting																		
Schematic Design	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	8	0	\$ 4,100.00
Design Development	0	0	0	0	0	0	0	0	0	0	0	0	0	33	0	8	0	\$ 6,765.00
Construction Documents	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	12	0	\$ 4,100.00
Contract Administration	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$ -
Total Basic Services Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	73	0			
Total Basic Services Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,965.00	\$ -	\$ -	\$ -	\$ 14,965.00
Supplemental Services - Commissioning Services																		
Schematic Design	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	\$ -
Design Development	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	\$ -
Construction Documents	21	0	20	0	0	0	0	0	0	0	0	0	0	0	41	12	3	\$ 9,050.00
Contract Administration	30	0	44	0	0	0	0	0	0	0	0	0	0	0	74	40	2	\$ 15,860.00
Total Basic Services Hours	51	0	64	0	0	0	0	0	0	0	0	0	0	115				
Total Basic Services Fee	\$ 12,750.00	\$ -	\$ 12,160.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,910.00

Estimated Fee Breakdown Clarifications

1. Fee Breakdown amounts do not exactly match Proposal Fee amounts due to rounding in hourly units. The Proposal Fee amounts are the contract amounts.
2. Although Total Hours per Phase will not change, Hourly Task distributions within each phase will shift between tasks as work and need develop.



EXHIBIT L - CERTA HOURLY FEE BREAKDOWN SUMMARY

Fee Schedule

Note:
assumes
\$205/hr for
Tech IV

Contract Documents Phase		
BE Matrix (Fixed Fee)	\$3,000	~14 hrs
Design Development (DD) Phase (Fixed Fee)	\$2,500	~12 hrs
Construction Documents (CD) Phase (Fixed Fee)	\$6,000	~30 hrs
Procurement and VE Phase (T&E)	\$1,000	~5 hrs
Ongoing Consultation (T&E)	\$2,000	~10 hrs
Contract Documents Phase Subtotal	\$14,500	
Construction Phase		
Periodic Field Review (T&E) (<i>assumes 10 visits to site at \$1,750 per visit on average including travel and report</i>)	\$17,500	~8 hrs per visit + mileage
Field Performance Testing (T&E) (<i>assumes two days on site at \$2,900 per day including travel and report</i>)	\$5,800	~14 hrs per visit + mileage
Construction Administration Support (T&E)	\$10,000	~48hrs
Construction Phase Subtotal	\$33,300	
Post Construction Phase		
Project Closeout (T&E)	\$2,000	~9hrs
Post Construction Phase Subtotal	\$2,000	
Optional Services (not included in Fees)		
<i>Energy Code Compliance (Fixed Fee)</i>	\$25,000	
Total Services Proposal	\$49,800	
Estimate		

Estimated Fee Breakdown Clarifications

1. Fee Breakdown amounts do not exactly match Proposal Fee amounts due to rounding in hourly units. The Proposal Fee amounts are the contract amounts.
2. Although Total Hours per Phase will not change, Hourly Task distributions within each phase will shift between tasks as work and need develop.

EXHIBIT M - WIGGINS HOURLY FEE BREAKDOWN SUMMARY



Estimate Level: Schematic Design (SD)

Scope	Hours	Rate	Ext.
Project Management & Meetings	4	\$180.00	\$720
Civil / Site Improvements Cost Estimating	4	\$180.00	\$720
Architectural & Structural Cost Estimating	24	\$180.00	\$4,320
Mechanical, Electrical, & Plumbing Cost Estimating	10	\$180.00	\$1,800
Estimate Presentation, Adjustments, & Pricing Break Outs	4	\$180.00	\$720
Fee Subtotal:			\$8,280

Estimate Level: Design Development (DD)

Scope	Hours	Rate	Ext.
Project Management & Meetings	4	\$180.00	\$720
Civil / Site Improvements Cost Estimating	8	\$180.00	\$1,440
Architectural & Structural Cost Estimating	32	\$180.00	\$5,760
Mechanical, Electrical, & Plumbing Cost Estimating	16	\$180.00	\$2,880
Estimate Presentation, Adjustments, & Pricing Break Outs	4	\$180.00	\$720
Fee Subtotal:			\$11,520

Estimate Level: Construction Documents (CD)

Scope	Hours	Rate	Ext.
Project Management & Meetings	2	\$180.00	\$360
Civil / Site Improvements Cost Estimating	6	\$180.00	\$1,080
Architectural & Structural Cost Estimating	30	\$180.00	\$5,400
Mechanical, Electrical, & Plumbing Cost Estimating	16	\$180.00	\$2,880
Estimate Presentation, Adjustments, & Pricing Break Outs	2	\$180.00	\$360

Fee Subtotal: \$10,080

***Fee Total: \$29,880**

*Estimating Fees Clarifications

Fees include all expenses.

Fees are for construction cost estimating only. Soft costs estimating is excluded.

Estimated Fee Breakdown Clarifications

1. Fee Breakdown amounts do not exactly match Proposal Fee amounts due to rounding in hourly units. The Proposal Fee amounts are the contract amounts.
2. Although Total Hours per Phase will not change, Hourly Task distributions within each phase will shift between tasks as work and need develop.

EXHIBIT N - ecoREAL HOURLY FEE BREAKDOWN SUMMARY

FEE

Scope	Hours	Rate	Subtotal
Schematic Design Phase: 20%	64	\$175	\$11,200
Design Development Phase: 20%	64	\$175	\$11,200
Construction Documents Phase: 30%	95	\$175	\$16,625
Procurement/Bidding Phase: 3%	9	\$175	\$1,575
Construction Phase: 26%	80	\$175	\$14,000
Project Closeout: 1%	3	\$175	\$525
Sub Total	315		\$55,125
Supplemental Service (GC Option)			
1) Green Canary Stand Alone	N/A	N/A	\$5,000
2) Green Canary w/ Monthly Help	4 hrs/ month	\$175	\$5,000 + \$1000/month
3) Green Canary w/ Full Service	20 hrs/ month	\$175	\$5,000 + \$3300/month
Green Canary Total	Choose option		
Total	\$55,125 + Green Canary Option		

\$60,125 Grand Total

Estimated Fee Breakdown Clarifications

1. Fee Breakdown amounts do not exactly match Proposal Fee amounts due to rounding in hourly units. The Proposal Fee amounts are the contract amounts.
2. Although Total Hours per Phase will not change, Hourly Task distributions within each phase will shift between tasks as work and need develop.



EXHIBIT C - R & C MANAGEMENT HOURLY FEE BREAKDOWN SUMMARY

12/13/2024

Aetta Architects
 Camas Washougal Fire Department (CWFD)
 Project Name: - New Headquarters and Station 41
 R&C Management - Construction Management Fee Proposal

Scope of Services	Principal Construction Management Overview \$ 185.00	Project Manager \$ 175.00	Project Admin. Support \$ 90.00	Budget Specialist \$ 110.00	Client Requested No Scope (N/A)	Recommended	Rejected by Client	Total
1.0 Project Startup / Miscellaneous Scope / Overall Program/Project Management Scope Phase								
A/E Procurement	0	0	0	0				\$ -
Consultants Procurement/Selection (Other Professional Services)	0	0	0	0				\$ -
Best Procurement strategies - Pro's/Cons for GCCM/DBB	0	0	0	0				\$ -
GCCM Procurement (GCCM/CMGC - RFP/RFFP)	0	0	0	0				\$ -
Define Program Scope	1.2	12	1.2	0		x		\$ 2,430.00
Develop / Establish / Build project & program Budgets	1.2	12	1.2	2.4		x		\$ 2,694.00
Develop / Establish / Build Management Plan (MP) - This MP will Create Management Plan that includes Project Schedules, Project Budgets, Roles and Responsibilities, Standard Documents, and Management Information Control System	1.6	16	3.2	3.2		x		\$ 3,736.00
<u>Program/Project Budget Management</u> - Manage / Establish / Build project & program Budgets in lump sum. This is <u>included</u> in each phase of the project (Design, Bid, Permit, Construction, Closeout) we'll Develop not only a budget for the cost of work but will include Original Budget, Current budget, budget tracking documents that R&C/AETTA will use as a standard tool to manage the current budgets on commitments to date, paid to date, uncommitted and remaining to be paid that can be shared with the appropriate stakeholders and City board stakeholders.	0	0	0	0		x		\$ -
<u>Develop Cashflow</u> - Develop detailed Cashflow for Clients to use for budgeting purposes. This cashflow will include a wholistic view of the entire project from start to finish with anticipated flow of spending	0	0	0	0		x		\$ -
Reconcile project Budget(s) Quarterly <u>throughout the entire project timeline</u> . This lump sum accounts for (6) quarterly Reconciliations over the duration of the project starting the first quarter of 2025. For budget purposes each quarterly reconciliation accounts for 6 hours of work from the budget specialist. R&C will work with AETTA and the appropriate city stakeholders during these budget reconciliation	0	0	0	36		x		\$ 3,960.00
Review/Approve project & program invoices in lump sum under each section of project below.	0	0	0	0		x		\$ -
Build Key Dates schedule (Program)	0	0	0	0		x		\$ -
Build Project/Program schedules	1.2	12	2.4	0		x		\$ 2,538.00
Manage Program schedules included in lump sum under each section of project below.	0	0	0	0		x		\$ -
Establish/Review approved agreements (GC/Prof./Arch)	0.8	8	1.6	0		x		\$ 1,692.00
Select/Coordinate Professional Services needed	0.4	4	0.8	0		x		\$ 846.00
Draft Approved Agreements (8-10 Professional Services) in lump sum	0	0	0	0		x		\$ -
Agreement coordination (Architect AIA) in lump sum	0	0	0	0		x		\$ -
BOC Meetings / Coordination in lump sum	0	0	0	0		x		\$ -
Board Meetings / Prep / Etc. in lump sum	0	0	0	0		x		\$ -
Manage Energy Incentives / Grants in lump sum	0	0	0	0		x		\$ -
Misc. Program Items (non Project)	0	0	0	0		x		\$ -
Lump Sum of the recommended 1.0 items above.	0	0	0	0		x		\$ -
1.0 Phase Subtotal	6.4	64	10.4	41.6				\$ 17,896.00
2.0 Design Phase								
Schematic Design Phase								
Facilitate Design meetings with A/E and appropriate stakeholders	In Lump sum							\$ -
Review Schematic Design with Client & Architect	In Lump sum							\$ -
Construction Document Review (CDR)	In Lump sum							\$ -
Coordinate Cost Estimate Budget	In Lump sum							\$ -
Project Management - Schedule	In Lump sum							\$ -
Project Management - Budget (per detailed note under 1.0 above)	In Lump sum							\$ -
Consultant coordination	In Lump sum							\$ -
Land Use Consultant	In Lump sum							\$ -
Survey / Soils Consultant	In Lump sum							\$ -
HazMat Consultant	In Lump sum							\$ -
Test / Balance / Commissioning Consultant	In Lump sum							\$ -
Data / Technology Consultant	In Lump sum							\$ -
Exterior Envelope Consultant	In Lump sum							\$ -
Miscellaneous Coordination / Communications	In Lump sum							\$ -
SD Design Meetings	In Lump sum							\$ -
	In Lump sum							\$ -

	2.4	24	2.4	2.4	x	\$	5,124.00
items above and identified on the Exhibit A.(Assumes (1-2) persons, Assumes 6 hours per week for 4 weeks) January 1, 2026 - February 1, 2026 <i>*We want to better understand the Design Schedule to assure we account for bidding etc. as this Bid/Awarded of GC phase could change this construction phase timeline based on better understanding of Schedule</i>							
Construction Phase Lump Sum of the recommended 4.0 items above and identified on the Exhibit A.(Assumes (1-2) persons, Assumes 8 hours per week for 43 weeks) February 2, 2026 - December 31, 2026 <i>*We want to better understand the Design Schedule to assure we account for bidding etc. as this Bid/Awarded of GC phase could change this construction phase timeline based on better understanding of Schedule. The experience that we have and leveraging relationships that we have indicates this building will take 10-12 months to build so we would want to work backwards on if there are any critical "grand opening" dates and we'd work backwards</i>	34.4	344	34.4	34.4	x	\$	73,444.00
4.0 Phase Subtotal	36.8	368	36.8	36.8		\$	78,568.00
5.0 Warranty / Close out Phase							
Coordinate/Review As-Built Drawings for Client/Architect						\$	-
Coordinate/Review O&M's for Client/Architect						\$	-
Develop/Manage warranty closeout phase						\$	-
State of Washington Contract Closeout (intents/Affidavits), Notice of Completion Etc.						\$	-
Closeout Paperwork Reviews						\$	-
Lump Sum of the recommended 5.0 items above. (Assumes (1-2) persons, Assumes 2 hours per week for 8 weeks) January 1, 2027 - March 1, 2027		16	4		x	\$	3,160.00
5.0 Phase Subtotal	0	16	4	0		\$	3,160.00
6.0 Reimbursable Expenses							
Printing/Misc. Items (T&M)						\$	-
Miles / Driving (T&M) (Assumes (2) persons, assumes 1 trip per week for (n/a weeks) @.55 Cents per mile)						\$	-
Lump Sum of the recommended 6.0 items above.	4500				x	\$	4,500.00
6.0 Subtotal	4500	0	0	0		\$	4,500.00
7.0 Lump Sum Monthly Proposal							
Includes scopes items identified in Exhibit "A" Scope of Services narrative						\$	-
Lump Sum of the recommended 7.0 items above.	0					\$	-
7.0 Subtotal	0	0	0	0		\$	-
8.0 Amendments / Additional services							
Amendment #1 (see signed amendment for breakdown)						\$	-
Amendment #2 (see signed amendment for breakdown)						\$	-
Amendment #3 (see signed amendment for breakdown)						\$	-
Amendments / Additional services Subtotal	\$ -	\$ -	\$ -	\$ -		\$	-
TOTAL FEE						TOTAL FEE \$	169,536

Notes:

- Assumptions, New Construction (Contract Procurement TBD but this assumes traditional Design Bid Build).
- Scope Assumptions** are based on preliminary meetings with Aetta and City of Camas and Washougal FD. Project timelines from January 1, 2025 (Pre-Design) - March 1, 2027 (Final Closeout). Scopes will be for project listed above.
- Budget Assumptions: \$TBD:** The current budget has not been discussed at this time. This fee was not based off of cost of work (COW) or cost of Project (COP). This fee was based off assumptions and anticipated hours. Hours can be adjusted if there is more/less scope defined after the project startup phase.
- Proposal assumes all services will be complete March 1 2027. Services beyond that date will be billed at actual cost.

Estimated Fee Breakdown Clarifications

- Fee Breakdown amounts do not exactly match Proposal Fee amounts due to rounding in hourly units. The Proposal Fee amounts are the contract amounts.
- Although Total Hours per Phase will not change, Hourly Task distributions within each phase will shift between tasks as work and need develop.



EXHIBIT P

AETTA ARCHITECTS, PC 2024 RATES AND REIMBURSABLES*

Rates:

Principal	\$260.00 per hour
Sr Project Manager	\$240.00 per hour
Project Manager	\$220.00 per hour
Architect III	\$200.00 per hour
Designer III	\$180.00 per hour
Architect II	\$160.00 per hour
Designer II	\$140.00 per hour
Architect I	\$120.00 per hour
Designer I	\$100.00 per hour
Intern	\$100.00 per hour
Admin.	\$ 80.00 per hour

Reimbursables:

Project Expenses	Cost + 10%
In-House Plots	\$2.50 per sheet
In-House Prints – Color	\$0.30 per sheet
In-House Prints – B/W	\$0.15 per sheet
Mileage	Current IRS Reimbursable rate

**Rates subject to change*

Aetta Architects, PC

PO Box 798
Battle Ground, WA 98604
Ph: 360-687-8379
www.aetta.com

EXHIBIT “B”
TITLE VI ASSURANCES

During the performance of this AGREEMENT, the CONSULTANT, for itself, its assignees, and successors in interest agree as follows:

1. **Compliance with Regulations:** The CONSULTANT shall comply with the Regulations relative to non-discrimination in federally assisted programs of the AGENCY, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time (hereinafter referred to as the “REGULATIONS”), which are herein incorporated by reference and made a part of this AGREEMENT.
2. **Equal Opportunity Employer:** The CONSULTANT, In all services, programs, activities, hiring, and employment made possible by or resulting from this Agreement or any subcontract, there shall be no discrimination by Consultant or its selection and retention of sub-consultants, including procurement of materials and leases of equipment, of any level, or any of those entities employees, agents, sub-consultants, or representatives against any person because of sex, age (except minimum age and retirement provisions), race, color, religion, creed, national origin, marital status, or the presence of any disability, including sensory, mental or physical handicaps, unless based upon a bona fide occupational qualification in relationship to hiring and employment. This requirement shall apply, but not be limited to the following: employment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Consultant shall comply with and shall not violate any of the terms of Chapter 49.60 RCW, Title VI of the Civil Rights Act of 1964, the Americans With Disabilities Act, Section 504 of the Rehabilitation Act of 1973, 49 CFR Part 21, 21.5 and 26, or any other applicable federal, state, or local law or regulation regarding non-discrimination.
3. **Solicitations for Sub-consultants, Including Procurement of Materials and Equipment:** In all solicitations either by competitive bidding or negotiations made by the CONSULTANT for work to be performed under a sub-contract, including procurement of materials or leases of equipment, each potential sub-consultant or supplier shall be notified by the CONSULTANT of the CONSULTANT’s obligations under this AGREEMENT and the REGULATIONS relative to non-discrimination of the grounds of race, color, sex, or national origin.
4. **Information and Report:** The CONSULTANT shall provide all information and reports required by the REGULATIONS or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by AGENCY, STATE or the Federal Highway Administration (FHWA) to be pertinent to ascertain compliance with such REGULATIONS, orders and instructions. Where any information required of a CONSULTANT is in the exclusive possession of another who fails or refuses to furnish this information, the CONSULTANT shall so certify to the AGENCY, STATE or FHWA as appropriate, and shall set forth what efforts it has made to obtain the information.
5. **Sanctions for Non-compliance:** In the event of the CONSULTANT’s non-compliance with the non-discrimination provisions of this AGREEMENT, the AGENCY shall impose such AGREEMENT sanctions as it, the STATE or the FHWA may determine to be appropriate, including, but not limited to:
 - Withholding of payments to the CONSULTANT under the AGREEMENT until the CONSULTANT complies, and/or;
 - Cancellation, termination, or suspension of the AGREEMENT, in whole or in part.
6. **Incorporation of Provisions:** The CONSULTANT shall include the provisions of paragraphs (1) through (5) in every sub-contract, including procurement of materials and leases of equipment,

unless exempt by the REGULATIONS, or directives issued pursuant thereto. The CONSULTANT shall take such action with respect to any sub-consultant or procurement as the AGENCY, STATE, or FHWA may direct as a means of enforcing such provisions including sanctions for non-compliance.

Provided, however that in the event a CONSULTANT becomes involved in, or is threatened with, litigation with a sub-consultant or supplier as a result of such direction, the CONSULTANT may request the AGENCY and the STATE enter into such litigation to protect the interests of the AGENCY and the STATE and, in addition, the CONSULTANT may request the United States enter into such litigation to protect the interests of the United States.

The United States Department of Transportation
Appendix A of the
Standard Title VI/ Non-Discrimination Assurances
DOT Order No. 1050.2A

During the performance of this contract, the Consultant, for itself, its assignees, and successors in interest (hereinafter referred to as the "Consultant") agrees as follows:

1. **Compliance with Regulations:** The Consultant (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, Federal Highway Administration (FHWA), as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. **Non-discrimination:** The Consultant, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, national origin, sex, age, disability, income-level, or Limited English Proficiency (LEP) in the selection and retention of subConsultants, including procurements of materials and leases of equipment. The Consultant will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations as set forth in Appendix E, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 C.F.R. Part 21.
3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the Consultant for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subConsultant or supplier will be notified by the Consultant of the Consultant's obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, national origin, sex, Age, disability, income-level or LEP.
4. **Information and Reports:** The Consultant will provide all information and reports required by the Acts, the Regulations and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the FHWA to be pertinent to ascertain compliance with such Acts, Regulations and instructions. Where any information required of a Consultant is in the exclusive possession of another who fails or refuses to furnish the information, the Consultant will so certify to the Recipient or the FHWA, as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a Consultant's noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:
 - a. withholding payments to the Consultant under the contract until the Consultant complies; and/or
 - b. cancelling, terminating, or suspending a contract, in whole or in part.

Incorporation of Provisions: The Consultant will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The Consultant will take action with respect to any subcontract or procurement as the Recipient or the FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Consultant becomes involved in, or is threatened with litigation by a subConsultant, or supplier because of such direction, the Consultant may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the Consultant may request the United States to enter into the litigation to protect the interests of the United States.

The United States Department of Transportation
Appendix E of the
Standard Title VI/ Non-Discrimination Assurances
DOT Order No. 1050.2A

During the performance of this contract, the Consultant, for itself, its assignees, and successors in interest (hereinafter referred to as the “Consultant”) agrees to comply with the following non-discrimination statutes and authorities, including, but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat.252), prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, prohibits discrimination on the basis of disability; and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 U.S.C. § 471, Section 47123, as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and Consultants, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations 49 C.F.R. parts 37 and 38.
- The Federal Aviation Administration’s Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);

Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).