



Johansson Wing Architects

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Fee Proposal

Date: September 26, 2022

To: Steven R. Wall
Public Works Director
City of Camas Public Works Department
616 NE 4th Avenue
Camas, WA 98607

From: Lauren Johnson, AIA
Johansson Wing Architects

Subject: Fee Proposal
Camas City Hall Annex Tenant Improvement Remodel
Johansson Wing Architects Project # 22006

Mr. Wall,

Thank you for the opportunity for Johansson Wing Architects (JWA) to work with you on the **Camas City Hall Annex** Tenant Improvement Remodel project.

PROJECT UNDERSTANDING:

The project consists of approximately 4,700 SF renovation work in the existing former Bank of America building, based on the Pre-Design process and the concept design developed. Building upon the pre-design concept (as attached); renovation will include reconfiguring of the office areas to accommodate the following:

1. Open General/ Flex Office layout with several adjacent individual rooms and/ or spaces for conference/ meeting use and several private offices for further design refinement during the Schematic Design Phase.
2. Adjacent secured office area dedicated to the I.T. Department. Area shall accommodate spaces and functions defined in the Pre-Design Concept Plan with several private offices and open office area and as further developed during the Schematic Design Phase.

Existing accessory and adjacent rooms that remain shall be remodeled to accommodate changes in their function as defined by the finalized program and design. Within these areas, the ceilings, wall finishes, and flooring finish materials will be replaced. Associated interior doors and windows shall be added. Existing entry vestibule and corridor will be partially opened up to the adjacent open office areas.

Mechanical/ Plumbing and Electrical systems and associated low voltage wireway infrastructure shall be modified and or replaced to accommodate the new design layout (reference attached MKE scope of services).

Exterior storefront/ windows, doors, hardware shall be replaced.

New membrane roofing, flashing systems and drainage appurtenances shall be provided to replace existing.

Minor exterior wall and veneer sealant as recommended by RDH report provide by Owner for reference.

Demolition as necessary for the new work.

Hazardous materials abatement shall be completed by separate Owner contract as referenced in the 3 Kings proposal dated March 30, 2020. (Reference attached Pre-Design Concept - Exhibit A).

BUDGET

Project Budget is in Owner development. We propose to use a consulting cost estimator to provide project construction cost estimating at strategic points along the project development for budget alignment. At this point it is assumed that the construction cost will be in the \$275/ sf range. We shall provide opinions and recommendations to assist in the Owners Budgeting development and receive the Cost Estimators overview.

PROJECT ASSUMPTIONS:

The project team has made the following assumptions to develop the scope of services, limitations of scope, and associated fees for this project. See attached "Exhibit - A" Predesign Concept for basis of Design Scope.

General Assumptions:

- Assume one Design and Construction Document package that may include multiple construction phases.
- All Agency review and/or permit fees, etc. will be paid by the Owner.
- Existing Building Conditions Documentation is based upon Owner-provided existing conditions documentation and our limited field visual observations.
- Hazardous material abatement shall be completed by Owner's separate abatement contract as provided by Owner for reference from 3 Kings Environmental, dated March 30, 2020.

SCOPE OF SERVICES:

Architectural – JWA

Provide basic Architectural services including overall project management and coordination of the design, permitting and construction documents for the entire project. Conduct meetings with the project team during design, and Owner/ Stakeholder meetings. Provide Construction Bidding assistance. Provide construction phase/ contract administration services during construction. Provide construction contract Closeout services.

Civil Engineering –

Front Entry exterior surface drainage improvements (new catch basin or trench drain at entry)
Provide new on-site domestic water and sanitary sewer laterals to replace existing. Extent shall be from the building to streetside meter/ box.

Assumptions:

- As the disturbed area is less than one acre, it is assumed that a Construction Stormwater General Permit from DOE is not required.
- Assumes that no Land Use Review process shall be required.

Structural Engineering – Not included

Structural Engineering services are not anticipated to be required and not provided. If this becomes necessary, these services will be added.

Mechanical, Electrical and Plumbing - MKE Associates

Reference attached MKE Proposal for JWA Consultant Contracting.

Furniture System – Hyphn or Other TBD

Furniture systems design, selection, procurement, and installation coordinated through the collaborative program, design, and furniture selection process with Owner.

Range of costs may be provided as quantities and furniture type are further developed. Design costs are planned to be included in the furniture systems contract

Cost Estimating – ROEN Associates

Services to be provided through an Independent Cost Estimating Consultant, include an evaluation of the Owner's budget for the Cost of the Work, advice to the owner regarding changes in general market conditions and project requirements, and subsequent detailed cost estimates based on the documents provided for Design Development and Construction Document phases. Services include one round of reconciliation of owner's and design team's comments for each phase.

SCHEDULE:

The following is a general overview of anticipated project schedule, and we will work with the City to finalize a project schedule.

The project is anticipated to roughly follow this schedule but shall be ultimately determined by the progress of the owner's process:

Schematic Design	Start in September
Design Development	December
Construction Documents	Complete in March
Permitting	Prior to Construction
Bidding	April
Construction Contract Administration	Start in May/ June
Project Closeout	Spring 2024

*Note: The timeliness of agencies having jurisdiction reviews/approvals, and contractor bidding and construction are not controlled by the Architect and may vary.

COMPENSATION:

Basic Services are provided on a Time and Material Basis.

Estimated Costs are based on an assumed \$250/sf Construction Cost.

Time and Material Fees and any necessary Additional Services shall be based on the attached Standard Fee Schedule "Exhibit – B"

Service	Consultant	T&M Estimated Fee
Architectural Design/ Contract Admin.	JWA	\$83,050
Mechanical Engineering	MKE	\$26,950
Electrical Engineering	MKE	\$19,250
Basic Services	Sub Total:	\$129,000
Civil Engineering	Robertson Engineering	\$10,230
Furniture Systems	Hyphn or other	Design Fee in Furniture Package
Cost Estimating	ROEN	\$6,380
Total Services	Total:	\$145,610

Above fee amounts are estimates based on anticipated cost of construction and scope. Fees will be billed monthly on an hourly basis for time and materials expended.

Fee Expenditure Schedule

Below indicates the fee breakdown of design and documentation phases of the project and the corresponding fee percentage to be expended for the specific phase. Each phase includes a line for Owner approval to proceed with the phase of work.

				Owner initial for phase approval
Schematic Design	(17%)	=	\$24,753.70	_____
Design Dev. / Constr. Docs	(58%)	=	\$84,453.80	_____
Bidding	(05%)	=	\$ 7,280.50	_____
Construction Administration	(20%)	=	\$29,122.00	_____

If the scope of work above does not adequately reflect your expectations, please let us know. It is our goal to meet your needs for this project, and we look forward to working with you. If you agree with this proposal, please sign below and return one (1) copy to our office, and we will issue an AIA Standard Form of Agreement, or review Agreement provided by Owner.

Should you have any questions, or need further clarification, please do not hesitate to contact us.

Sincerely,



Lauren Johnson, AIA
Principal

9/26/2022

Date

ACCEPTANCE OF PROPOSAL:

The undersigned has authority to sign for and hereby agrees to the fee proposal outlined above.

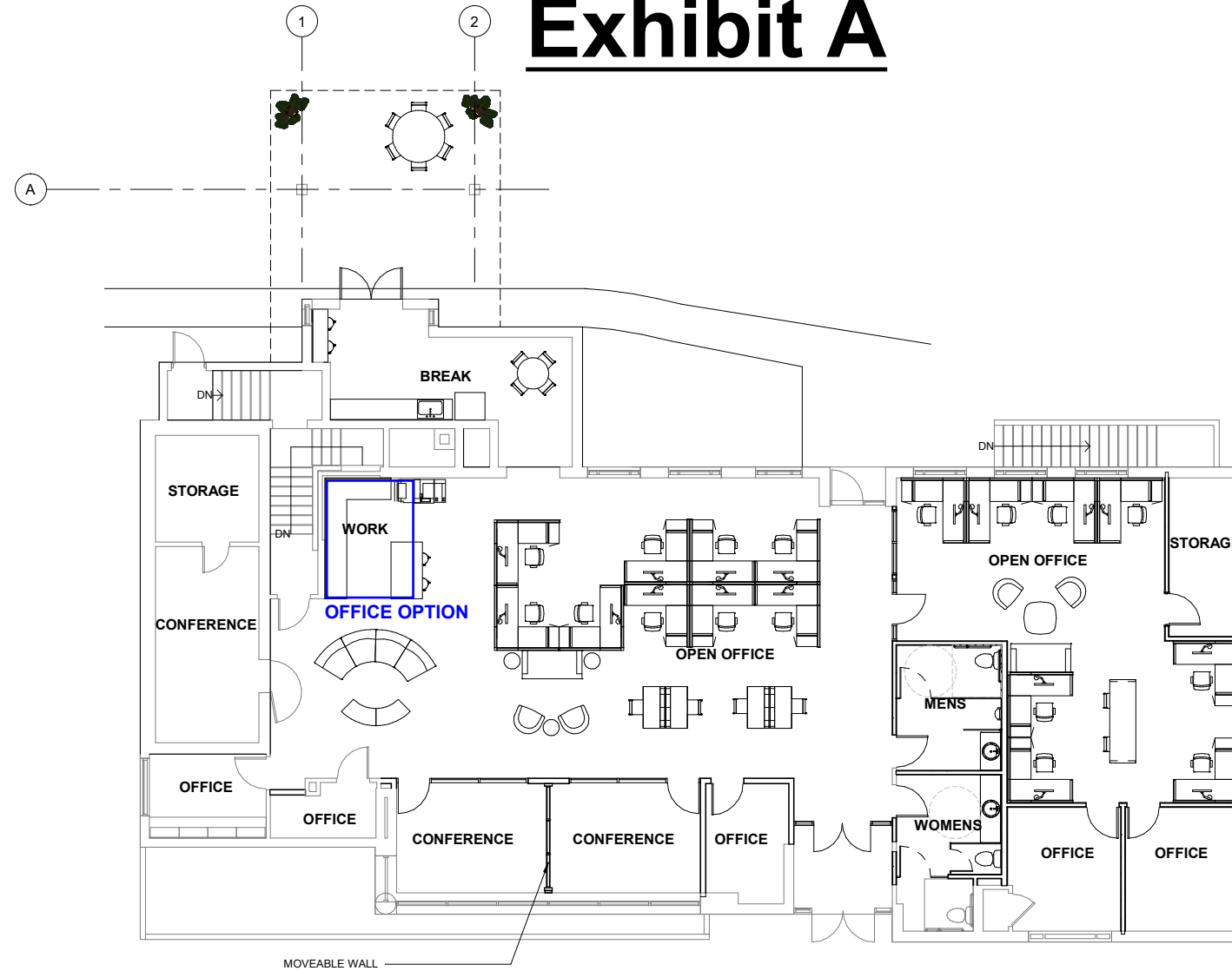
Signature

Date

Printed Name

Copy: Project File

Exhibit A



1 PRELIMINARY FLOOR PLAN

1/8" = 1'-0"

- GENERAL TENANT IMPROVEMENT REMODEL SCOPE:**
1. DEMOLITION OF INTERIOR PARTITIONS WITHIN OPEN OFFICE AREAS.
 2. REMOVAL OF EXISTING APPLIED CEILING PANELS (ABATEMENT BY OTHERS) TO BE REPLACED WITH NEW SUSPENDED ACOUSTIC CEILING TILE/ GRID SYSTEM.
 3. DEMOLITION OF ALL EXISTING ITEMS THAT ARE UNUSED IN THE REMODEL.
 4. NEW WALL AND FLOOR FINISHES.
 5. NEW INTERIOR PARTITIONS FOR NEW ROOM CONSTRUCTION.
 6. NEW & REMODELED RESTROOMS.
 7. INTERIOR DOOR & HARDWARE REPLACEMENT.
 8. ALL EXTERIOR DOORS, WINDOWS & STOREFRONT TO BE REPLACED.
 9. HVAC MODIFICATIONS TO EXISTING SYSTEMS TO ACCOMMODATE NEW SPACES.
 10. NEW LIGHTING THROUGHOUT.
 11. NEW ELECTRICAL POWER LAYOUT THROUGHOUT REMODELED SPACES INCLUDING FLOOR BOX POWER DISTRIBUTION TO ACCOMMODATE NEW SYSTEMS FURNITURE.
 12. DATA/ TECHNOLOGY UPGRADES.
 13. NEW ROOFING AND DRAINAGE SYSTEMS.
 14. NEW ROOF FLASHINGS AS NECESSARY.
 15. MINIMAL PATCH & REPAIR OF EXISTING DAMAGED BRICK.
 16. MINIMAL EXTERIOR SEALING AT FAILING LOCATIONS.
 17. FRONT ENTRY WALKWAY REWORK FOR NEW STORM DRAINAGE SYSTEM.
 18. SITE DOMESTIC WATER AND SANITARY SEWER PIPING REPLACEMENT

NOT FOR CONSTRUCTION

CAMAS CITY HALL
ANNEX
CAMAS, WA

PRELIMINARY
FLOOR PLAN

PROJECT # 22006
DATE 08/10/2022

REV #	DATE	DESCRIPTION

A201
DRAWING SET

Exhibit B

JOHANSSON WING ARCHITECTS, PC **2022 RATES AND REIMBURSABLES***

Rates:

Principal	\$240.00 per hour
Associate	\$220.00 per hour
Project Manager	\$200.00 per hour
Architect	\$180.00 per hour
Designer III	\$160.00 per hour
Designer II	\$140.00 per hour
Designer I	\$120.00 per hour
Administrative Services	\$100.00 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*

Exhibit C



September 13, 2022

VIA e-mail: lauren@johanssonwing.com

Lauren Johnson
Johansson Wing Architects

SUBJECT: City of Camas – Bank of America Tenant Improvement
Engineering Design Fees – Revision 1

Lauren,

Thank you for requesting a fee proposal to assist with the subject project located at 528 NE 4th Ave, Camas, WA 98607. As you mentioned, MKE has prior history with this site having conducted a building assessment and produced TI documents to a Design Development level under prior contracts. As such, we are very familiar with the site. Below is our understanding of the project scope, assumptions, exclusions and fee summary. The items below are written around the understanding that the lower-level portion of the building is not included in the TI effort and will essentially remain as is with the exception of selected equipment in the main Mechanical / Electrical room and upgrades necessary to support updating of the MEP systems.

Scope of Work

General:

- Site visit only as necessary. MKE has been to the site several times so initial visits to confirm existing conditions may not be necessary.
- Attend up to six (6) design meetings via web meeting tool to discuss mechanical and electrical system options and associated costs.
- General design coordination to be conducted via phone and email.
- Provide catalog cuts for proposed equipment.
- Conduct code reviews and contact local authorities as required.
- Submit documents at 100% SD, 100% DD, 50% CD and 100% CD for design review.
- Submit documents for Permit / Construction.
- Provide bid and construction period services including responding to contractor questions, substitution request and submittal review and two (2) site visits with observation reports.
- Fill out Washington State Energy Code Forms for Lighting.
- Fill out Washington State Mechanical Code Forms.

Mechanical:

- No HVAC & Plumbing work is anticipated in the basement. Work is only involved with above grade waste connection at Basement ceiling for drinking fountain above, **and men's and women's restroom on the 1st floor.**
- Provide plumbing design to connect one (1) drinking fountain on first floor.
- **Provide plumbing design for men's and women's restroom on the 1st floor per new layout. Existing plumbing system (waste and cold water) assumed to have enough capacity for reuse.**

Continued, next page. . .

Mechanical: (continued)

- **Replace existing fixtures with new alike plumbing fixtures (WC and Lavs) in two (2) existing restrooms in the basement. Rework existing plumbing piping to these fixtures for waste, cold water, and hot water reconnection.**
- **Provide plumbing design for new sink in Breakroom. Coordinate sanitary waste point of connection with Civil.**
- **Three (3) single zone ductless split system for heating/cooling and ERV for ventilation to serve two (2) conference rooms and one (1) office located along the west exterior wall.**
- **Provide one (1) single zone ductless split system for heating/cooling and ERV for ventilation to serve new conference room (previously a vault). Architect to coordinate and provide necessary penetration through vault wall and ceiling for running duct work.**
- It is assumed that the **new breakroom**, and existing spaces between grid D&E and 1&2, are becoming offices and will be served by existing split system. No new HVAC system is required.
- Drop ceiling will be provided under the existing ceiling structure for the entire 1st floor to allow ductwork extension to new supply diffusers, and return grilles at new suspended ceiling.
- Existing supply air diffuser and return air grilles will be retained and reused as much as possible. New diffuser / grilles will be provided as needed. Rearrange ductwork and diffuser to fit new room and ceiling layout.
- Architect to provide adequate and accessible space for all mechanical equipment. Architect will provide adequate ceiling space under existing ceiling / roof assembly to run ductwork extension to ceiling diffusers.

Electrical:

- Design replacement of existing electrical service.
- Design power distribution (interior, exterior, normal, and emergency).
- Design interior lighting (**1st floor all new, basement floor approximately 50% replacement**), including electrical distribution, controls, and circuiting.
- Design egress lighting as required by code. Emergency power via integral battery drivers or remote inverter unit(s).
- **Design electrical connections for mechanical and plumbing equipment.**
- Provide performance specification for new fire alarm system.
- Design raceway infrastructure for voice and data communications, A/V and Security systems. **Owner to provide MKE with locations of data/telecom outlets to be shown on the drawings for reference.**

Assumptions:

- MEP Drawing will be produced in AutoCAD.
- The project is designed and constructed as a single phase.
- No sprinkler work is anticipated.
- There is no change in occupancy – Group B for bank application and new office application.
- Existing building envelope to remain. No alterations are anticipated. Exterior doors and windows / storefront to be replaced with new.
- Building assumed to be under the alternation category and no extra energy efficiency credits are required per energy code.
- Electrical service will be replaced. Some existing branch circuit panels will be re-used.
- All existing mechanical equipment is to remain and is adequately sized to serve new open office spaces.
- MKE will draft contractor markups to create record drawings.
- Additional site visits will be billed on a Time & Materials basis.

Continued, next page. . .

Assumptions: (continued)

- **Asbestos abatement is by others. Jobsite area is presumed to be free of asbestos prior to construction beginning.**

Exclusions:

- Project structural engineer will review submittals of support and seismic restraint attachments to building structure as part of their fee.
- **Specifications for telecom/data rack, patch panels, and horizontal cabling and termination.**
- Head-end and peripheral equipment including but not limited to servers, switches, routers, UPS equipment, laptops, projectors (and mounts), Audio/Visual system design, voice enhancement and sound systems are by others.
- **Design for a Distributed Antenna System to support Emergency Responder Radio coverage.**
- Photovoltaic power generation design.
- Security and A/V design.
- ELCCA or LEED design services.
- Cost estimating is by others.
- Commissioning support.
- Detailed HVAC load calculation.
- Revisions in direction, including VE items, after DD will be considered extra services.
- Bid alternates are excluded.

Fee

For the services above, MKE respectfully requests the following fee:

	<u>Mechanical</u>	<u>Electrical</u>
<i>Schematic Design:</i>	\$1,500	\$1,100
<i>Design Development:</i>	\$5,500	\$3,900
<i>Construction Documents:</i>	\$13,000	\$8,500
<i>Bid:</i>	\$1,000	1,000
<i>Construction Administration:</i>	\$2,600	\$2,100
<i>Record Drawings:</i>	<u>\$900</u>	<u>\$900</u>
<i>Total:</i>	\$24,500	\$17,500
		<u>Grand Total: \$42,000</u>

This proposal is valid for 45 days. Invoices for services will be submitted on a monthly basis. Payments due which exceed 90 days from date of invoice may be subject to a monthly charge of 1.5% of the unpaid balance (18% annual).

Changes to the design after work has substantially started will be considered extra services and billed on an hourly basis in addition to the fee given above.

If you have any questions regarding this proposal, please feel free to call.

Sincerely,



Mark Garand
 Associate, Electrical

MG/heo