

EXHIBIT C
Fee Schedule Estimates

Stated Construction Cost Limitation	\$	11,333,491.00	
** Basic Design/Engineering Services			CPL
Pre-Design Phase	\$	29,700.00	
Schematic Design	\$	70,268.00	
Design Development	\$	140,535.00	
Construction Documents	\$	281,071.00	
CM Bid Phase Assist	\$	21,760.00	
Construction Administration	\$	159,297.00	
	\$	702,676.00	6.20%
 Site Due Diligence Information and Additional Tasks Necessary to Design & Engineer			
Hydro Study	\$	4,000.00	CPL By City
Boundary & Topo Survey	\$	-	City
Erosion Control Plan	\$	3,500.00	CPL
NPDES	\$	1,500.00	CPL By City
Geotech	\$	-	City By City
Phase I	\$	-	City
Hydro Study for Additional Detention Pond	\$	-	N/A By City
Utility Survey	\$	-	City
Douthit Ferry Road Access Design/DOT Coordination and Cross-site Access Road Design	\$	9,500.00	CPL
	\$	18,500.00	
		Total \$	721,176.00
Expense Allowance	\$	5,000.00	

Additional Services (upon request of the City)

CM As-Built Assists \$3,500 for arch
(estimates) \$1,500 per discipline

** subject to adjustment pending final construction cost as approved by the City

Prior to the confirmation of the project’s construction budget and verification of the project scope including the building construction type, aesthetics and building system types desired, placing a lump sum fee on the A/E tasks necessary to deliver the project is a challenge. In a good faith effort to demonstrate that we are sincere in our pursuit of this project and will work with you to offer a fair fee for the work required, we propose the following:

CPL will commit to a pre-design phase on an hourly not to exceed fee of \$29,700 plus expenses where we will assist in defining the preliminary construction budget, project scope, building construction type, aesthetics, building systems type(s) and schedule. Once these important components are defined, we will commit to a lump-sum fee arrangement to deliver the project.

For your reference and budget consideration, the chart below is reflective of industry standards for a percentage of construction cost based fee for basic A/E services which would include customary architectural, basic interior finishes, structural engineering, and building systems engineering (HVAC, Plumbing, Fire Protection, Electrical) necessary to deliver the design and engineering suitable for seeking construction bids. Expanded services such as LEED certification, complex site and/or stormwater engineering, custom interior design features, management of construction procurement, clerk of the works, etc. would be additions.

We sincerely hope you understand that our intent is not to side step your request, instead, we want to provide you the most complete “apples to apples” fee to achieve the specific scope for the project as you envision it. We believe that based upon the information available at this time, this approach is the best way to assist you in determining a true cost for the A/E services.

Thank you for your consideration of our proposal regarding establishment of the A/E fee.

PRE-DESIGN PHASE
Fixed Fee in the amount of : <u>\$29,700.00</u>

CONSTRUCTION PHASE																								
Cost of construction with FEE percentage:																								
<table border="1"> <thead> <tr> <th>CONSTRUCTION COST</th> <th>% FEE</th> </tr> </thead> <tbody> <tr> <td>\$ 5,000,000</td> <td>6.5</td> </tr> <tr> <td>\$ 6,000,000</td> <td>6.4</td> </tr> <tr> <td>\$ 7,000,000</td> <td>6.4</td> </tr> <tr> <td>\$ 8,000,000</td> <td>6.3</td> </tr> <tr> <td>\$ 9,000,000</td> <td>6.3</td> </tr> <tr> <td>\$ 10,000,000</td> <td>6.3</td> </tr> <tr> <td>\$ 11,000,000</td> <td>6.2</td> </tr> <tr> <td>\$ 12,000,000</td> <td>6.2</td> </tr> <tr> <td>\$ 13,000,000</td> <td>6.1</td> </tr> <tr> <td>\$ 14,000,000</td> <td>6.1</td> </tr> <tr> <td>\$ 15,000,000</td> <td>6.1</td> </tr> </tbody> </table>	CONSTRUCTION COST	% FEE	\$ 5,000,000	6.5	\$ 6,000,000	6.4	\$ 7,000,000	6.4	\$ 8,000,000	6.3	\$ 9,000,000	6.3	\$ 10,000,000	6.3	\$ 11,000,000	6.2	\$ 12,000,000	6.2	\$ 13,000,000	6.1	\$ 14,000,000	6.1	\$ 15,000,000	6.1
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CPL HOURLY RATES - 2022	Rate
Principal	\$200 - 270
Project Manager	\$150 - 180
Project Architect/Professional Engineer / Planner	\$110 - 150
Sr. Architect / Sr. Engineer / Sr. Interior Designer	\$100 - 135
Sr. Draftsperson / Jr. Engineer / Jr. Interior Designer	\$70 - 95
Jr. Draftsperson	\$75
Specification - Word Processor/Analyst	\$65
Clerical	\$65