



June 25, 2025

Ms. Theresa Johnson, CPRP, Community Services Director
City of Kerman
tjohnson@cityofkerman.org

Ms. Josie Camacho
City Clerk
City of Kerman
850 S. Medera Avenue
Kerman, CA 93630

Subject: Cost Proposal for Architectural Design Services for Kerman Area Multi-Generational Community Resiliency Center

Dear Ms. Johnson, Ms. Camacho, and the Selection Committee,

ELS Architecture and Urban Design (ELS) is pleased to propose this fee for professional services for the Kerman Area Multi-Generational Community Resiliency Center (KAMGCRC). This proposal includes our assumptions; our lump sum, not-to-exceed fee amount; our description of reimbursable expenses; our list of potential additional services; and our list of exclusions and provisions.

ASSUMPTIONS

PROJECT SCOPE

As stated in the RFP, release dated May 14, 2025, and as further described in Addendum 1, dated June 12, 2025, and Addendum 2, dated June 17, 2025.

PROJECT BUDGET

\$16.383MM

DESIGN SCHEDULE

As proposed in our response to the RFP.

CONSULTANT TEAM

As proposed in our response to the RFP.

PROFESSIONAL DESIGN FEES

We are proposing a Lump Sum Not-to-Exceed Fee, to be invoiced monthly, on a percentage-complete basis. Our lump sum amount is **\$1,228,725.00** (ONE MILLION, TWO HUNDRED, TWENTY-EIGHT THOUSAND, SEVEN HUNDRED AND TWENTY-FIVE DOLLARS AND ZERO CENTS).

Reimbursable expenses are in addition to our Lump Sum Fee. Our fee is broken as follows.

○ Community Engagement, Programming, and Concept Design		\$ 122,872.50
○ Schematic Design Phase	(30%)	\$ 184,308.75
○ Design Development Phase	(60%)	\$ 294,894.00
○ Construction Documents Phase	(90% and 100%)	\$ 294,894.00
○ Bidding		\$ 36,861.75
○ <u>Construction Administration</u>		<u>\$ 294,894.00</u>
Total Fees		\$1,228,725.00

REIMBURSABLE EXPENSES

A reimbursable expenses budget for the scope outlined above is recommended at **5%** of the Total Not-To-Exceed Professional Design Fee for all tasks. Reimbursables shall be billed at cost times 1.1 and shall include actual expenditures made in the interest of the project, in the following categories:

1. Expense of transportation and living expenses in connection with out-of-town travel.
2. Reproduction, mounting and photography.
3. Postage, shipping, and delivery.
4. Fees paid for securing approval of authorities having jurisdiction over the project.
5. Professional renderings and models as requested by the Client.

ADDITIONAL SERVICES

1. Negotiating entitlement agreements, variances with city agencies, and design review approval submittals and presentations are to be provided as an additional service.
2. LEED or WELL documentation and certification effort.
3. Providing professional renderings or models, and ELS effort required to coordinate with special rendering or model-making consultants. ELS will provide, as part of their basic services, two renderings of the project.
4. Building code variances or modifications, if required, will be provided as an additional service.
5. Grant Writing and Grant Application Preparation.

EXCLUSIONS/PROVISIONS

The following items of work are excluded from our services:

1. Removal of hazardous materials, including any related documentation work, as these services are not covered by our professional practice insurance policy.
2. Site, boundary, utility, and topographic survey, as these services are not covered by our professional practice insurance policy.
3. Geotechnical analysis and soils report, as these services are not covered by our professional practice insurance policy.
4. Seismic analysis of the existing structure.
5. Obtaining and paying for construction permits.

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6. ADA and/or access compliance survey of existing conditions.

Unless otherwise provided, ELS and its Consultants shall have no responsibility for the discovery, presences, handling, removal, or disposal of, or exposure of persons to, hazardous materials in any form at the Project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB), or other toxic substances.

We look forward to participating in these steps of your process. Should you have any questions, or require any additional information regarding our fees, please contact Kim-Van Truong, our team's contact at ktruong@elsarch.com or 510.685.2355.

Respectfully Submitted,

ELS ARCHITECTURE AND URBAN DESIGN



Kim-Van Truong, AIA, LEED AP BD+C, Assoc. DBIA
President/CEO
Principal-in-Charge



Clarence D. Mamuyac, Jr., FAIA, LEED AP BD+C
Chairman
Principal for Community Design & Engagement

Attachments:

- ELS Hourly Rate Schedule

ELS RATE AND EXPENSE SCHEDULE

HOURLY BILLING RATES BY CLASSIFICATION

PRINCIPALS	\$ 230.00–400.00
ASSOCIATE PRINCIPALS	\$ 175.00–225.00
ASSOCIATES	\$ 160.00–185.00
PROFESSIONAL STAFF	\$ 90.00–160.00
TECHNICAL/SUPPORT STAFF	\$ 85.00–160.00

Rates are subject to revision on January 1st of each year in accordance with cost of living adjustments. Individual billing rates and/or classifications may change during the year to reflect a change in status and/or merit salary adjustments.

REIMBURSABLE EXPENSES

Reimbursable expenses shall be billed at cost times 1.1 and shall include actual expenditures made in the interest of the project, in the following categories:

1. Outside consultants
2. Expense of transportation and living expenses in connection with out-of-town travel, as authorized by the Client (international flights shall be business class)
3. Long distance communications and facsimiles
4. Reproduction and photography
5. Postage, shipping, and delivery
6. Fees paid for securing approval of authorities having jurisdiction over the project
7. Professional renderings and models as requested by the Client

MISCELLANEOUS PROVISIONS

Invoices will be submitted monthly and are due upon receipt. Invoices more than 60 days overdue will be subject to a handling charge of 1.5 percent per month. If the Owner fails to make payment when due, the Architect may, at its option, upon seven days written notice to the Owner, suspend performance of services.

Architect's services may be terminated by either party upon seven days' written notice. In the event of termination that is not the fault of the Architect, the Architect shall be compensated for services performed and expenses incurred prior to termination.

Unless otherwise provided, the Architect and its Consultants shall have no responsibility for the discovery, presences, handling, removal or disposal of, or exposure of persons to, hazardous materials in any form at the Project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB), or other toxic substances.