

Cost proposal

PHASE 1 – Project Planning & Pre-Ballot Services

Based on PMR team's professional experience and industry standards for Project Planning and Pre-Ballot services, our proposed fee range is between \$75,000 and \$100,000 with includes approximately 300 and 400 total hours over 10 months. Final cost proposal to be mutually agreed upon final scope of work plan taking into account assumptions (i.e., stakeholder involvement, validating versus developing data, etc.). PMR would invoice the City between \$10,000 and \$12,500 per month over a 10-month period assuming an August 2025 ballot proposal.

Task / Fee:	Low Range	High Range
Strategic Planning Review (50-75 hours) - Kick-off Meetings to set goals and objectives - Review of documentation provided by the City - Millage Rate Analysis Review	\$12,500	\$18,750
Validation of Space Need Requirements (25-45 hours)	\$6,250	\$11,250
Architect/Engineer Procurement (75-95 hours)	\$18,750	\$23,750
Stakeholder Engagement (75-90 hours)	\$18,750	\$22,500
Information Campaign (75-95 hours)	\$18,750	\$23,750
Total Proposed Fee Range:	\$75,000	\$100,000

PHASE 2 – Owner's Representation Services

For the City's consideration, if PMR is engaged for Owner's Representative services after successful passage of the ballot proposal, PMR will credit 25% of the pre-ballot fee back to the City.

PMR's fee for the Owner's Representative services would be approximately 2% of the total project cost, to be amortized annually and escalate at 3% per year. PMR looks forward to meeting with the City for a mutually agreed upon scope, schedule, and fee upon successful passage of the ballot proposal.

Reimbursables:

Reimbursable expenses such as e-builder licensing, mileage, printing, overnight courier services, etc., will be invoiced at actual cost, without mark-up, not to exceed \$10,000 on a yearly basis.

Hourly rates:

PMR's hourly rates for additional services upon request, escalating 3% per year.

Plante Moran Realpoint FY 2025 standard rate ranges	
PARTNER:	\$375 / hour
PRINCIPAL	\$325 / hour
SENIOR VICE PRESIDENT:	\$315 / hour
VICE PRESIDENT:	\$275 / hour
SENIOR CONSULTANT:	\$235 / hour
CONSULTANT:	\$210 / hour
ADMINISTRATIVE:	\$165 / hour

Proposal clarifications, terms, and exclusions

- The duration of PMR's Owner's Representative pre-ballot services is anticipated to last approximately ten (10) months from the execution of the Agreement leading up to an August 2025 ballot proposal;
- PMR anticipates 10-12 committee meetings over a 10-month period;
- The City will make necessary Project decisions in a timely manner (taking in account the City's status as a public body), allowing the Project team the ability to adhere to a master Project schedule;
- The City will provide a single point of contact that is authorized to make decisions on behalf of the City for this engagement;
- The City will timely provide, or cause to be provided, information and the documents necessary for PMR's Services including, but not limited to, all available building and site drawings, floor plans, previous reports, assessments, facility condition assessments and other Project related information;
- PMR will be entitled to rely on the information provided by, or on behalf of, the City;
- PMR understand that the City is hiring the Owner Representative to lead the Pre-Ballot Planning Process. PMR will collaborate with the City's administration and staff to provide their input related to parameters required for the program.
- PMR has successfully worked together with its public sector clients to arrive at mutually agreeable contract scope and terms to assist in overseeing approximately \$5B of ongoing work. PMR conditions its proposal upon working with the City to understand their needs further and arrive at a mutually agreeable contract form and refined scope of services consistent with industry norms and insurable under industry standard insurance policies.