

September 19, 2022

Bob Sterbank
Snoqualmie City Attorney
City of Snoqualmie
38624 SE River Street
Snoqualmie, WA 98065

Re: City of Snoqualmie – Community Center Pool Addition
Fee Proposal for Progressive Design Build (PDB) Consultant Services

Mr. Sterbank:

Thank you for the opportunity to submit a fee proposal for Progressive Design-Build Consultant Services related to the City of Snoqualmie – Community Center Pool Addition project. The consultant services proposed herein are for providing an advisory and support role to City of Snoqualmie staff throughout the course of this project. Our fee proposal for this work has been developed assuming the following project phases, schedule and fees:

Phase/Task (as identified in fee budget spreadsheet)	Start	Finish	Fee Budget
PRC Application/Approval	11/1/22	1/27/23	\$30,686
D/B Team Procurement	1/30/23	5/12/23	\$39,240
Design (0-60%)/Preconstruction	5/15/23	11/10/23	\$124,891
GMP Negotiation	11/13/23	11/24/23	\$12,391
Design (60-100%), Permitting & Bidding	11/27/23	5/24/24	\$146,648
Construction	5/27/24	5/23/25	\$314,034
Warranty	4/7/25	4/6/26	\$13,039
Expense Allowance @ 2.5% of Labor			\$17,023
Contingency @ 2.5% of Labor			\$17,023
TOTAL FEE BUDGET			\$714,974

Please refer to the attached fee budget spreadsheet for additional detail on the calculations, possible subtasks and assumptions utilized. Note that the schedule above is based on the assumption that, notice to proceed will be received by no later than November 1, 2022, this project will be submitted to the PRC on December 20, approval to utilize PDB delivery will be granted on January 26, 2023 and procurement, design and bidding will commence with the anticipation of construction work beginning May 27, 2024 and final completion being achieved by no later than May 23, 2025.

Since the City of Snoqualmie has not successfully completed at least one DB project, the PRC will expect that your staff be augmented by a consultant (Parametrix) having that experience. As such, our proposal

inspired people. inspired solutions. making a difference.



includes consultant services for both PDB Advisory and PM/CM Support throughout the duration of the project.

The total Parametrix proposed fee budget for PDB Consultant Services related to the Snoqualmie Community Center Pool Addition project is \$714,974. If the proposed services and fee budget are acceptable, please generate the required contractual documents and forward for review, signature and approval.

Parametrix proposes that the above proposed fee be billed on an as-directed/as-required, hourly, not-to-exceed basis and we will not exceed this fee without the approval of the City of Snoqualmie. In order to adapt to and fulfill the needs of City, Parametrix reserves the right to move budgeted fee around within identified phases and/or tasks and/or to add/delete tasks/subtasks as long as the total fee billed does not exceed the total approved estimated fee budget and meets the needs of the City and the project. Any fee not expended will remain with the City.

Parametrix appreciates the opportunity to serve the City of Snoqualmie with PDB Consultant Services related to the Snoqualmie Community Center Pool Addition project. Please feel free to contact me if there are any questions regarding this proposal.

Sincerely,



Jim Dugan
PIC/DB Advisor
Parametrix Owners Representative Services
717 Pacific Avenue
Tacoma, WA 98402
253.278.8105 | cell
jdugan@parametrix.com

cc:
Dan Cody, Parametrix
Maggie Anderson, Parametrix

attachments:

- Proposed Schedule and Fee Budget Estimate