

February 3, 2025



Ryan Morgan, PE
City Engineer
rmorgan@stafidaho.org

City of Star
10769 W. State Street
P.O. Box 130
Star, ID 83669

Re: Community Event Center at Freedom Park – fee proposal

CTA Inc. dba Cushing Terrell is excited to propose the following fee for your forthcoming event center at Freedom Park in Star, ID. The following fee is based on the information as provided and understood to date.

Scope – Your project is understood to be built within the City’s beautiful Freedom Park and to enhance the variety of community amenities within the park. See the attached pre-proposal program draft of anticipated spaces.

Schedule – It is anticipated that the design and documentation scope is to occur promptly upon award and notice from Star City Council (on or about March 3, 2025). We are anticipating documents to be completed by July 31, 2025 for construction budgeting and approval within the FY2026 budgeting cycle.

Scope of services included:

Professional Services by Cushing Terrell:

- As summarized within the attached detailed services information.
- Assembly of drawings and applications as required by the Star Building Department and other licensing Authorities Having Jurisdiction (AHJ).
- Re-submittals necessary to respond to regulatory agency plan review comments.
- Bidding coordination and construction support of City staff. *(hourly as proposed below)*

Scope of Services excluded/Costs not included (can be included as requested):

- Detailed cost estimating.
- Furniture, Fixtures and Equipment.
- Signage and Branding design.
- Regulatory agency re-submittal required due to Owner related changes or extensive local jurisdictional requirements.
- Plan review/Permit application fees.
- Detailed fire sprinkler shop drawings. *(performed by awarded sprinkler contractor)*
- Special inspections.
- LEED or Green Globe Certification Services.

Compensation for services:

The Professional Design Services for this project:

Detail as attached within following detailed fee summary.

Schematic Design (fixed fee)	\$ 65,810
Design Development (fixed fee)	\$ 82,263
Construction Documents (fixed fee)	\$ 115,168
Initial Contracted Total (FY2025)	\$ 263,241
<i>Bidding Support (hourly estimated at)</i>	<i>\$ 3,200</i>
<i>Construction Administration (hourly estimated at)</i>	<i>\$ 62,000</i>

Payment Schedule:

The project will be billed monthly. Payments are due and payable thirty (30) days from the date of Cushing Terrell's invoice. Amounts unpaid thirty-one (31) days after the invoice date shall bear interest at the rate of 1.5% per month.

Contract:

Form of contract proposed to be AIA B101 Standard Form of Agreement Between Owner and Architect.

Additional Services (if needed):

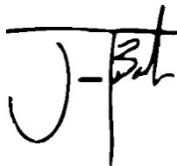
Additional services will be negotiated if such an instance occurs. Work will begin upon receipt of written approval.

Reimbursable Expenses:

Reimbursable expenses will be billed at cost (+10% cost) incurred.

We appreciate the opportunity to design this exciting project and your willingness to utilize our firm. We look forward to providing you with the services described above. If you have any questions or concerns regarding any part of our proposal, please do not hesitate to contact me at (208) 608-2597.

Sincerely,



Jason Butler, AIA, LEED AP
Principal
Cushing Terrell

(DRAFT) Program Area Tabulations for:



City of Star River Events Center at Freedom Park	Area per Space Type (SF)	Number of Space Type	Area Total (SF)	NOTES
Space Type Summary				
Event Center Spaces				
Open Event Area	6,000	1	6,000	300 person capacity goal when seated for events. A-3 Assembly - code type. Flexible space for wide variety of event options. Unconcentrated load (tables and chairs) 6000 sf at 15 sf/person is 400 occupants. Concentrated load (chairs only-not fixed) 6000 at 7 sf/person is 850 occupants.
Raised Platform Area	250	1	250	10-12 person capacity goal, raised 12-16 inches.
Serving/Warming Area	350	1	350	Space with access from exterior and Open Event Space. Warming function only no cooking. Generous outlets for hot pot accommodations. (3-4) Microwaves. (2) Warming wall ovens. No dishwashing.
Chair/Table Storage	450	1	450	Space can double as changing room for wedding events. Might have fixed mirror and lighting to accommodate bride prep.
Janitor/Supplies Room	80	1	80	Mop sink and small storage rack for cleaning and restroom supplies.
Rest Rooms	300	2	600	Internal access only from venue. Using 400 occupants in fixture count summary. Women's RR 6 toilets, 2 lavatories. Men's RR 2 toilets, 4 urinals, 2 lavatories. 1 Drinking fountain.
Electrical/AV Head End Room	250	1	250	
Total Event Center			7,980	
Grounds/Maintenance Spaces				
Mower/Equipment Storage	850	1	850	3 total "72" mowers, 2 total side-by-sides, small hand tools, 8'10' of work bench.
Emergency Wash Area	80	1	80	Area for emergency spill clean up off of staff. With hose bibb and interior floor drain.
Seasonal Decorations Storage	0	1	0	Above footprint of Mower/Equipment Storage.
Dumpster/Trash Area	0	1	0	Exterior open air dumpster enclosure away from building.
Total Grounds/Maintenance			930	
grossing factor (circulation, structure)		12%	1069.2	
Total Space Summary:			9,979	WORKING DRAFT - FOLLOWING PRE-PROPOSAL MEETING 1/29/25

Project Name:	Community Events Center
Project Number:	STAR_EVENT
Description:	10,000 sf event center at Freedom Park
Project Location:	Star, ID
Date:	February 3, 2025

Design Schedule

Start	Days	Complete
3-Mar-25	150	31-Jul-25

Project Information

Proposed Area (New Construction & Addition):	10,000	sf
Proposed New Construction Cost/SF:	\$ 380	
<i>Subtotal New Construction Cost:</i>	\$ 3,800,000	
Proposed Area (Renovation):		sf
Proposed Renovation Construction Cost/SF:		
<i>Subtotal Renovation Construction Cost:</i>	\$ -	
Site Area:	5,000	sf
Proposed Site Development Cost/SF:	\$ 60	
<i>Subtotal Site Development Construction Cost:</i>	\$ 300,000	
<i>Total Estimated Construction Cost:</i>	\$ 4,100,000	

Project Name: Community Events Center
Project Number: STAR_EVENT
Description: 10,000 sf event center at Freedom Park
Project Location: Star, ID
Date: February 3, 2025

Fee as % of New Construction Cost	5.65%
New Construction & Addition Fee	\$ 231,650
Fee as % of Renovation Construction Cost	
Renovation Fee	\$ -
Gross Basic Services Fee	\$ 231,650
Fee Contingency (not distributed below)	\$ -
Net Basic Services Fee (distributed below)	\$ 231,650
Amendment 1	\$ -
Amendment 2	\$ -
Amendment 3	\$ -
Total Basic Services	\$ 231,650
Total Supplemental Services	\$ 97,400
Total Project Fees	\$ 329,050

	% of total	Prior Work		Amendments				Current Total
		A/E	Deduction	total	Amd 1	Amd 2	Amd 3	
Schematic Design	20%	\$ 65,810	\$ -	\$ 65,810	\$ -	\$ -	\$ -	\$ 65,810
Design Development	25%	\$ 82,263	\$ -	\$ 82,263	\$ -	\$ -	\$ -	\$ 82,263
Contract Documents	35%	\$ 115,168	\$ -	\$ 115,168	\$ -	\$ -	\$ -	\$ 115,168
Bidding	1%	\$ 3,291	\$ -	\$ 3,291	\$ -	\$ -	\$ -	\$ 3,291
Contract Administration	19%	\$ 62,520	\$ -	\$ 62,520	\$ -	\$ -	\$ -	\$ 62,520
	100%			\$ 329,050	\$ -	\$ -	\$ -	\$ 329,050

Service	% of Total Fee	Fee Budget	SD					Design (SD-CD) Schedule		
			20%	25%	35%	1%	19%	hours at \$120/hr	Weeks at 65% Assignability	
Project Manager	6.00%	19,743	3,949	4,936	6,910	197	3,751	132	3.3	5.1
Project Coordinator	1.00%	3,291	658	823	1,152	33	625	22	0.5	0.8
Architectural	30.00%	98,715	19,743	24,679	34,550	987	18,756	658	16.5	25.3
Structural	20.00%	65,810	13,162	16,453	23,034	658	12,504	439	11.0	16.9
Mechanical	18.00%	59,229	11,846	14,807	20,730	592	11,254	395	9.9	15.2
Plumbing	4.00%	13,162	2,632	3,291	4,607	132	2,501	88	2.2	3.4
Electrical	18.00%	59,229	11,846	14,807	20,730	592	11,254	395	9.9	15.2
Administrative Assistance	1.00%	3,291	658	823	1,152	33	625	22	0.5	0.8
QC	2.00%	6,581	1,316	1,645	2,303	66	1,250	44	1.1	1.7
	100.00%	329,050	65,810	82,263	115,168	3,291	62,520	2,194		
			fixed fee	fixed fee	fixed fee	hourly	hourly			

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Date: February 3, 2025

Supplemental Services Fees	Cushing Terrell	
Master Planning/Predesign	excluded	
Civil	\$	35,000
Landscape	\$	23,000
Fire Sprinkler General Coverage Layout	\$	8,500
Fire Alarm Engineering	excluded	
Interior Design	\$	10,500
FF&E Selection and Coordination	excluded	
Survey	excluded	
Geotechnical Engineering (test pit allowance)	\$	5,400
Refrigeration System Design Criteria	excluded	
Kitchen Consultant	excluded	
Programming	excluded	
Multiple Preliminary Designs	excluded	
Measured Drawings	excluded	
Existing Facilities Surveys	excluded	
Site Evaluation and Planning	excluded	
Building Information Modeling	excluded	
Value Analysis	excluded	
Detailed Cost Estimating	excluded	
On-site Project Representation	excluded	
Conformed Construction Documents	excluded	
As-Designed Record Drawings	excluded	
As-Constructed Record Drawings	excluded	
Post Occupancy Evaluation	excluded	
Facility Support Services	excluded	
Tenant-Related Services	excluded	
Coord of Owner's Consultants	excluded	
Telecommunications/Data Design	excluded	
Security Evaluation and Planning	excluded	
Commissioning	excluded	
Extensive Environ Response Design	excluded	
LEED® Certification	excluded	
Fast-Track Design Services	excluded	
Structural Special Inspections	excluded	
Access Control System	excluded	
Security Cameras	excluded	
Cable TV Distribution System	excluded	
Audio and Video System Layout Documents	\$	7,500
Sound/PA Systems Layout Documents	\$	7,500
Selection of Service Transformers and Primary Power Distribution Cables	excluded	
Alternative Energy Equipment	excluded	
Backup Power Systems	excluded	
Mass Notification Fire Alarm System	excluded	
Telemetry and SCADA Control Systems	excluded	
Arc Flash Study	excluded	
Subtotal Supplemental Services	\$	97,400
	Cushing Terrell	

2025 Standard Hourly Rates



ARCHITECTURAL

	Min	Max
Architectural Production.....	\$ 90.00	\$ 134.00
Architectural.....	\$ 94.00	\$ 168.00
Project Architect.....	\$ 126.00	\$ 204.00
Project Management - Architectural.....	\$ 169.00	\$ 233.00
Director/Lead of Architectural	\$ 232.00	\$ 286.00
Landscape Architect.....	\$ 111.00	\$ 165.00
Landscape Architect Senior.....	\$ 198.00	\$ 250.00
Planner.....	\$ 121.00	\$ 150.00
Interior Designer.....	\$ 94.00	\$ 171.00
Interior Designer Senior.....	\$ 135.00	\$ 234.00
Sustainability Professional.....	\$ 134.00	\$ 160.00
Sustainability Senior.....	\$ 202.00	\$ 208.00
Architectural Principal.....	\$ 228.00	\$ 309.00

ENGINEERING

Engineering Production Civil.....	\$ 119.00	\$ 177.00
Engineering Civil.....	\$ 173.00	\$ 213.00
Engineering Civil Senior.....	\$ 270.00	\$ 279.00
Engineering Production Structural.....	\$ 99.00	\$ 168.00
Engineering Structural.....	\$ 150.00	\$ 191.00
Engineering Structural Senior.....	\$ 198.00	\$ 265.00
Engineering Production Electrical.....	\$ 83.00	\$ 147.00
Engineering Electrical.....	\$ 153.00	\$ 230.00
Engineering Electrical Senior.....	\$ 261.00	\$ 278.00
Engineering Production Mechanical.....	\$ 89.00	\$ 154.00
Engineering Mechanical.....	\$ 130.00	\$ 243.00
Engineering Mechanical Senior.....	\$ 175.00	\$ 254.00
Engineering Production Refrigeration.....	\$ 112.00	\$ 142.00
Engineering Refrigeration.....	\$ 113.00	\$ 183.00
Engineering Refrigeration Senior.....	\$ 194.00	\$ 250.00
Engineering Principal.....	\$ 222.00	\$ 302.00

SUPPORT

Project Coordinator.....	\$ 91.00	\$ 139.00
Administrative Assistant.....	\$ 75.00	\$ 127.00
Graphic Designer.....	\$ 113.00	\$ 158.00