



March 17, 2023

Task Order #2023-025 Hall County Sheriff's Office Training Center Architectural Design
MANDATORY COST PROPOSAL

Company Name: CPL
Bidder's Name: K. Scott Gordon, AIA, NCARB, LEEDap
Bidder's Signature: [Signature]
Date: 17 March 2023

Architectural Design for Training Center: \$288,388.00 as defined by fee narrative, attached.

IN WITNESS WHEREOF, said Parties have hereunto affixed their signature and seal on the day, month, and year first above written:

CPL ARCHITECTS, ENGINEERS, LANDSCAPE ARCHITECT
AND SURVEYOR D.P.C (P.C) dba CPL

HALL COUNTY, GEORGIA

By: [Signature]
Title: Principal

By: _____
Richard Higgins, Chairman
Hall County Board of Commissioners

Name: K. Scott Gordon, AIA, NCARB, LEEDap

Attest: _____
Jennifer Rivera, County Clerk

Sworn to and subscribed before me this...

Sworn to and subscribed before me this...

17th Day of March, 2023

____ Day of _____, 2023

Notary Public: Lori Ann Brothers

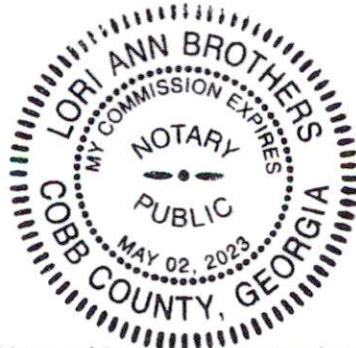
Notary Public _____

Notary commission expires: May 2, 2023

Notary commission expires: _____

PLACE SEAL OR STAMP

PLACE SEAL OR STAMP



Attachment: Architectural Design Fee Narrative | 17 March 2023

As a result of the historically unstable construction market the State is currently experiencing and prior to confirmation of the project's construction budget and verification of the project scope including the building construction type, aesthetics and building systems 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 desire to offer a fair fee for the work required, we propose the following:

CPL will commit to a lump-sum fee of \$39,952 where we will assist Hall County in defining the project's construction budget, scope, establish the building construction type, aesthetics, building systems type(s), level of finishes/ equipment and project schedule. Once these important components are more defined, we will commit to a lump-sum fee arrangement to deliver the remainder of the project as a percentage of the building's construction cost.

For your reference and budget consideration, the chart (right) 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, site and 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 for a fee, instead, we want to provide you the most complete "apples to apples" snapshot 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 fee for architectural design.

Narrative Date: March 17, 2023

SCHEMATIC DESIGN PHASE - ARCHITECTURE

Lump-sum in the amount of: **\$39,952**

CONSTRUCTION DOCUMENTATION PHASE - ARCHITECTURE

The estimated construction cost limitation (CCL) for the building (ONLY), based upon bids for similar projects in the last 60 days, is \$260sf x 20,288sf = \$5,274,880.00. Below are the corresponding fee percentages for basic architectural design and building systems engineering.

CONSTRUCTION COST	% FEE	CCL - \$5,274,880.00.
\$ 1,000,000	6.0	5.325% Basic AE Fee (Arch, Structural, Mechanical, Plumbing, FP, Electrical)
\$ 2,000,000	5.625	
\$ 3,000,000	5.475	Design Development \$74,903
\$ 4,000,000	5.4	
\$ 5,000,000	5.325	Construction Documents \$168,532
\$ 6,000,000	5.325	
\$ 7,000,000	5.25	Lump-sum in the amount of: \$248,436
\$ 8,000,000	5.25	
\$ 9,000,000	5.175	
\$ 10,000,000	5.175	

CONSTRUCTION ADMINISTRATION PHASE - ARCHITECTURE

The fee for basic Bid/Permit Services and Construction Administration is estimated at 2.0% of the construction cost, pending confirmation of scope components such as site observation frequency and similar variables.

SITE DESIGN AND CIVIL ENGINEERING

Site design and civil engineering is available as an additional service pending confirmation of soil conditions, hydrology, utility information and similar variables that will effect the extent of engineering required. The estimated fee is \$40,000.