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PBK.com

June 6, 2024

Ms. Melanie Perry
Senior Management Analyst
City of Palm Desert
73-510 Fred Waring Drive
Palm Desert, CA 92260

Re: Preliminary Fee Proposal
Fire Stations 33 and 71
City of Palm Desert

Dear Ms. Perry:

Attached please find our Preliminary Fee Proposal for the above referenced project. With our unique type of experience and our local presence, your new project is of special interest to our firm.

In that architecture is a professional service as opposed to a commodity, we believe that the selection of an architect is not only about fee, but about the relationship between the design team and the City. This proposal is intended as a starting point to begin more in depth discussions regarding program and project scope. It is not our intention to create a fee that is more or less than our professional colleagues, but to work with you to create the best possible project for the funds available.

The fees attached are not intended to be a "take it or leave it" offer and should be understood to be the beginning of a negotiation to determine the best value for your needs and budget.

Ms. Perry, thank you again for this opportunity. If you should have any questions or require any additional information, please do not hesitate to contact me at any time.

Very truly yours,

A handwritten signature in blue ink that reads "Lisa Cox".

LISA COX, AIA
Principal, Architect

KN:LC:hb\24020-mkt

Attachment: Preliminary Fee Proposal

Preliminary Fee Proposal

Your contract with PBK will mark a purposeful investment in your facilities. We are here to make sure that you consider that investment to be a good one, with significant returns. PBK is extremely flexible when it comes to the fee structure that best suits each new commission. We want the City and Fire Department to feel that you are getting both a quality architectural product and excellent professional services at a fair market price.

In an effort to better define our fee proposal, we have broken it down into the following components:

- A. Basic Architectural Fee - Fire Station 33
- B. Project Specific Fees - Fire Station 33
- C. Basic Architectural Fee - Fire Station 71
- D. Project Specific Fee - Fire Station 71
- E. Total Fee
- F. Reimbursables
- G. Items Excluded
- H. Hourly Rate Schedule

A description of each component is as follows:

A. BASIC ARCHITECTURAL FEE - FIRE STATION 33

Our fee for basic architectural services will be a fixed lump sum and includes the following disciplines:

- Civil Engineering
- Architectural Design
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Landscape Architecture

Our fee includes all on-site improvements, circulation areas, parking areas, and landscaping. For the purposes of establishing a fee, we have assumed a preliminary construction budget of \$6,000,000.00. The fee will be adjusted to correspond to any increases in project scope. A breakdown of our proposed fee is as follows:

PHASE OF SERVICE	FEE
Schematic Design	\$ 93,000.00
Design Development	62,000.00
Construction Documents	310,000.00
Bidding	31,000.00
Construction Administration	124,000.00
TOTAL BASIC ARCHITECTURAL FEE	\$ 620,000.00

B. PROJECT SPECIFIC FEES - FIRE STATION 33

The following items are unique to each project and not typically found in the basic scope of architectural services. Based on our experience and interpretation of the information available, we believe the following services will also be required:

TASK	
Topographical Survey	\$ 14,000.00
Geotechnical Investigation	20,000.00
Hazardous Material Survey	3,000.00
Environmental Planning (CEQA)	27,000.00 *
SWPPP	3,000.00
TOTAL PROJECT SPECIFIC FEE	\$67,000.00

* The Environmental Planning is based on preparation of an Initial Study and an assumed Categorical Exemption. Technical Studies for air quality, noise and cultural resources have been included.

C. BASIC ARCHITECTURAL FEE - FIRE STATION 71

Our fee for basic architectural services will be a fixed lump sum and includes the following disciplines:

- Civil Engineering
- Architectural Design
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Landscape Architecture

Our fee includes all on-site improvements, circulation areas, parking areas, landscaping and off-site street improvements. For the purposes of establishing a fee. A preliminary construction budget of \$6,500,000.00. The fee will be adjusted to correspond to any increases in project scope. A breakdown of our proposed fee is as follows:

PHASE OF SERVICE	FEE
Schematic Design	\$ 93,000.00
Design Development	62,000.00
Construction Documents	310,000.00
Bidding	31,000.00
Construction Administration	124,000.00
TOTAL BASIC ARCHITECTURAL FEE	\$ 620,000.00

D. PROJECT SPECIFIC FEES - FIRE STATION 71

The following items are unique to each project and not typically found in the basic scope of architectural services. Based on our experience and interpretation of the information available, we believe the following services will also be required:

TASK	
Topographical Survey	\$ 14,000.00
Geotechnical Investigation	20,000.00
Hazardous Material Surveys	3,000.00
Environmental Planning (CEQA)	30,000.00 *
SWPPP	3,000.00
TOTAL PROJECT SPECIFIC FEE	\$ 70,000.00

* The Environmental Planning is based on preparation of an Initial Study and an assumed Categorical Exemption. Technical Studies for air quality, noise and cultural resources have been included.

E. TOTAL FEE

The following is the total of all fees along with an allowance for reimbursables:

SERVICE	
Basic Architectural Fees (Both Stations)	\$ 1,240,000.00
Project Specific Fees (Both Stations)	137,000.00
Reimbursable Allowance	20,000.00
TOTAL FEE	\$ 1,397,000.00

F. REIMBURSABLES

Items required or requested by the City, Fire Department, or approving agency will be invoiced as reimbursable without markup on monthly intervals. Reimbursables generally include the following:

1. Bulk paper copy.
2. Printing/Mylars.
3. Express or overnight mail/courier service.

The City will not incur any cost for travel, travel time, phone calls, faxes, or incidental printing or copying.

G. ITEMS EXCLUDED

The following is a list of items which are excluded from our scope of services or are not anticipated to be required. However, these services can be included, if requested, or once additional information is known:

1. Plan Check/Permit Fees.
2. Professionally Constructed Building Models.
3. Shoring Design.
4. Arborist/Biologist Reports.
5. Construction Surveying/Staking.
6. Cone Penetration Testing.
7. QSP services during construction.
8. QSD services during construction.
9. Radius maps, mailing lists and public hearing signage.
10. Traffic control plans.
11. County, State, Title Company and Utility Purveyor Fees.
12. Soil Management or Agronomy Reports.
13. Services related to an Underground Parking Structure.
14. Preparation of a Record of Survey map or corner record as required by the City or County.
15. Services related to the undergrounding of overhead utility lines, or the relocation/replacement of poles, along the street or alley frontages.
16. Foundation System: Our fee assumes typical spread footings in average soil conditions. Any other type of foundation system required as a result of poor soil conditions would not be considered within our scope of work.
17. Multiple bid packages.
18. Commissioning.

F. HOURLY RATE SCHEDULE

For additional services, the following hourly rates are proposed for the basis of negotiating scope modifications which may be necessary for the project. Hourly rates include mark-up that will be applied to all fees. Reimbursable costs for reprographic services, computer plotting, and printing will be negotiated at the time additional services are requested.

ARCHITECT

Principals of Firm	\$260.00
Design Director	\$220.00
Senior Project Manager	\$210.00
Senior Project Architect	\$210.00
Project Manager	\$190.00
Project Architect	\$185.00
Project Leader / Technical Leader	\$155.00
Project Coordinator	\$140.00
Architectural Intern / Designer	\$130.00
Intern	\$100.00
Senior Project Designer	\$200.00
Project Designer	\$185.00
Design Leader	\$140.00
Designer II	\$135.00
Designer	\$110.00
Senior Ed Facilities Planner	\$230.00
Facilities Planner	\$185.00
Senior Construction Administrator	\$210.00
Construction Administrator	\$175.00
Sustainable Designer	\$160.00
Specification Writer	\$185.00
Agency Compliance	\$110.00
Cost Estimator	\$210.00
Clerical / Office	\$110.00

CIVIL ENGINEER

Principal	\$185.00
Project Manager	\$150.00
Project Surveyor	\$120.00
Design Engineer	\$100.00
Draftsperson	\$ 75.00
Project Assistant	\$ 60.00

STRUCTURAL ENGINEER

Principal Engineer	\$175.00
Project Engineer	\$150.00
Chief Draftsman	\$110.00
Draftsman	\$ 90.00
Technical Support	\$ 75.00

ELECTRICAL ENGINEER

Principal	\$175.00
Project Manager	\$135.00
Project Engineer	\$125.00
Designer	\$ 95.00
Designer/CADD Technician	\$ 90.00
Jr. Designer/CADD Technician	\$ 80.00
CADD Technician/Drafter	\$ 70.00
Technical Support	\$ 50.00

MECHANICAL ENGINEER

Principal	\$225.00
Associate Principal	\$205.00
Senior Project Manager	\$195.00
Project Manager	\$185.00
Senior Project Engineer	\$170.00
Project Engineer	\$150.00
Senior Design Engineer	\$135.00
Design Engineer	\$125.00
Senior Designer	\$115.00
Designer	\$105.00
CADD Designer	\$100.00
CADD Technician	\$ 80.00
Administrative	\$ 75.00
Technical Support	\$ 65.00

LANDSCAPE ARCHITECT

Principal Architect	\$165.00
Associate Architect	\$140.00
Architect/Project Manager	\$125.00
Job Captain/Designer	\$110.00
CADD Technician	\$ 95.00
Draftsperson	\$ 80.00
Technical Support	\$ 65.00

ENVIRONMENTAL ENGINEER

Senior Director	\$225.00
Program Manager	\$200.00
Senior Project Manager	\$165.00
Project Manager	\$140.00
Project Assistant	\$ 82.00
Technical Support	\$ 62.00