

TRUMAN WATERFRONT PARK
PHASE 1 PRELIMINARY ESTIMATE OF PROBABLE COST AND CONSULTANT DESIGN FEE EVALUATION

Truman Waterfront Park Phase I - Revised 03.03.2014

Direct Cost of Work

Demolition	\$1,136,998
Landscapping & Irrigation	\$3,415,470
Roadways & Pavements	\$3,895,916
Multi-Purpose Center	\$3,000,000
Site Improvements	\$3,644,945
Site Lighting	\$2,341,132
Site Utilities	\$1,478,738

Subtotal \$18,913,199

General Contractor Fees 15% \$2,836,980

Subtotal \$21,750,179

Value Engineering Deductions/Competitive Bid -8% -\$1,740,014

Total Construction Cost Estimate \$20,010,165

Estimated Probable Cost Range (-10% to +15%) \$18,009,148 to \$23,011,689

Say \$18,000,000 to \$23,000,000

BA Consultant Fee

		<u>% of Total Fee</u>	<u>% of Project</u>
Task 1 Fee	\$413,900	28.6%	30%
Task 2 Fee	<u>\$1,034,365</u>	<u>71.4%</u>	70%
	\$1,448,265	100.0%	100.0%

BA Consultant Fee as % of Construction Cost: \$23,000,000 6.30%

Florida Department of Management Services Fee Guidance Range: 6.10% to 6.46% of construction cost

Fee Guide Calculator

For Architectural and Engineering Services

State of Florida, Department of Management Services



Version Posted: March 2012

Project Name:							
CONSTRUCTION COST FOR BUILDING (Sitework Not Included)	COMPLEXITY GROUP - PERCENTAGE						
	A	B	C	D	E	F	G
\$ 23,000,000	6.81%	6.46%	7.35%	6.10%	5.76%	5.42%	6.13%
CALCULATED FEE	\$1,565,883	\$1,485,138	\$1,690,472	\$1,402,880	\$1,325,588	\$1,246,843	\$1,409,044

Instructions: Fill in probable construction cost at left and push enter key.

GROUP DEFINITIONS:

"A" - CONSIDERABLY MORE THAN AVERAGE COMPLEXITY: Complex Laboratories, Medical Hospitals

"B" - MORE THAN AVERAGE COMPLEXITY: Average Laboratories, Mental Hospitals, Simple Medical Hospitals, Clinics, Court Houses, Theatres, Complex University Buildings, Special Purpose Classrooms, Laboratory Classrooms, Libraries, Auditoriums, Museums, Air Terminals, Food Service Facilities, Specialized Detention Areas, Detention-Treatment Areas, Residences, Emergency Management Centers

"C" - REPAIRS AND RENOVATIONS: Miscellaneous Repairs and Renovations, Alterations to Office Space or Dormitory Space, Fire Code Corrective Work

"D" - AVERAGE COMPLEXITY: General Office Space, General Teaching Space, Gymnasiums, General Detention Living Facilities, Factory Buildings

"E" - LESS THAN AVERAGE COMPLEXITY: Apartment Buildings, Dormitory Buildings, Service Garages, Stadiums, Repetitive Design Facilities, Office Buildings With Undefined Interior Space (open for later partitioning), Specialized Parking Structures

"F" - CONSIDERABLY LESS THAN AVERAGE COMPLEXITY: Warehouses, Parking Garages, Storage Facilities

"G" - BUILDING ENGINEERING SERVICES: Mechanical, Electrical and Structural not exceeding \$1,000,000 in construction (Not including Site Civil)

ADDITIONAL SERVICES & EXPENSES:

The following services are considered Additional to Basic Services and are not included within the basic fee represented by the fee guides:

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| <ul style="list-style-type: none"> -Feasibility Studies/ Analysis -Facility Programming -Master Planning -Soils Investigations/Reports -Surveys -Topographic/Boundary <li style="padding-left: 20px;">Vegetation/Improvements/Utilities -Measured Drawings of Existing Facilities -Existing Facilities Analysis -Toxic Substance Mitigation Surveys and Consultation -Site Environmental Assessments -Site DRI, PUD, Site Plan Review and/or Zoning Modifications -Traffic Analysis and Traffic Signal Warrant Studies -Civil Engineering Design including <li style="padding-left: 20px;">Paving/Grading/Utilities <li style="padding-left: 20px;">/Drainage/Stormwater Management/Environmental & All Site Permitting -Existing Site Utility Infrastructure Improvements -Site Lighting Design -Landscape Architectural & Irrigation Design -Specialty Consultants <ul style="list-style-type: none"> Voice/Data Communications; Electronic/Audio Visual; Food Service Equipment; Hazardous Material; Hospital/Laboratory; Interior Design; Indoor Air Quality; Quality Control; Theater/Acoustical; Security -Life Cycle Cost (ROI) and/or Federal DOE Energy Analysis | <ul style="list-style-type: none"> -LEED Consultation -Graphic and Signage Design -Special Code Reviews including ACHA -Detailed Cost Estimates -Documents Prepared For: <ul style="list-style-type: none"> -Alternate Bids Exceeding Contract Scope -Excessive Change Orders -Multiple Construction Contracts -Record Documents/As Builts -Prolonged Construction Contract Administration Services -Structural Threshold Inspections -Project Representation During <ul style="list-style-type: none"> Construction Beyond Bi-Monthly Administration -Additional Construction Contract <ul style="list-style-type: none"> Administration Services for Multiple Contracts -Building Commissioning and Training Services -Post Occupancy Inspections/ Evaluations -Renderings/ Models <ul style="list-style-type: none"> - Substantive Changes to Scope, Size or Complexity -Owner Requested Changes to Approved Documents -Reimbursable Expenses* <ul style="list-style-type: none"> Including, but not limited to, reproduction/ printing costs, travel expenses and special mail service expenses |
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* As defined in the Division of Real Estate Development and Management Form of Agreement Between Owner and Architect - Engineer.