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COUNCIL REFERRAL TO ADMINISTRATION

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TO: Terry Higashiyama, Community Services Admin.

DATE: 3/26/2013

FROM: Bonnie Walton, City Clerk, x6502

LOG #: C-13006

On 3/25/2013, Council requested the following:

Provide Downtown Library Design Costs information as questioned by Paul Ouellette.  
Higashiyama

Please respond as follows:

Prepare memo to Councilmembers via Mayor. (After Mayor's approval, Mayor's secretary will copy for Council. Council secretary will return stamped copy to Clerk.)

Prepare memo to Councilmembers via Mayor and include attached document with memo. (After Mayor's approval, Mayor's secretary will copy for Council and return copy to you. Council secretary will return stamped copy to Clerk.)

Prepare letter(s) to citizen/agency with Mayor's or department head's signature and submit to Mayor for approval. (After Mayor approves the letter, the Mayor's secretary will mail it out after making a copy for Council and returning a copy to you. (Council secretary will return stamped copy to Clerk.)

Schedule on Council committee agenda by contacting Council Liaison. Prepare Draft Committee report and email it to the City Clerk.

Other:

**PLEASE REFERENCE LOG NUMBER ON ALL LETTERS.**

Please complete request by (4/8/2013). Thank you.

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cc: Jay Covington, CAO  
Tami Dauenhauer, Secretary

M E M O R A N D U M

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DATE: April 17, 2013

TO: Randy Corman, Council President  
Members of Renton City Council

VIA: Denis Law, Mayor *DJ*

FROM: Terry Higashiyama, Community Services Administrator *pr for the*

STAFF CONTACT: Peter Renner, Facilities Director, Ext. 6605

SUBJECT: Council Referral C-13006 regarding Downtown Library Costs  
as questioned by Paul Ouellette

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During the Public Comments Section of the regular council meeting on March 25, 2013, citizen Paul Ouellette provided documents (Attachment 1) questioning the architectural and engineering fees (A/E) for the originally selected downtown library site west of the Piazza on South 3rd Street and for the Renton Library over the Cedar River. There was also a question about the deliverables from the original site design and whether the City had received these.

The State Office of Financial Management provides guidelines for A&E fees for Public Works Building Projects (Attachment 2). King County Library System (KCLS) and the architectural teams they hire use these guidelines. There are parts of these guidelines that are not easily understood; what needs to be kept in mind is that basic services are what are required to design a basic building, also referred to as "normal." The definition of these services through all the design phases is shown on pages 4 through 11. A/E Extra Services, shown on pages 11 through 14, are allowed for those areas of a building related to the building's special qualities or conditions of operation. We can all recognize there is a significant difference between a parking garage (listed under Schedule C on page 14 as "less than average design difficulty") and a research lab (listed under Schedule A as "more than average design difficulty"). A/E Extra Services provides the architect and owner with the consultant resources to deal with design issues that go beyond the basic—those that are not in every project.

Please notice in the last paragraph on the first page that agencies may choose other methods or allow other charges at their discretion. You will also notice at the end of the first paragraph of **Remodel Design** on the second page that an additional 2% may be added for remodel design; this is a major renovation at the Renton Library over the Cedar River, not a minor project.

Further, the section entitled **Fee Modification** at the top of page three also describes conditions that exist for the renovation of the Renton Library over the Cedar River, namely "unusual site conditions" and "unique problems requiring specialized or extensive consulting services." The environmental permitting process for the renovation will be very complex, and in fact, a highly-experienced environmental consulting firm has been retained for the project. It could also be demonstrated that the seismic solution that has been developed involving substantial augur cast pile footings on two alluvial soil river banks also requires a level of uncommon engineering involvement.

I have attached a letter from Miller Hull Architectural Partners to KCLS (Attachment 3) regarding the fee structure and their concern over the unusual conditions of the site as described in the previous paragraph. The third page of that letter shows the breakdown of fees by basic services with the percentage in each phase, reimbursable expenses, and additional service areas beyond basic services. The additional services section represents specialty consultants doing work beyond a normal scope.

There is also a letter (Attachment 4) from Miller-Hull to KCLS that provides the rationale for altering the phase percentages of the Basic Services Fee Breakdown, which is shown on page 6 of Attachment 2. The "BIM" referred to in this letter is a more sophisticated version of Computer Aided Drawing (CAD) software, which involves the third and even fourth dimensions of a building's design.

Attachment 5 is the detail from the previous month's invoice from Miller Hull to KCLS and it is quite a bit more legible.

You will note on the second page of Attachment 4 that Miller Hull also details the closing out of the original contract for the 3<sup>rd</sup> Street site, showing that \$395,588.59 had been spent on A&E out of a contract total of \$868,903.50, leaving a balance of \$473,314.91.

If you refer back to the second page of Attachment 1 submitted by Mr. Oullette, there is a Finance Department document that shows, on the lower half, a series of KCLS billings to the City. These included a number of things beside design fees, including legal work, permits, etc. The amount paid to Miller Hull via these reimbursements did not exceed the guideline amounts.

As far as the deliverables for the 3rd Street site, the City received the 100% Schematic Design drawings and specifications. We also have the 100% Design Development drawings and specifications and the Demolition Plan for the Big5 Building. We received all the deliverables that were paid for.

The subject of whether design should have continued from where it was at the time Council approved a ballot measure for the citizens to choose between the 3rd Street site and the Cedar River location has been addressed a number of times in council meetings. In April 2012, Council was informed of the request from KCLS to continue design development on the 3rd Street site as an accommodation to this additional ballot measure and Council provided their endorsement to do so. The intent was to continue progress on library design in case the vote supported the continuation of development at the 3rd Street site so that a new library could be constructed as soon as possible. When the result of the vote was to keep the library at the existing site over the Cedar River, the focus immediately shifted to the Cedar River site and the work necessary to renovate the existing library structure.

Mr. Oullette has opined that there have been "excessive fees" which refer to elements from KCLS' Program Budget. A program budget is the very earliest attempt to include any and all items which may or may not come into play in later budgets. In other words, there are many placeholder amounts in the budget to begin with. As determinations and decisions are made progressively at the various design levels, many of the program budget elements are either eliminated or revised. So \$300,000 for potential street improvements and \$300,000 for potential road improvements were indeed eliminated as a result of the pre-application process between Miller Hull and the City. These amounts are no longer in the budget. A placeholder for signage has also been removed. Other budget line items may go up or down with more discovery and as further design take place. The key is that at the time Council approves the Schematic Design and budget per the Interlocal Agreement, there will be sufficient information to understand what form and features will be included in the building and that the budget will be sufficient for the need and specific enough not to require new elements or significant change.

The KCLS budget process is designed to change and become progressively more accurate and with fewer variables as the design process moves forward. As always, City staff will provide the latest budget information as it is refined.

# Attachment 1

*Phil Ouellette 3-25-13  
Audience Comment*

**Questions on Final costs for Big 5 Site  
And \$8.9 M Remaining Funds for Liberty Park Site  
And KCLS \$434T design fees Oct 2011 thru Nov 2012**

- Total Design Fees including Big 5 site 10/03/11 thru 11/08/12 \$434 Thousand
- KCLS Invoices included 100% Schematics for Big 5 site \$137 Thousand
- KCLS Invoices included 100% Design Development for Big 5 site \$174 Thousand
- KCLS Invoices included 100% for Cost Estimates \$ 25 Thousand
- Total Invoiced by KCLS for Big 5 site (prior to Aug relocation) \$336 Thousand
- Schematic Design required City approval prior to proceeding w/ Design Dev.  
Billing should not have proceeded beyond the point the contract as specified by ILA
- Schematic Design submittal includes Drawings; Outline Specs; Cost Est. (never submitted)
- Schematic Design documents belong to the client (City) not consultant – the deliverables were paid for and should now be turned over to the City, the client
- KCLS proceeded with Design Development at their own risk
- Per KCLS State OFM guidelines, total Design fees for Big 5 Site s/b \$5.8 M construction @9.4% should have been: \$545 Thousand
- State OFM guidelines fees for Schematic Design are 13% of total fees \$ 71 Thousand  
State OFM guidelines fees for Design Development are 20% of total fees \$109 Thousand
- Total Design fees for 100% Schematics & 100% Des. Dev. for Big 5 should have been no more than: \$180 Thousand
- KCLS invoices overcharged and the City overpaid KCLS for Big 5 Site by more than: \$156 Thousand



**Review of KCLS 'Budget Estimate breakdown' of remaining \$8.9 Million Project**

- KCLS Construction Budget \$5 Million includes 10% contingency (\$500,000)  
 Plus 5% contingency (\$300,000) for Ext signage. = \$5.8 M Construction Cost

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- WSS Tax is included in 5% contingency (\$300,000) for Exterior signage
- Off Site Development includes \$600,000 for Street & Road Improvements  
 City has opined that street improvements would not be required for this project
- KCLS Design Budget includes:
 

Basic Services	\$422,000	@ 7.2%	
Additional Consultant services	\$250,000	@ 4.3%	
		11.5%	(\$672 Thousand)
- State OFM guidelines for Basic services 6.8% - 9.4% for \$5.8 M Construction Cost  
 (\$545 Thousand)
- State OFM guidelines for Basic services incl: (Struct/Mech/Elec/Civil/Cost Est/Coord) Services
- KCLS Design Budget adds Additional (Struct/Mech/Elec/Civil/Cost Est/Coord) Services
 

Additional Consultant services	\$560 Thousand
Plus 1% construction cost	<u>\$ 60 Thousand</u>
	\$620 Thousand
Plus 10% contingency	<u>\$160 Thousand</u>
Total Additional Design	\$780 Thousand
- Total KCLS Design Budget of **\$1.452 Million**  
 for \$5.8 Million Project is **25% of construction cost**
- KCLS Design Budget is Exorbitant

## Renton Library - Liberty Park

### Budget

Acct No.	Category	8.9M update	
		Budget B	
60510	06100	Mitigation Payments	0
60510	06200	Street Improvements	300,000
60510	06300	Road Improvements	300,000
60510	06400	Water Main/Fire Hyd	120,000
60510	06500	Contingency	71,750
<b>TOTAL OFF SITE DEVELOPMENT</b>			<b>791,750</b>
<b>60600 OWNERS COST</b>			
60610	02100	Soils/Boring Tests	9,500
60610	02150	Surveying	5,000
60610	02200	Traffic Study	7,500
60610	02400	Cost Est/Value Assessment	
60610	02500	Permits & Fees	250,000
60610	02600	Legal Fees	2,500
60610	02700	Inspections - QC	
60610	02710	Monitoring Expenses - CM	
60610	02800	Misc. Expenses	
60610	02850	Project Management	
60610	02860	Interest	
60610	02900	Consultant Coordination	35,000
60610	02910	Consultant Basic Service	422,000
60610	02910	Architectural Addenda All	50,000
60610	02920	Consultant Additional Ser	250,000
60610	02920	As Built Revisions	20,000
60610	02920	Civil Engineering	53,000
60610	02920	Landscape Architect	36,000
60610	02920	Interiors	85,000
60610	02920	Electric Engineer	50,000
60610	02920	Cost Estimator	25,000
60610	02920	Mechanical-Plumbing	85,000
60610	02920	Conceptual Site Analysis	5,000
60610	02920	Acoustical	24,150
60610	02920	Lighting	31,900
60610	02920	Structural	16,200
60610	02930	Reimbursable Expenses	30,000
60610	02940	Art Commission & Installa	5,000
60610	02940	1% of construction costs	61,000
60610	02950	Telecommunication Consultant	
60610	02960	Signage Consultant	
60610	02970	Other Consultant Services	
60610	02980	Moving Expenses	
60610	02985	Building Commissioning	20,000
60600	02990	Contingency - 10%	158,875
<b>TOTAL OWNER COSTS</b>			<b>1,747,625</b>

8,900,000

# Attachment 2

# **Guidelines for Determining Architect/Engineer Fees for Public Works Building Projects**

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For the purpose of budgeting for capital projects, the estimated value of the Architectural/Engineering (A/E) Basic Services fee (Exhibit A) can be determined by use of these guidelines. These fee guidelines are divided into three levels determined by the type and complexity of the building, and are to be used for preparation of capital budget requests for Washington State public works building projects under the jurisdiction of the Department of General Administration, universities, natural resource agencies, and the Department of Transportation. A/E Basic Services are defined in this document.

The payment of A/E fees represents some of the most important dollars spent on a project. These funds are an investment that affects both the quality and successful completion of a project. Recognizing this, calculation of a fee structure to obtain quality design at a reasonable cost presents a challenge. There are pros and cons associated with any system used to set fees, and there is great variation in the types and complexity of state construction projects.

These fee guidelines originally were the outcome of a study coordinated by the Office of Financial Management (OFM), which included the Washington Council of the American Institute of Architects, the American Council of Engineering Companies of Washington, universities, and other state agencies, which reviewed other fee guidelines and contacted other states to identify approaches used. Also, within state government, state agencies documented examples where the existing fee system posed problems, and they developed specific suggested changes that would improve the state system. Higher education agencies provided evaluations of the scope, magnitude, and methods used to establish fees for design services at peer institutions. Updates to the fee guidelines have considered issues raised by the design community and state agencies.

## **Use of the Guidelines**

These fee guidelines should be used in preparing capital budget requests to determine the A/E Basic Services fee in fixed price agreements and percent of construction cost agreements. The guidelines define the standard basic services (based on the definition of basic services) that should be included in each design phase of state public works projects for the typical design/bid/build process. They also provide further definition of what are considered reimbursable expenses, extra and other services.

Agencies may choose to pay design consultant fees or allow extra and other charges in a manner other than described in these guidelines, and any additional cost (above the level provided by the guidelines) may be paid from other agency resources.

## **Guidelines for Determining Architect/Engineer Fees for Public Works Building Projects**

### **Percent Fee Compensation**

The standard fee schedule has been prepared to establish a basis for determining the scope and cost of design services and focus the attention of agencies on the quality, capability, and prior performance of the firms being selected for public works projects.

The fee schedule is to be used for capital budget request preparation. The actual contracts for basic services payable to the A/E shall be a negotiated fixed amount or a percentage of the construction cost of the project not including fees, licenses, permits, sales taxes, and change orders caused by A/E errors or omissions, or change orders which do not require services of the design consultant. Based on the specific circumstances of each project, the final negotiated fee may be above or below the guidelines shown on the schedule. In addition to the basic services fee, allowances will be negotiated for services not covered in the basic services contract.

### **Maximum Allowable Construction Cost**

The Maximum Allowable Construction Cost (MACC) is defined as the total sum available to the A/E for construction purposes, including all alternates. The MACC excludes Washington state sales tax, professional fees, project contingency funds, or other charges that may not be under the scope of the architect (see Cost Estimate in Capital Budget System (CBS)). The A/E basic services fee is based on the MACC inflated to the midpoint of construction. For General Contractor/Construction Manager (GC/CM) projects, the A/E basic services fee is based on the MACC less the GC/CM risk contingency.

### **Remodel Design**

A/E costs and effort may vary greatly between individual remodeling projects of the same dollar amount. Consequently, each project will be analyzed on an individual basis. As a general rule, the fee will be based upon the building type classification. When program changes are significant or other conditions warrant, fees noted under those schedules may be increased by *up to two percent* for basic services. The factors to be considered include:

- Age and character of the building.
- Availability and accuracy of existing plans and specifications.
- Extent and type of program revisions.
- Requirement to maintain the building's existing character.
- Extent of mechanical and electrical involvement.

Phased construction in occupied buildings may substantially affect the construction schedule. More field observation and coordination may require consideration of additional fees beyond the basic services contract amount.

## **Guidelines for Determining Architect/Engineer Fees for Public Works Building Projects**

### **Fee Modifications**

It is recognized that there may be considerable variance between projects of a similar size and type that may necessitate modification of the A/E fee schedule. Examples of special circumstances that may necessitate such modifications include:

- Unusual site conditions.
- Unique problems requiring specialized or extensive consulting services.
- Renovations required by additions to an existing structure.
- Unusually slow or fast development schedule (fast track, design build, GC/CM)
- Contractor design (fire protection systems).
- Large portions of work that are outside the control of the prime architect (wetlands mitigation).

Other circumstances where a fee modification may be appropriate include the following:

#### **Repetitive Design**

Where all or part of a project is a site adaptation of a previous design, the basic services fee shall be negotiated recognizing the reduced level of services. Usually, this reduces the Program Analysis, Design, and Bidding Document Preparation costs to an amount necessary to update the documents for site work, code revisions, etc. Reductions must be considered on a case-by-case basis.

#### **Equipment and Substantially Reduced Work Requirements**

Where a project involves a substantial amount of expensive equipment that may be relatively easy to accommodate, fees should be reduced accordingly. Likewise, any contract or modification to a contract where work requirements are substantially less than indicated by the application of a percentage fee need to be addressed separately. Projects with disproportionate elements of high cost, such as earth moving, may be relatively easy to design and fees should be reduced accordingly.

#### **Prototype Design**

The initial design of a prototype facility, such as a housing unit at an institution, may warrant a full design fee based on the previous development of the prototype. However, the fee for A/E basic services for all additional replications of the prototype constructed at the same time or at other locations in the future shall be calculated at 40 percent of full fees.

### **Policy Regarding Geographic Location of Consultant**

It is the state of Washington's policy to obtain the highest quality design services for a fair and equitable payment to the design firm. The state recognizes that the investment for quality design services is directly related to a well-organized construction process and maximum functionality of the completed project. With this in mind, proposals for design services will be accepted from all firms wishing to work for the state, and evaluated based on the firm's capability, competency, and experience in successfully completing similar projects.

## **Guidelines for Determining Architect/Engineer Fees for Public Works Building Projects**

The fee structure should be appropriate for each project, regardless of the location of the consultant. The basic services fee includes all travel costs associated with the performance of basic services within a 50-mile radius of the project. General expenses for the cost of travel and per diem between 50 and 350 miles shall be based on state rates and may be reimbursable to the extent they are reasonable and negotiated within the A/E agreement. Travel expenses beyond 350 miles for both the agency and consultants must be justified in writing when submitting a budget request to OFM.

### **Basic Services Fee Breakdown**

The following is a guide for breaking down the A/E fee into approximate percentages for each phase of work. Although it is not intended to be absolute, significant deviations should be closely reviewed. The intent of this guide is to ensure that design requirements progress in an orderly manner and that essential planning and system development occur at a stage where it is most beneficial to the project. Essential elements of the work should be completed and approved prior to initiating succeeding design phases. For a more detailed explanation of the activities normally included in each phase, please see the A/E Basic Services section.

The basic fee categories are described in greater detail below:

<b>Project Phase</b>	<b>Percent of Basic Services Fee</b>
Schematic Design	13
Design Development	20
Construction Document	36
Bidding	2
Construction	27
Project	2

### **A/E Basic Services**

A/E Basic Design Services consist of the services described in the following pages and are included on the Capital Project Cost Estimate within CBS. These design services include normal architectural, structural, civil, mechanical, and electrical engineering services.

#### **Schematic Design Services (13 Percent)**

In the Schematic Design Phase, the A/E provides those services necessary to prepare Schematic Design Documents consisting of drawings and other documents illustrating the general scope, scale, and relationship of project components for approval by the agency. Design should be conceptual in character, based on the requirements developed during the Predesign Phase,

## **Guidelines for Determining Architect/Engineer Fees for Public Works Building Projects**

approved by the agency, or program requirements provided by the agency and reviewed and agreed upon by the A/E. Schematic design includes the following:

<b>Project Administration</b>	Services consisting of schematic design administrative functions including consultation, meetings and correspondence, and progress design review conferences.
<b>Disciplines Coordination</b>	Coordination between the architectural work and engineering work and other involved consultants for the project. When specialty consultants are used, additional coordination beyond basic services <b>may</b> be required and negotiated for appropriate phases of the work.
<b>Document Checking</b>	Review and coordination of project documents.
<b>Consulting Permitting Authority</b>	Consultations, research of critical applicable regulations; preparation of written and graphic explanatory materials. The services apply to applicable laws, statutes, regulations, and codes.
<b>Data Coordination User Agency</b>	Review and coordination of data furnished for the project by the agency.
<b>Architectural Design</b>	Services responding to scope of work (program/pre-design) requirements and consisting of preparation of conceptual site and building plans, schematic sections and elevations, preliminary selection of building systems and materials, development of approximate dimensions, areas and volumes.
<b>Structural Design</b>	Services consisting of recommendations regarding basic structural material and systems, analysis, and development of conceptual design solutions.
<b>Mechanical Design</b>	Services consisting of consideration of alternate materials, systems and equipment, and development of conceptual design solutions for energy sources/conservation, heating, ventilating and air conditioning (HVAC), plumbing, fire protection, and general space requirements.
<b>Electrical Design</b>	Services consisting of consideration of alternate systems, recommendations regarding basic electrical materials, systems and equipment, analysis, and development of conceptual design solutions for power service and distribution, lighting, communication raceways, fire detection and alarms, and general space requirements.
<b>Civil/Site Design</b>	Services consisting of site planning including layout of site features, building position, preliminary grading, location of paving for walkways, driveways and parking, and fencing locations. Also included are the normal connections required to service the building such as water, drainage, and sanitary systems, if applicable.
<b>Specifications</b>	Services consisting of preparation for agency's approval of proposed development of architectural outline specifications, and coordination of outline specifications of other disciplines.
<b>Materials Research</b>	Services consisting of identification of potential of architectural materials, systems, and equipment.
<b>Scheduling</b>	Services consisting of reviewing and updating previously established project schedules or initial development of schedules for decision-making, design, and documentation.

## **Guidelines for Determining Architect/Engineer Fees for Public Works Building Projects**

<b>Cost Estimating</b>	Services consisting of development of a probable construction cost from quantity surveys and unit costs of building elements for the project. Costs shall reflect the level of design elements presented in the Schematic Design documents, plus appropriate design contingencies to encompass unidentified scope ultimately included in the program. Assist user agency with analyzing scope, schedule, and budget options to stay within the MACC.
<b>Presentations</b>	Services consisting of appropriate presentation(s) of Schematic Design documents by the A/E to agency representatives

### **Design Development Services (20 Percent)**

In the Design Development Phase, the A/E shall provide those services necessary to prepare from the approved Schematic Design Documents, the Design Development Documents consisting of drawings and other documents to fix and describe the size and character of the entire project for approval by the agency. Consideration shall be given to availability of materials, equipment and labor, construction sequencing and scheduling, economic analysis of construction and operations, user safety and maintenance requirements, and energy conservation. Design Development includes the following:

<b>Project Administration</b>	Services consisting of design development administrative functions including consultation, meetings and correspondence, and progress design review conferences with user agency.
<b>Disciplines Coordination</b>	Coordination of the architectural work and the work of engineering with other involved consultants for the project.
<b>Document Checking</b>	Review and coordination of documents prepared for the project.
<b>Permitting Authority Consulting</b>	Consultations, research of critical applicable regulations, preparation of written and graphic explanatory materials. The services apply to applicable laws, statutes, regulations, and codes. Assist in obtaining approval from approving agencies as required.
<b>User Agency Data Coordination</b>	Review and coordination of data furnished for the project by the agency.
<b>Architectural Design</b>	Services consisting of continued development and expansion of architectural Schematic Design Documents to establish the final scope, relationships, forms, size, and appearance of the project through plans, sections and elevations, typical construction details, three-dimensional sketches, materials selections, and equipment layouts.
<b>Structural Design</b>	Services consisting of continued development of the specific structural system(s) and Schematic Design Documents in sufficient detail to establish basic structural system and dimensions, structural design criteria, foundation design criteria, preliminary sizing of major structural components, critical coordination clearances, and outline specifications or materials lists.

## **Guidelines for Determining Architect/Engineer Fees for Public Works Building Projects**

<b>Mechanical Design</b>	Services consisting of continued development and expansion of mechanical Schematic Design Documents and development of outline specifications or materials lists to establish approximate equipment sizes and capacities, preliminary equipment layouts, required space for equipment, chases and clearances, acoustical and vibration control, visual impacts, and energy conservation measures.
<b>Electrical Design</b>	Services consisting of continued development and expansion of electrical Schematic Design Documents and development of outline specifications or materials lists to establish criteria for lighting, electrical and communication raceways, approximate sizes and capacities of major components, preliminary equipment layouts, required space for equipment, chases, and clearances.
<b>Site Design</b>	Services consisting of continued development of civil/site Schematic Design documents and development of outline specifications required for the project that are normally prepared by the architect. See Extra Services for detailed civil design services beyond basic services.
<b>Specifications</b>	Services consisting of preparation for agency's approval of proposed General and Supplementary Conditions of the Contract for construction, development of architectural outline specifications, coordination of outline specifications of other disciplines, and production of design manual including design criteria, and outline specifications of materials lists.
<b>Scheduling</b>	Services consisting of reviewing and updating previously established schedules for the project.
<b>Cost Estimating</b>	Services consisting of development of a probable construction cost from quantity surveys and unit costs of building elements for the project. Costs shall reflect the level of design elements presented in the Design Development documents, plus appropriate design contingencies to encompass unidentified scope ultimately included in the program. Assist user agency with analyzing scope, schedule and budget options to stay within the MACC.
<b>Presentations</b>	Services consisting of appropriate presentation(s) of Design Development documents by the A/E to agency representatives.

### **Construction Document Services (36 Percent)**

In the Construction Documents Phase, the A/E shall provide those services necessary to prepare for approval by the agency, from the approved Design Development Documents, Construction Documents consisting of drawings, specifications, and other documents setting forth in detail the requirements for construction of the project and bidding and contracting for the construction of the project.

## **Guidelines for Determining Architect/Engineer Fees for Public Works Building Projects**

<b>Project Administration</b>	Services consisting of construction documents, administrative functions including consultation, meetings and correspondence, and progress design review conferences.
<b>Disciplines Coordination</b>	Coordination of the architectural work, with the work of engineering, and with other involved consultants for the project.
<b>Document Checking</b>	Review and coordination of documents prepared for the project.
<b>Permitting Authority Consulting</b>	Consultations, research of critical applicable regulations, preparation of written and graphic explanatory materials. The services apply to applicable laws, statutes, regulations, and codes. Assist in obtaining approval from approving agencies as required.
<b>User Agency Data Coordination</b>	Review and coordination of data furnished for the project by the agency.
<b>Architectural Design</b>	Services consisting of preparation of drawings based on approved Design Development Documents setting forth in detail the architectural construction requirements for the project.
<b>Structural Design</b>	Services consisting of preparation of final structural engineering calculations, drawings and specifications based on approved Design Development Documentation, setting forth in detail the structural construction requirements for the project.
<b>Mechanical Design</b>	Services consisting of preparation of final mechanical engineering calculation, drawings and specifications based on approved Design Development Documentation, setting forth in detail the mechanical construction requirements for the project.
<b>Electrical Design</b>	Services consisting of preparation of final electrical engineering calculation, drawing and specifications based on approved Design Development documentation, setting forth in detail the electrical construction requirements for the project.
<b>Site Design</b>	Services consisting of preparation of final civil/site design drawings and specifications based on approved Design Development documentation required for the project, which are normally prepared by the architect. See Extra Services for detailed civil design services beyond basic services.
<b>Specifications</b>	Services consisting of activities of development and preparation of bidding documents, Conditions of the Contract, architectural specifications, coordination of specifications prepared by other disciplines, and compilation of project manual.
<b>Cost Estimating</b>	Services consisting of development of a probable construction cost from quantity surveys and unit costs of building elements for the project. Costs shall reflect the level of design elements presented in the Construction documents plus appropriate design contingencies to encompass unidentified scope ultimately included in the program. Assist user agency with analyzing scope, schedule, and budget options to stay within the MACC.
<b>Scheduling</b>	Services consisting of reviewing and updating previously established schedules for the project.

## **Guidelines for Determining Architect/Engineer Fees for Public Works Building Projects**

**User Agency Assistance** Provide necessary information to user agency for the preparation of OFM requirements for release of allotments including preparation of cost statistics.

### **Bidding Phase (2 Percent)**

In the Bidding Phase, the A/E, following the agency's approval of the Construction Documents and the most recent statement of probable construction cost, shall provide those services necessary for the A/E to assist the agency in obtaining bids and in awarding and preparing contracts for construction. In the case of phased construction, the agency may authorize bidding of portions of the work.

<b>Project Administration</b>	Services consisting of bidding administrative functions.
<b>Disciplines Coordination</b>	Coordination between the architectural work and the work of engineering and other involved consultants for the project.
<b>Bidding Materials</b>	Services consisting of organizing, coordinating, and handling Bidding Documents for reproduction, distribution and retrieval, receipt, and return of document deposits.
<b>Addenda</b>	Services consisting of preparation and distribution of Addenda as may be required during bidding and including supplementary drawings, specifications, instructions, and notice(s) of changes in the bidding schedule and procedure.
<b>Bidding</b>	Services consisting of participation in pre-bid conferences, responses to questions from bidders, and clarification or interpretations of the bidding documents, attendance at bid opening, and documentation and distribution of bidding results.
<b>Analysis of Substitutions</b>	Services consisting of consideration, analysis, comparisons, and recommendations relative to substitutions proposed by bidders prior to receipt of bids.
<b>Bid Evaluation</b>	Services consisting of validation of bids, participation in review of bids and alternates, evaluation of bids, and recommendation on award of contract.
<b>Contract Agreements</b>	Assist using agency in notification of contract award, assistance in preparation of Construction Contract agreements when required, preparation and distribution of sets of contract documents for execution of the contract, receipt, distribution and processing, for agency approval, of required certificates of insurance, bonds and similar documents, and preparation and distribution to contractor(s) on behalf of the agency, of notice(s) to proceed with the work.

**Guidelines for Determining Architect/Engineer Fees for Public Works Building Projects**

**Construction Contract Administration Phase (27 Percent)**

In the Construction Contract Administration Phase, the A/E shall provide those services necessary for the administration of the construction contract as set forth in the General Conditions of the Contract for Construction.

<b>Project Administration</b>	Services consisting of construction contract administrative functions including consultation, conferences, communications, and progress reports.
<b>Disciplines Coordination</b>	Coordination between the architectural work and the work of engineering and other involved consultants for the project. Reviewing and checking of documents (required submittals) prepared for the project.
<b>Document Checking</b>	
<b>Permitting Authority Consulting</b>	Services relating to applicable laws, statutes, regulations and codes of regulating entities relating to the agency's interests during construction of the project.
<b>Construction Administration</b>	Services consisting of processing of submittals, including receipt, review of and appropriate action on shop drawings, product data, samples, and other submittals required by the contract documents. Distribution of submittals to agency, contractor, and field representatives as required. Maintenance of master file of submittals and related communications.
<b>Construction Field Observation</b>	Services consisting of visits to the site at intervals appropriate to the stage of construction or as otherwise agreed to become generally familiar with the progress and quality of the work and to determine in general if the work is proceeding in accordance with the contract documents, and preparing related reports and communications. A/E to chair project meetings.
<b>Project Representation</b>	Services consisting of assisting the agency in selection of full- or part-time project representative(s).
<b>Documents</b>	Services consisting of preparation, reproduction, and distribution of clarification documents and interpretations in response to requests for clarification by contractors or the user agency. Maintenance of records and coordination of communications relative to requests for clarification or information (RFI). Preparation, reproduction and distribution of drawings and specifications to describe work to be added, deleted or modified, review of proposals, review and recommend changes in time for substantial completion, assisting in the preparation of modifications of the contracts and coordination of communications, approvals, notifications, and record-keeping relative to changes in the work. Additional fees for changes to the scope of a project shall be negotiated.
<b>Scheduling</b>	Services consisting of monitoring the progress of the contractors relative to established schedules and making status reports to the user agency.
<b>Cost Accounting</b>	Services consisting of maintenance of records of payments on account of the contract and all changes thereto, evaluation of applications for payment and certification thereof, and review and evaluation of cost data submitted by the contractors for work performed.

## Guidelines for Determining Architect/Engineer Fees for Public Works Building Projects

### Project Closeout (2 Percent)

<b>Project Closeout</b>	Services initiated upon notice from the contractor that the work is sufficiently complete, in accordance with the contract documents, to permit occupancy or utilization for the use for which it is intended, and consisting of a detailed inspection for conformity of the work to the contract documents, issuance of certificate of substantial completion, issuance of a list of remaining work required (punch list), final inspections, receipt and transmittal of warranties, affidavits, receipts, releases and waivers of lien or bonds, permits, and issuance of final certificate for payment.
<b>Record Documents (As-Builts)</b>	Receive and review the contractors marked up field records. Supply the record documents to user agency. (Transferring the contractor's record of field changes to the original record drawings may be authorized by the owner as an additional service.)
<b>Operations and Maintenance Manuals</b>	Services consisting of processing, reviewing, commenting on, taking appropriate action, and transmitting Operations and Maintenance Manuals provided by the contractor to user agency.
<b>Warranty Period</b>	Continued assistance to investigate contract problems that arise during the warranty period.

### A/E Extra Services/Reimbursables and Other Services

The majority of projects should be completed within the structure of the basic fee schedule. Some projects will be more complex and will require a range of Extra Services/Reimbursables and Other Services, which will be negotiated for specific tasks. These services typically require specialist expertise and may not neatly fall within one phase of service or another. As projects become more complex, they demand a variety of special studies and services. Extra Services/Reimbursables are those services generally provided by the same A/E providing the basic services, and Other Services are those services generally provided by additional specialty consultants, either as subs to the prime A/E or as independent consultants directly contracted with the agency.

Extra services are not intended as an adjustment to basic services and should reflect actual anticipated cost. The following provides a guideline for evaluating the pricing of Extra and Other services, and establishing the eligibility of reimbursable expenses. On the Cost Estimate within CBS, these services are listed under section, A/E Extra Services/Reimbursables and section B-4, Other Services.

#### A. Pricing Consultants and Subconsultant Personnel

<b>Multiplier</b>	Negotiated rate to fall within a range of 2 to 3.2 times employee direct base salary (not including fringe benefits, taxes, retirement contributions, or profit sharing).
<b>Employees of Firm</b>	Negotiated rate not to exceed a maximum of \$120 per hour.

## Guidelines for Determining Architect/Engineer Fees for Public Works Building Projects

<b>Principal of Firm</b>	A Principal is defined as a partner of a partnership, a stockholder of a corporation, or a duly authorized officer. The negotiated rate not to exceed \$150 per hour.
<b>Special Consulting Services</b>	When special consulting services not normally associated with traditional project design are necessary, the fee may be outside of the above guidelines (such as expert witness or special investigations).
<b>Service Charge on Sub-Consultant</b>	Ten percent service charge may be added to work incorporated by addenda to the original agreement.

### B. A/E Extra Services/Reimbursable Expenses

When drafting the A/E agreement, the Project Manager should review the following lists in determining eligible reimbursable items. The lists are not all-inclusive or exclusive and should only be used as a guide.

<b>Alternative Cost Studies</b>	Additional costing beyond the reactive estimates required in basic services as requested by the agency.
<b>Energy Life Cycle Cost Analysis</b>	All projects over 25,000 square feet are required by RCW 39.35 to be analyzed for the cost of energy consumption and operation during its entire economic life.
<b>Commissioning and Training</b>	The cost to the A/E of assembly, tabulation, and indexing of all shop drawings and submittals on all equipment, controls, systems, and participating in an independent commissioning of the project and providing initial operator training on the maintenance of systems.
<b>On-Site Representative</b>	On-site observation beyond the periodic site visits required under basic services.
<b>Thermal Scans</b>	The cost of an examination of a structure for thermal loss on existing facilities to be remodeled.
<b>Value Engineering Participation and Implementation</b>	The cost to the A/E for participation in the value engineering study and implementation of the accepted ideas that generate during the study.
<b>Travel and Per Diem</b>	The customary and approved costs to the A/E during the course of basic and additional services (based on state-approved rates and limited to between 50 and 350 miles).
<b>Renderings, Presentations, and Models</b>	The cost for special presentations, renderings, and models required for the project.
<b>Document Reproduction</b>	The additional cost of printing and mailing bidding and construction documents.
<b>Advertising</b>	The cost of required advertisements and placing bidding documents in plan centers announcing the bidding of the project.
<b>Constructability Review Participation and Implementation</b>	The cost to the A/E for participation in the constructability review and implementation of the accepted changes.

## Guidelines for Determining Architect/Engineer Fees for Public Works Building Projects

<b>Leadership in Energy and Environmental Design</b>	The cost of providing services for negotiation, documentation, and associated services required for sustainable design project certificates with the U.S. Green Building Council.
<b>Separate Bid Packages</b>	The cost to the A/E for preparation of separate bid packages typically used in GC/CM type projects.
<b>Professional Liability Insurance</b>	Where coverage is required in excess of \$1 million, reimbursement of excess premium costs will be considered as a reimbursable cost.

### C. A/E Other Services

**Consultant Selection Cost** Additional costs for private sector members of a selection committee if required (RCW 39.80).

**Specialty Consultants** The cost of only those additional consultant services beyond A/E services provided under basic services.

Acoustical Consultant

Civil/Site Design Consultant

Civil Engineering additional services may include

- Studies, reports, and calculations required to determine adequacy of existing systems or those required for permit review such as drainage, fire protection, or sewer.
- Storm drainage design and connections.
- Design or study of issues for "sensitive areas" such as wetlands, steep slopes, or flood plains.
- Water supply connections to wells, treatment systems, storage, and off-site main extensions.
- Sanitary sewer design and infrastructure.
- Road and pavement improvements.
- Storm water quality and quantity computations, reports, design and details.
- Temporary erosion and sediment control reports and drawings.
- Special studies and reports for other agencies.

Communications Consultant

Cost/Scheduling Consultant (Independent)

Electronic/Audio Visual Consultant

Elevator Consultant

Hazardous Material Consultant

Hospital/Laboratory Consultant

Interior Design Consultant

Indoor Air Quality Consultant

Kitchen Consultant

Landscape Consultant

Quality Control Consultant

Security Consultant

**Geotechnical Investigation Commissioning**

The cost of subsurface testing and evaluation.

The cost of an independent commissioning of the project.

**Guidelines for Determining Architect/Engineer Fees for Public Works Building Projects**

<b>HVAC Balancing</b>	The cost to balance systems
<b>Site Survey</b>	Cost of conducting a survey independent from design A/E.
<b>Testing</b>	The cost of a technician's services in acquiring and testing samples of materials used in the project as required in the State Building Code.
<b>Energy LCCA Review</b>	Fee to be paid for review of the energy life cycle cost analysis.
<b>Value Engineering</b>	The cost for performing the required value engineering study on a project by an independent multi-disciplined team.
<b>Constructability Review/Plan Check</b>	The cost for an independent consultant or contractor to review bid documents and determine if a project can be built as designed.
<b>Graphics</b>	The cost of special graphic and signage design.
<b>Design/Code Plan Check</b>	The cost of an independent plan check if not available within the local jurisdiction.
<b>Other</b>	Costs for requested documents, fax expenses, and special mail service when requested by owner.

**D. Non-Eligible Expenses**

- Consultants hired at A/E's option to perform basic services required by contract.
- Postage and handling of submittals, bid documents, correspondence, etc.
- Telephone expenses (local calls and line service).
- Copies of documents used by the A/E to perform normal services and not provided to owner.

**A/E Fee Schedule - Building Types**

<u>Schedule A</u> Facilities with more than average design difficulty:	<u>Schedule B</u> Facilities with average difficulty:	<u>Schedule C</u> Facilities with less than average design difficulty:
Art galleries	Apartment	Emergency generator facilities
Auditorium with stage	Archive building	Farm structures
Communications building	Armories	Greenhouses
Courthouses	Auditorium without stage	Guard towers
Detention/correctional facilities – maximum	College classroom facilities	Industrial buildings without special facilities
Exposition building	Computer rooms	Parking structures and garages
Extended care facilities	Convention facilities	Printing plants
Fish hatcheries	Day care families	Prototype facilities (for any replication of previously designed facility)
Heating and power plants	Detention/correctional facilities- minimum and medium	Service garages
Hospitals	Dining halls/institute	Shop and maintenance facilities
Laboratories (Research)	Dormitories	
Medical office facilities and clinics	Fire and police stations	
Mental Institutions	Gymnasiums	
Museums	Laundry and cleaning facilities	
Observatories	Libraries	

**Guidelines for Determining Architect/Engineer Fees for Public Works Building Projects**

Research facilities	Neighborhood centers and similar recreation facilities	Simple loft-type structures (without special equipment)
Sewer treatment plants	Nursing homes	Stadium-grandstand type
Special schools for physically disadvantaged	Office buildings	Warehouses
Theaters and similar facilities	Recreational building	
Veterinary hospitals	Residence	
Water treatment plants	Schools (primary and secondary)	
	Science labs (teaching)	
	Stadiums-multi-purpose	
	Storage-cold	
	Transportation terminals	
	Vocational schools	

**EXHIBIT A**  
**A/E FEE SCHEDULE**

MACC	SCH A	SCH B	SCH C	MACC	SCH A	SCH B	SCH C
\$1,000,000	11.60%	10.15%	8.70%	\$4,400,000	10.12%	8.74%	7.35%
\$1,100,000	11.52%	10.07%	8.62%	\$4,500,000	10.09%	8.71%	7.33%
\$1,200,000	11.44%	9.99%	8.54%	\$4,600,000	10.07%	8.69%	7.31%
\$1,300,000	11.37%	9.92%	8.47%	\$4,700,000	10.04%	8.67%	7.29%
\$1,400,000	11.30%	9.86%	8.41%	\$4,800,000	10.02%	8.65%	7.27%
\$1,500,000	11.24%	9.79%	8.35%	\$4,900,000	10.00%	8.62%	7.25%
\$1,600,000	11.18%	9.73%	8.29%	\$5,000,000	9.97%	8.60%	7.23%
\$1,700,000	11.12%	9.68%	8.23%	\$5,100,000	9.95%	8.58%	7.21%
\$1,800,000	11.07%	9.63%	8.18%	\$5,200,000	9.93%	8.56%	7.20%
\$1,900,000	11.01%	9.57%	8.13%	\$5,300,000	9.90%	8.54%	7.18%
\$2,000,000	10.96%	9.53%	8.09%	\$5,400,000	9.88%	8.52%	7.16%
\$2,100,000	10.91%	9.48%	8.04%	\$5,500,000	9.86%	8.50%	7.14%
\$2,200,000	10.87%	9.43%	8.00%	\$5,600,000	9.84%	8.48%	7.12%
\$2,300,000	10.82%	9.39%	7.96%	\$5,700,000	9.82%	8.46%	7.11%
\$2,400,000	10.78%	9.35%	7.92%	\$5,800,000	9.80%	8.44%	7.09%
\$2,500,000	10.74%	9.31%	7.88%	\$5,900,000	9.78%	8.43%	7.07%
\$2,600,000	10.70%	9.27%	7.85%	\$6,000,000	9.76%	8.41%	7.06%
\$2,700,000	10.66%	9.23%	7.81%	\$6,100,000	9.74%	8.39%	7.04%
\$2,800,000	10.62%	9.20%	7.78%	\$6,200,000	9.72%	8.37%	7.03%
\$2,900,000	10.58%	9.16%	7.75%	\$6,300,000	9.70%	8.35%	7.01%
\$3,000,000	10.54%	9.13%	7.72%	\$6,400,000	9.68%	8.34%	7.00%
\$3,100,000	10.51%	9.10%	7.68%	\$6,500,000	9.66%	8.32%	6.98%
\$3,200,000	10.47%	9.06%	7.66%	\$6,600,000	9.64%	8.30%	6.97%
\$3,300,000	10.44%	9.03%	7.63%	\$6,700,000	9.62%	8.29%	6.95%
\$3,400,000	10.41%	9.00%	7.60%	\$6,800,000	9.61%	8.27%	6.94%
\$3,500,000	10.38%	8.97%	7.57%	\$6,900,000	9.59%	8.26%	6.92%
\$3,600,000	10.34%	8.94%	7.54%	\$7,000,000	9.57%	8.24%	6.91%
\$3,700,000	10.31%	8.92%	7.52%	\$7,100,000	9.55%	8.22%	6.90%
\$3,800,000	10.28%	8.89%	7.49%	\$7,200,000	9.54%	8.21%	6.88%
\$3,900,000	10.26%	8.86%	7.47%	\$7,300,000	9.52%	8.19%	6.87%
\$4,000,000	10.23%	8.84%	7.45%	\$7,400,000	9.50%	8.18%	6.86%
\$4,100,000	10.20%	8.81%	7.42%	\$7,500,000	9.49%	8.16%	6.84%
\$4,200,000	10.17%	8.79%	7.40%	\$7,600,000	9.47%	8.15%	6.83%
\$4,300,000	10.15%	8.76%	7.38%	\$7,700,000	9.45%	8.14%	6.82%

# Attachment 3



09/26/2012  
Attn: Greg Smith  
King County Library System  
960 Newport Way NW  
Issaquah, WA 98027

**RE: Renton Library at Liberty Park**

Dear Greg,

Attached please find our revised proposal to provide Architectural Design and Construction Administration Services for the new Renton Library at Liberty Park. Per your suggestions, we've used the standard KCLS proposal format for ease of Invoicing. Using the Washington State Fee Schedule, we've based our basic services fees on a Schedule B building type (libraries) using a MACC of \$5 million dollars, with the allowable 2% fee increase for complex renovations.

At this time we have not included fees related to the environmental permitting scope/strategy. Once we get a little further into the investigation—and have had a planning meeting with the various environmental consultants—we'll prepare an additional service to capture this scope. This exercise will also allow us to outline a tentative project schedule which corresponds to the basic service and environmental permitting fees.

Likewise, we are in the process of determining if additional/different structural work will be needed beyond the scope recommended in the SSF report. If so, this may result in additional work for the team as well.

In terms of public process, we have assumed (1) public meeting and (3) city council meetings—as well as the associated preparation of visual materials. Additional user groups or advisory steps have not been included at this time.

Typically the State Fee Schedule for A/E fees does not reflect the effort necessary to address Construction Administration tasks—especially for a complex and potentially “messy” renovation. As you know, the level of coordination related to unexpected conditions is more significant on a project of this type—not to mention the additional oversight and inspections that will occur due to the Shoreline, Flood Plain, HPA permits and the potential impacts of the fish window on construction mobilization. As such, we have included an additional service for Enhanced CA Services to increase staffing during that phase to the level of 1 FTE (per our discussion).

We did not include a fee/scope for the BIM Owner's Manual related to the FFE & Mechanical components as that scope was eliminated on the final contract for the Big 5 site.

Thank you for your consideration. Please feel free to call with any questions.

Sincerely,

Ruth Baleiko, AIA  
Principal, The Miller Hull Partnership, LLP

Page 1 of 1

The Miller|Hull Partnership, LLP  
Polson Building  
71 Columbia – 6<sup>th</sup> Floor  
Seattle, WA 98104

Contact  
T: 206.682-6837  
F: 206.682-5692  
[www.millerhull.com](http://www.millerhull.com)

# CONTRACT MODIFICATION



**King County Library System**  
 Facilities Management Services  
 960 Newport Way Northwest  
 Issaquah, Washington 98027

CONTRACT MODIFICATION NO: One (1)

DATE: September 28, 2012

PROJECT: RENTON LIBRARY  
CEDAR RIVER SITE / at Liberty Park

PROJECT NO: 302 Fund--Acct. #1938

ARCHITECT / CONSULTANT: The Miller Hull Partnership  
71 Columbia, 6th Floor  
Seattle WA 98104

Contract No.:	N/A
Acct #:	1938.60210.02910
For KCLS use only	

THE FOLLOWING MODIFICATIONS TO THE CONTRACT ARE CHANGED AS FOLLOWS: (USE ADDITIONAL PAGES IF REQUIRED)

Description	Time	Total Price
-------------	------	-------------

The consultant compensation schedule as described in the Architectural Agreement, between King County Library System and The Miller Hull Partnership, LLP, dated August 10, 2011, has been negotiated in accordance with the Architect/Engineer Fee Schedule for Washington State Public Works Building Projects; effective November 1995.

***The current Renton project will be closed and zeroed out (Miller Hull Job # 1107)***

Renton Downtown Library Project (Big 5 Site)	Contract Amount	\$868,903.50	
	Paid to Date	395,588.59	
	Balance	\$473,314.91	This will no longer be expended

**REVISED MACC September 28, 2012 (Miller Hull proposal dated September 26, 2012)**

**The MACC is revised from \$4,875,000.00 to \$5,000,000.00**

*The maximum allowable construction cost ("MACC") is now Five Million and 00/100 dollars (\$5,000,000) with basic compensation payable at the rate of 10.65% (8.65% + 2% for renovation) in the amount of Five Hundred Thirty Two Thousand, Five Hundred Dollars (\$532,500.00). Basic services will include all architectural design, structural engineering, mechanical engineering, and electrical engineering within this contract and project budget. (Miller Hull Job # 1107.1)*

This contract has been modified to reflect the change in location of library. On August 7, 2012, the voters approved to leave the library at its existing location and not move to the Big 5 site. This contract now represents the new MACC for the remodel of the existing site which is \$5,000,000. Costs are based off WA State fee schedule for Architects and Engineers plus a 2% markup for remodel. All further work will be done on the existing site. Design team is to design within the MACC.

**UPDATED CONTRACT TOTAL** \$1,070,824.50  
 (Proposal Attached)

ARCHITECT/CONSULTANT	CONTRACTOR/VENDOR	KING COUNTY LIBRARY SYSTEM
Signature	Signature	Signature
		Greg Smith, Director of Facilities
Date	Date	Date <u>9/28/12</u>

Originals: Facilities Management Services  
 Architect/Consultant

The Miller Hull Partnership  
 71 Columbia, 6th Floor  
 Seattle, WA 98104  
 T: 206.692.6937 F: 206.682.5692

**Renton Library at Liberty Park**  
 King County Library System  
 Attn: Facilities Development, Greg Smith  
 960 Newport Way NW  
 Issaquah, WA 98027

**REVISED FEE PROPOSAL - September 20, 2012**

<b>MACC</b>	<b>5,000,000</b>
State Fee Schedule	10.65%
(8.65% + 2% for renovation)	
<b>A/E Fee</b>	<b>\$532,500</b>

	% in phase	amount in phase	% compl to date	previously invoiced (received)	previously invoiced (outstanding)	CURRENT INVOICE	total invoiced to date
<b>Basic Services (A,S,M,E):</b>							
Schematic Design	16%	\$85,200.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Design Development	24%	\$127,800.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Construction Documents	35%	\$186,375.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Bid Phase	1%	\$5,325.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Construction Phase	23%	\$122,475.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Project Close-out	1%	\$5,325.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
<b>Subtotal</b>		<b>\$532,500.00</b>	<b>0%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Reimbursable Expenses:</b>							
Expenses (estimated to be 6% of the A/E Fee)		\$31,950.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Multiplier (10%)		\$3,195.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
		<b>\$35,145.00</b>	<b>0%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Original Additional Services :</b>							
Record Sets		\$25,150.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
As-Built Documentation		\$7,800.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Public Process		\$51,000.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
KCLS Envelope Consultant coordination		\$4,600.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Cost Consultant Coordination		\$45,726.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Hardware Consultant		\$6,482.50	0%	\$0.00	\$0.00	\$0.00	\$0.00
Lighting Design		\$43,770.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Acoustical Consultant		\$29,340.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Interior Design		\$73,839.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Data/AV		\$34,990.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Landscape		\$19,960.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Civil Engineering		\$29,620.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler Review		\$11,402.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Additional Mechanical Services		\$21,500.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Enhanced CA Services		\$98,000.00					
<b>Subtotal</b>		<b>\$503,170.50</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>
		total contract amount	total % compl	previously invoiced (received)	previously invoiced (outstanding)	TOTAL CURRENT INVOICE	total invoiced to date
<b>Contract Total:</b>		<b>\$1,070,824.50</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>

Signature of Architect's Representative:  
 Date:

KCLS Representative:  
 Date:

Denton Library at Liberty Park  
Additional Services and Reimbursable Expenses

Architectural						
	Design Partner (Dave M)	Principal/PM (Ruth C)	Project Architect (Masako P)	Staff (Adam L)		Total
	\$ 200	\$ 150	\$ 85	\$ 75		
<b>01. Record Sets (for base services consultants)</b>					60	
Architectural	\$ -	\$ -	\$ -	\$ -	\$ 4,500	\$ 4,500
Subtotal Arch	\$ -	\$ -	\$ -	\$ -	\$ 4,500	\$ 4,500
Printing					\$	2,000
Structural					\$	4,000
Civil					\$	600
Landscape Architect					\$	400
Mechanical					\$	6,000
Electrical					\$	4,500
IA					\$	2,400
Mark-up on Reimbursable (10%)					\$	1,550
Total					\$	25,150
<b>02. As-Built Documentation</b>						
Architectural	\$ 4	\$ 4	\$ 40	\$ 40		
Subtotal Arch	\$ 800	\$ 600	\$ 3,400	\$ 3,000	\$	\$ 7,600
Total					\$	\$ 7,600
<b>03. Public Process (includes Presentation Prep, Public Art Selection, 3 C, Council Meetings + 1 Public Meeting)</b>						
Architectural	\$ 24	\$ 120	\$ 120	\$ 240		
Subtotal Arch	\$ 4,800	\$ 18,000	\$ 10,200	\$ 18,000	\$	\$ 61,000
Total					\$	\$ 61,000
<b>05. Coordination with KCLS Waterproofing Consultant</b>						
Architectural	\$ -	\$ 0	\$ 40	\$ -		
Subtotal Arch	\$ -	\$ 1,200	\$ 3,400	\$ -	\$	\$ 4,600
Total					\$	\$ 4,600
<b>06. Cost Estimating</b>						
Architectural Coordination/Meetings	\$ 3	\$ 24	\$ 40	\$ -		
Subtotal Arch	\$ 600	\$ 3,600	\$ 3,400	\$ -	\$	\$ 7,600
Rosen Associates					\$	21,660
Mechanical Estimating					\$	13,000
Mark-up on Sub-consultant (10%)					\$	3,468
Total					\$	45,728
<b>07. Hardware Consultant</b>						
Architectural Coordination/Meetings	\$ -	\$ 0	\$ 16	\$ 16		
Subtotal Arch	\$ -	\$ 1,200	\$ 1,360	\$ 1,200	\$	\$ 3,760
Gordon Adams					\$	2,475
Mark-up on Sub-consultant (10%)					\$	240
Total					\$	6,483
<b>08. Lighting Design (interior lighting and site lighting)</b>						
Architectural Coordination/Meetings	\$ 2	\$ 24	\$ 40	\$ 20		
Subtotal Arch	\$ 400	\$ 3,600	\$ 3,400	\$ 1,500	\$	\$ 8,900
Candela					\$	31,700
Mark-up on Sub-consultant (10%)					\$	3,170
Total					\$	43,770
<b>09. Acoustic Design</b>						
Architectural Coordination/Meetings (6)	\$ -	\$ 4	\$ 24	\$ 4		
Subtotal Arch	\$ -	\$ 600	\$ 2,040	\$ 300	\$	\$ 2,940
Sparking					\$	24,000
Mark-up on Sub-consultant (10%)					\$	2,400
Total					\$	29,340

Consultants							
<b>10. Interior Design (includes public meetings and public art coordination)</b>							
Architectural	\$	0	\$	60	\$	40	
Subtotal Arch	\$	1,600	\$	0,000	\$	6,000	
IA (basic services)					\$	37,400	
IA (art coordination and public meetings)					\$	12,200	
Mark-up on Sub-consultant (10%)					\$	3,749	
Total					\$	73,839	
<b>11. AV/Data Engineering</b>							
Architectural	\$	-	\$	20	\$	40	
Subtotal Arch	\$	-	\$	3,000	\$	3,400	
Sparring					\$	1,200	
Mark-up on Sub-consultant (10%)					\$	2,480	
Total					\$	34,890	
<b>12. Landscape Architecture (includes site plan review, record sets, and public process)</b>							
Architectural	\$	6	\$	4	\$	18	
Subtotal Arch	\$	1,200	\$	600	\$	1,360	
SiteWorkshop					\$	300	
Mark-up on Sub-consultant (10%)					\$	1,500	
Total					\$	19,960	
<b>13. Civil Engineering (includes site plan review NPDES &amp; SWPP, and record sets)</b>							
Architectural	\$	0	\$	4	\$	24	
Subtotal Arch	\$	1,200	\$	600	\$	2,040	
CPL					\$	1,800	
Mark-up on Sub-consultant (10%)					\$	2,180	
Total					\$	29,620	
<b>14. Sprinkler Consultant</b>							
Architectural	\$	-	\$	0	\$	8	
Subtotal Arch	\$	-	\$	1,200	\$	680	
Tucson Consulting					\$	1,800	
Mark-up on Sub-consultant (10%)					\$	702	
Total					\$	11,402	
<b>15. Additional Mechanical Services</b>							
Architectural	\$	-	\$	16	\$	40	
Subtotal Arch	\$	-	\$	2,400	\$	3,400	
Utility Incentive Program Assistance					\$	1,800	
Commissioning support					\$	3,500	
Component Performance Code Compliance					\$	5,500	
Mark-up on Reimbursable (10%)					\$	4,000	
Total					\$	900	
Total					\$	21,500	
<b>16. Enhanced CA Services (assumed for 62 week duration)</b>							
Architectural	\$	0	\$	62	\$	1,040	
Subtotal Arch	\$	1,800	\$	7,900	\$	88,400	
Total					\$	98,000	
<b>TOTAL ADD SERVICES</b>						\$	503,160

# Attachment 4



The Miller Hull Partnership  
 71 Columbia, 6th Floor  
 Seattle, WA 98104  
 T: 206.602.6037 F: 206.602.6092

**Renton Downtown Library Project**  
 King County Library System  
 Attn: Facilities Development, Kay Johnson Director  
 960 Newport Way NW  
 Issaquah, WA 98027

Invoice #12 August 22, 2012

MAGC 4,875,000  
 State Fee Schedule 0.65%  
 A/E Fee \$421,088

Basic Services (A,S,M,E):	% in phase	amount in phase	% compl. to date	previously Invoiced (received)	previously Invoiced (outstanding)	CURRENT INVOICE	total Invoiced to date
Schematic Design	16%	\$67,448.00	100%	\$67,448.00	\$0.00	\$0.00	\$67,448.00
Design Development	24%	\$101,630.00	100%	\$91,467.00	\$0.00	\$10,163.00	\$101,630.00
Construction Documents	35%	\$148,420.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Bid Phase	1%	\$5,980.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Construction Phase	23%	\$96,128.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Project Close-out	1%	\$2,720.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
<b>Subtotal</b>		<b>\$422,326.00</b>	<b>10%</b>	<b>\$158,915.00</b>	<b>\$0.00</b>	<b>\$10,163.00</b>	<b>\$169,078.00</b>
<b>Reimbursable Expenses:</b>							
Expenses		\$10,860.00	30%	\$3,269.27	\$0.00	\$234.91	\$3,504.18
Multiplier (10%)		\$1,086.00	30%	\$326.84	\$0.00	\$23.49	\$350.43
		\$11,946.00	32%	\$3,596.21	\$0.00	\$258.40	\$3,854.61
<b>Original Additional Services:</b>							
Record Sets (Basic Service Consultants)		\$17,890.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
KCLS Envelope Consultant Coordination		\$1,500.00	33%	\$495.00	\$0.00	\$0.00	\$495.00
Public Process		\$27,500.00	90%	\$22,025.00	\$0.00	\$1,025.00	\$24,750.00
BIM-Integration-of-Collection	(DELETED)	\$22,200.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Costing		\$22,837.00	100%	\$6,622.73	\$0.00	\$16,214.27	\$22,837.00
Hardware		\$3,042.50	23%	\$697.89	\$0.00	\$0.00	\$697.89
Lighting Design		\$41,725.00	49%	\$11,205.76	\$0.00	\$8,179.50	\$20,445.25
Acoustic		\$20,396.00	56%	\$4,109.10	\$0.00	\$12,052.36	\$16,461.76
Interior Design		\$71,110.00	25%	\$12,799.00	\$0.00	\$4,977.70	\$17,777.50
Data/AV		\$32,880.00	47%	\$5,079.76	\$0.00	\$6,577.60	\$15,457.36
Landscape		\$43,100.00	55%	\$10,395.00	\$0.00	\$4,310.00	\$23,705.00
Civil		\$65,595.00	40%	\$15,742.80	\$0.00	\$15,742.80	\$31,485.60
Sprinklers		\$0,048.00	29%	\$1,051.04	\$0.00	\$402.88	\$2,333.92
Additional Mechanical Services		\$31,370.00	78%	\$19,155.70	\$0.00	\$5,332.80	\$24,488.50
<b>Subtotal</b>		<b>\$396,601.50</b>	<b>61%</b>	<b>\$124,259.87</b>	<b>\$0.00</b>	<b>\$76,795.01</b>	<b>\$201,054.88</b>
<b>Additional Services:</b>							
AS #1 - Early Demolition		\$11,120.00	80%	\$8,220.80	\$0.00	\$667.20	\$8,888.00
AS #1 - Plaza & Easement Design		\$19,310.00	41%	\$7,917.10	\$0.00	\$0.00	\$7,917.10
AS #2 - Alternate Foundation System		\$7,600.00	63%	\$2,204.00	\$0.00	\$2,504.00	\$4,708.00
<b>Subtotal</b>		<b>\$38,030.00</b>	<b>57%</b>	<b>\$10,349.90</b>	<b>\$0.00</b>	<b>\$3,251.20</b>	<b>\$21,601.10</b>
		<b>total contract amount</b>	<b>total % compl.</b>	<b>previously Invoiced (received)</b>	<b>previously Invoiced (outstanding)</b>	<b>TOTAL CURRENT INVOICE</b>	<b>total Invoiced to date</b>
<b>Contract Total:</b>		<b>\$908,993.50</b>	<b>46%</b>	<b>\$305,120.00</b>	<b>\$0.00</b>	<b>\$90,467.61</b>	<b>\$395,688.59</b>

Signature of Architect's Representative: Susan A. Boyer  
 Date: 8/27/12

KCLS Representative:  
 Date:

FMS 8/30/12

**302 FUND**

Approved By: [Signature] Date: 9-10-12

Approved By: [Signature] Date:

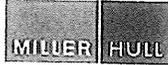
Acct. Code: 1936.60210.02910 / 1936.60210.02930

Facility: RENTON DOWNTOWN

Amount: 90,809.21 / 258.40

2/19

## Attachment 5



09/26/2012  
Attn: Greg Smith  
King County Library System  
960 Newport Way NW  
Issaquah, WA 98027

**RE: Renton Library at Liberty Park**

Dear Greg,

As a follow up to our fee proposal today, we wanted to send a note regarding our fee allocation per phase. We've shown a slight adjustment to the state fee schedule in terms of how much of the total fee is billed per phase. We feel this was an appropriate reflection of the team's efforts using BIM—which is now becoming the industry norm. The use of this software platform results in a "frontloading" of some drafting and documentation efforts that traditionally were spent in later phases. Below is a comparison:

Design Phase	State Fee Schedule	MHP Team Proposal	Deviation
Schematic Design	13%	16%	+3%
Design Development	20%	24%	+4%
Construction Documents	36%	35%	-1%
Bidding	2%	1%	-1%
Construction Administration	27%	23%	-4%
Close out	2%	1%	-1%
<b>Totals</b>	<b>100%</b>	<b>100%</b>	<b>0%</b>

We hope this slight adjustment is acceptable to you. Thank you for your consideration. Please feel free to call with any questions.

Sincerely,

Ruth Baleiko, AIA  
Principal, The Miller Hull Partnership, LLP