



DeKalb County Facilities Management
Architecture and Engineering
1300 Commerce Drive
Suite 300
Decatur, GA 30030

New Police Evidence Storage Facility – Architect’s Fee Outline

A. Fee Calculation:

Project Scope is for the new construction of a 25,000 SF pre-engineered building (PEMB) with a projected cost of \$9,652,000.00 for DeKalb County’s New Police Evidence Storage Building.

Conceptual Construction Cost Estimates:

- CPE / SD Estimate: \$10,300,000.00
- Aguirre / SD Estimate: \$9,473,750.00
- CPE / DD Estimate: No cost was provided, DeKalb County requested update to include estimate, never received requested cost for new 25,000 SF PEMB
- Aquirre / DD Estimate: \$9,181,250.00

Average Cost:

- \$9,651,666.67 ~ **\$9,652,000.00**

A&E Fee per Compensation Schedule Appendix 1 – Section A: New Construction:

- $\$390,000.00 + 4.75\% \text{ of } (\$9,652,000 - \$7,000,000) = \$390,000.00 + \$125,970 = \mathbf{\$515,970.00}$

✓ A&E Fee for Services: **\$515,970.00**

1. Schematic Design – 15% of fee
2. Design Development – 30% of fee
3. Construction Documents – 35% of fee
4. Bidding / Contractor Selection – 5% of fee
5. Construction Contract Administration – 15% of fee
 - ❖ Permitting
 - ❖ Construction Administration
 - ❖ Project Closeout

- FFE Procurement: **\$35,000.00**

Owner’s Contingency:

- A&E Total Fee @ 15% = **\$83,000.00**
- ✓ $(\$515,970.00 + \$35,000.00) = \$550,970.00 \times .15 = \$82,645.5 \sim \$83,000$

B. Schedule:

- **Estimated Project Timeline:**

1. SPLOST / DC: Execute New Contract
2. Purchasing: Issue new Purchase Order (PO)
3. Mobilization: Two (2) - weeks following PO and Notice to Proceed (NTP)
4. Schematic Design: Six (6) - weeks
5. Estimates: Two (2) - weeks
6. Review: Two (2) - weeks
7. Design Development: Eight (8) - weeks
8. Estimates: Two (2) - weeks
9. Review: Two (2) - weeks
10. Construction Documents: Sixteen (16) - weeks
11. Estimates: Two (2) - weeks
12. Review: Two (2) - weeks
13. Architect Address Comments: Two (2) - weeks
14. Bidding / Contractor Selection: Two (2) – Six (6) - months
15. Permitting: Four (4) – Six (6) - weeks
16. Total Project Design Duration: Seventy-Six (76) - weeks
17. Construction Timeline: Eighteen (18) - Twenty-Four (24) - months from issuance of Construction NTP; contingent on steel availability

Reference attached detailed schedule from Architect: TO BE PROVIDED

C. Expenses:

Printing costs and travel costs are in addition to this fee proposal and are reimbursable costs. Reimbursable expenses to be at cost with no markup.

Estimate of Reimbursable Costs: **\$10,000.00**

D. Total Purchase Order Amount: \$643,970.00

- \$515,970.00 / A&E Fee
- \$35,000.00 / FFE Procurement
- \$83,000.00 / Owner Contingency
- \$10,000.00 / Reimbursable Expenses