



610 Esther Street, Suite 200
Vancouver, WA 98660

360-694-8571

LSW-ARCHITECTS.COM

August 29, 2019

Pete Capell, City Administrator
City of Camas
616 NE Fourth Avenue, Camas WA 98607

Re: LSW Fee Proposal for City Hall Renovation Expansion

Dear Pete -

We are pleased to present the following fee proposal for the level one tenant improvement of the existing Bank of America building and reception area of the existing Camas City Hall building.

Project Understanding

The proposed project will consist of a tenant improvement of the first floor of the Bank of America building, approximately 4310 sf, and the reception area of the existing City Hall building. Improvements are based on the approved block plan diagram and cost estimate dated August 29, 2019. Reference attached exhibit A, estimated project cost breakdown and exhibit B, ACC cost estimate and exhibit C, block plans.

Scope of Services

Design services will consist of the following.

- Design development of the current block plans
- Development of the construction documents and specifications for the permit set of drawings and construction
- MEP design and documentation for construction documents and permit set of drawings
- Consulting during bidding
- Construction Administration – Review of submittals, RFI's and change orders, LSW to attend weekly construction meetings
- MKE telecommunications systems design, technology and security coordination
- Record drawings

Potential Additional Services (at Client's request; not included in Lump Sum Fee):

- 3d digital or physical models other than itemized in Scope of Services
- Measuring and facility assessment of items not shown in Client provided drawings of existing building
- 3d digital or physical models other than itemized in Scope of Services
- Scope changes due to deviations from defined Scope of Project
- Changing or editing previously prepared documents due to unforeseen conditions
- Services necessitated by decisions of the Client not rendered in a timely manner or any other failure of performance on the part of the Client or Client's consultants and contractors.
- Furniture procurement

Summary of Services Not Provided:

- Hazardous material identification, testing, and/or abatement
- Permit/Agency Process fees

- Professional services that the Architect is not licensed to perform including structural, civil, fire sprinkler, low voltage and acoustic engineering/design. Such services shall be provided by Owner's consultants or by Architect's consultants as an amendment to this Agreement.
- Mechanical fee excludes the following and will be billed on a time and material basis at client's request: security and A/V design, ELCCA services, commissioning support, detailed HVAC load calculation, revisions to design after DD including VE items and bid alternates.

Deliverables :

- Design Development drawings
- Construction / Permit drawings
- Mechanical, electrical, lighting and plumbing drawings
- Architectural specifications
- Furniture layout and specifications
- Mechanical, electrical, lighting and plumbing specifications
- Record drawings

Schedule of Services

Design Development	Four Weeks
Client Review	Two Weeks
Construction Documents	Four Weeks
Client Review	Two Weeks
Bidding	Three Weeks
Permitting	Three Weeks
Construction	Twenty-eight Weeks
Total Project Duration	46 Weeks

Compensation Arrangement

LSW shall provide Basic Services on a Lump Sum Fee basis. Additional services, if necessary, to complete the project or agreed to by the Client and Architect, will be accrued in accordance with LSW's Hourly Billing Rates. Printing costs and other reimbursable expenses will be charged at cost plus ten (10) percent.

MKE & Associates Fee:	\$32,450
LSW Architects Fee:	\$87,000
Total Fee:	\$119,450

Proposed Project Team

Architect	LSW Architects
MEP Lighting	MKE & Associates

Agreement Signatures

If this proposal meets with your approval, please sign below and return to our office and we will issue an AIA Form of Agreement for your review.

Offered by
LSW Architects, PC

Accepted by
City of Camas

Amy Noe, Designer 8.29.19

Pete Capell, City Administrator 8.29.19

Exhibit A

Updated Cost Estimate, BOA Building (See Exhibit B)	\$561,554
Updated Cost Estimate, City Hall Building (See Exhibit B)	\$36,792
LSW Architectural Fee	\$87,000
MKE & Associates Fee	\$32,450
Estimated Permit Fees	\$13,000
Estimated Furniture Cost	\$219,652 (includes installation and sales tax)
Block Plan and Programming Fee	\$26,700
<u>Conceptual Cost Estimating Fee</u>	<u>\$13,350</u>
Estimated Total Project Cost	\$990,498

Exhibit B

Camas City Hall Renovations Camas, WA LSW Architects Vancouver, WA Conceptual Design Estimate 1.2		ACC Cost Consultants, LLC Stanley J. Pszczolkowski 8060 SW Pfaffie Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com			Estimate Date: 26-Jun-19 Document Date: 10-Jun-19 Print Date: 25-Jul-19 Print Time: 1:21 PM Constr. Start: TBD	
BANK OF AMERICA BUILDING REMODELING	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
2.1 BOA - Level 1, Option 1						sheet B101
Selective Demolition						
remove flooring/base	3,990	sf	1.50	5,985		
remove restroom flooring/base	320	sf	5.00	1,600		
remove ceilings	4,400	sf	2.00	8,800		
remove door/frame, single	14	ea	200.00	2,800		
remove stud partitions	576	sf	6.00	3,456		
remove bank counter - allowance	1	sum	1,500.00	1,500		
remove drive-up teller casework - allow.	1	sum	750.00	750		
remove drop box/patch wall	1	sum	2,000.00	2,000		
sawcut/remove conc slab @ new piping	0	sf	50.00	0		assume not required
remove misc equip/finishes - allowance	1,500	sf	1.00	1,500		
haul & disposal	10%	of	28,391.00	2,839		
temp barricades & protection	15%	of	28,391.00	4,259		
Sub-total	4,310	sf	8.23 /sf		\$35,489	
Structural						
patch/repair conc slab @ plumbing	0	sf	40.00	0		assume not required
Sub-total	4,310	sf	0.00 /sf		\$0	
Doors & Partitions						
int. alum doors, pair	1	ea	5,500.00	5,500		
int. wood door/HM frame, single	14	ea	1,700.00	23,800		
int. alum storefront @ vestibule	40	sf	80.00	3,200		
repair/refinish exist ext. doors	4	lvs	750.00	3,000		
partitions: 4" studs, gyp bd (2), insul.	576	sf	14.00	8,064		
patch/repair exist walls - allowance	4,310	sf	2.00	8,620		
misc wood blocking/steel supports	4,310	sf	1.25	5,388		
Sub-total	4,310	sf	13.36 /sf		\$57,572	
Finishes						
clean/prep exist floor	4,310	sf	1.50	6,465		
carpet tile	3,700	sf	2.50	9,250		
walk off carpet mat @ vestibule	70	sf	10.00	700		
polished concrete @ restroom	260	sf	7.50	1,950		
polished concrete @ lobby	280	sf	8.00	2,240		
rubber stair treads/risers	0	sf	40.00	0		
rubber base	1,140	lf	2.75	3,135		
rubber base @ restrooms	100	lf	3.00	300		
susp. acoustical tile ceiling	3,790	sf	5.00	18,950		
susp. gyp board ceiling	330	sf	11.00	3,630		
gyp board ceiling @ lobby	280	sf	12.00	3,360		
frp wainscot	400	sf	8.00	3,200		
paint new/exist walls	12,000	sf	1.00	12,000		assume 4' h @ all walls
Sub-total	4,310	sf	15.12 /sf		\$65,180	
Casework						
customer counter w/ wood veneer/quartz	11	lf	750.00	8,250		
Sub-total	4,310	sf	1.91 /sf		\$8,250	

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BANK OF AMERICA BUILDING REMODELING	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
1 BOA - Basement - Continued						
Other						
door/room signage - allowance	4,310	sf	0.50	2,155		
standard toilet compartment	2	ea	1,000.00	2,000		
ADA toilet compartment	2	ea	1,200.00	2,400		
toilet accessories	1	sum	4,000.00	4,000		
TV wall bracket @ meeting rooms, lobby	4	ea	300.00	1,200		
replace shades @ exist windows	570	sf	11.00	6,270		assume manual roller shades
systems furniture @ open office areas	2,200	sf	0.00	0		assume by Owner
Sub-total	4,310	sf	4.18 /sf		\$18,025	
Fire Protection						
no work required	4,310	sf	0.00	0		building not sprinklered
Sub-total	4,310	sf	0.00 /sf		\$0	
Plumbing						
restroom fixtures/piping	8	ea	5,000.00	40,000		4 wc, 4 lav
Sub-total	4,310	sf	9.28 /sf		\$40,000	
2.1 BOA - Level 1, Option 1 - Continued						
HVAC						
new VRF system & controls	1	allw	50,000.00	50,000		assume option 1
Sub-total	4,310	sf	11.60 /sf		\$50,000	
Electrical						
service/distribution	4,310	ea	14.00	60,340		
interior lighting/controls	4,310	sf	13.00	56,030		susp, recessed LED fixtures
fire alarm	4,310	sf	5.00	21,550		new system
Sub-total	4,310	sf	32.00 /sf		\$137,920	
SUB-TOTAL 2.1 BOA - Level 1, Option 1				412,436	\$412,436	
Estimating/Construction Contingency			15.00%	61,865		
Index To Construction Start	TBD		5.00%	23,715		0.00
General Conditions, Bonds & Insurance			13.00%	64,742		
General Contractor OH & Profit			4.00%	22,510	172,833	41.91%
TOTAL DIRECT CONSTRUCTION COST						
2.1 BOA - Level 1, Option 1				4,310 sf	\$135.79 /sf	\$585,269
					<u>-\$23,715</u>	
					\$561,554	

Camas City Hall Renovations

Camas, WA
LSW Architects
Vancouver, WA
Conceptual Design Estimate 1.2

ACC Cost Consultants, LLC

Stanley J. Pszczolkowski
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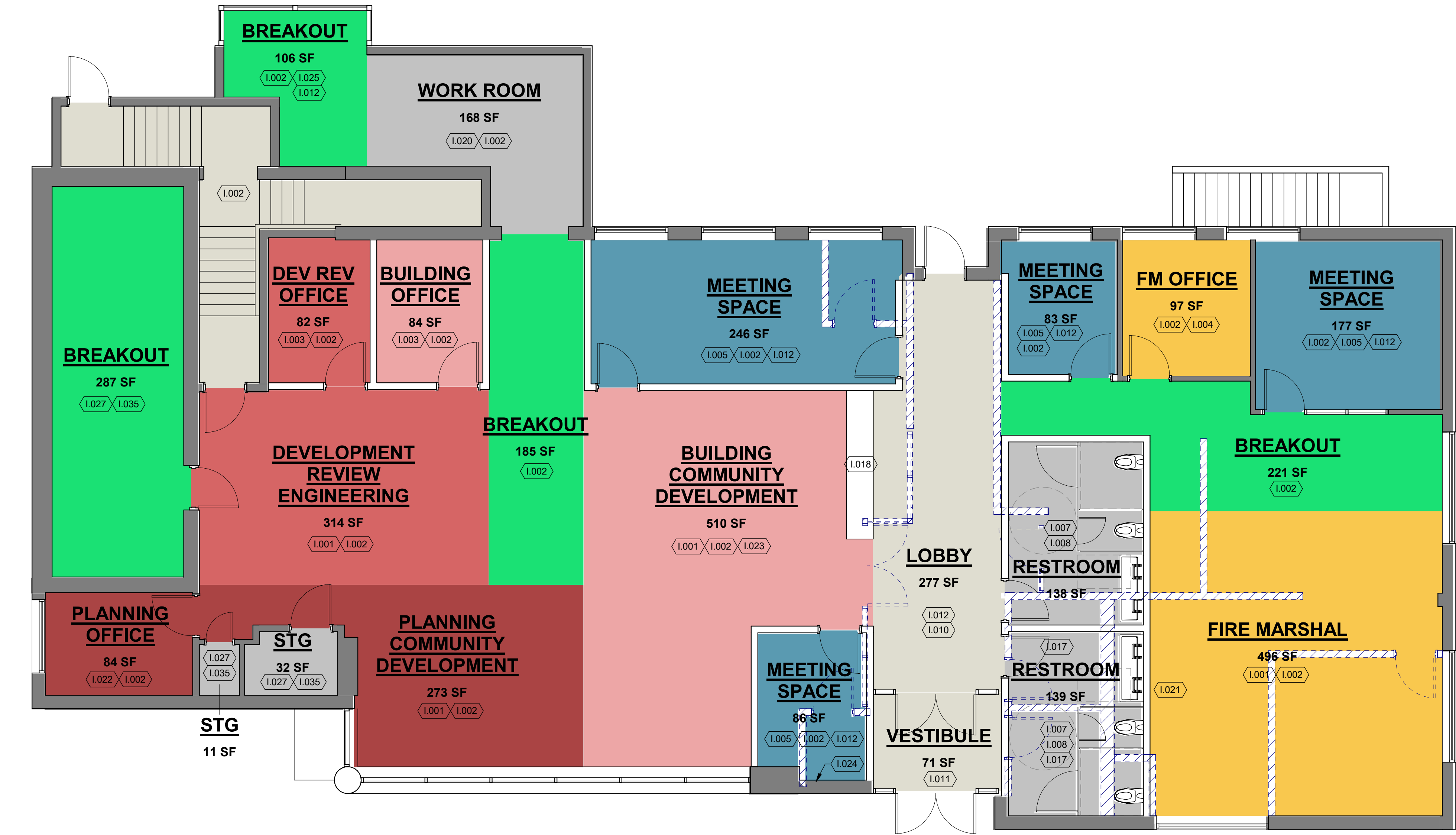
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CITY HALL BUILDING REMODELING	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
2.2 City Hall - Level 1, Option 2						sheet A102
Selective Demolition						
remove flooring/base	831	sf	1.50	1,247		
remove ceilings	169	sf	2.00	338		
remove door/frame, single	1	ea	200.00	200		
remove stud partitions	190	sf	6.00	1,140		
sawcut/remove conc slab @ new piping	0	sf	50.00	0		assume not required
remove misc equip/finishes - allowance	169	sf	1.00	169		
haul & disposal	10%	of 2,587	17,984.00	1,798	259	
temp barricades & protection	15%	of 2,587	17,984.00	2,698	388	
Sub-total	5,710	sf	3.04	17,480	122,480	
					3,234	
Structural						
patch/repair conc slab @ plumbing	0	sf	40.00	0		assume not required
Sub-total	5,710	sf	0.00 /sf		\$0	
Doors & Partitions						
int. wood door/HM frame, single	2	ea	1,700.00	3,400		
sliding glass relite @ front desk	60	sf	45.00	2,700		
partitions: 4" studs, gyp bd (2), insul.	256	sf	14.00	3,584		
patch/repair exist walls - allowance	100	sf	2.00	200		
misc wood blocking/steel supports	100	sf	1.25	125		
Sub-total	5,710	sf	2.61	1,434	14,334	
					10,009	
Finishes						
clean/prep exist floor	710	sf	1.50	1,065		
carpet tile	5,000	sf	2.50	12,500		
carpet tile @ lobby	710	sf	2.50	1,775		
rubber base	200	lf	2.75	550		
paint new/exist walls	2,260	sf	1.00	2,260		
Sub-total	5,710	sf	21.17	120,905		
					5,630	
Casework						
customer counter w/ wood veneer/quartz	12	lf	750.00	9,000		
Sub-total	5,710	sf	1.58 /sf		\$9,000	
HVAC						
new VRF system & controls	0	sf	40.00	0		
Sub-total	5,710	sf	0.00 /sf		\$0	
Electrical						
interior electrical upgrades	1	allow	10,000.00	10,000		
telecom systems	0	sf	7.00	0		A/V equip, wiring by Owner, typ.
Sub-total	5,710	sf	1.75	10,000		

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CITY HALL BUILDING REMODELING	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
SUB-TOTAL 2.2 City Hall - Level 1, Option 2				176,719	\$176,719	27,873
Estimating/Construction Contingency			15.00%	26,508	4,181	
Index To Construction Start	TBD		5.00%	10,161		0.00
General Conditions, Bonds & Insurance			13.00%	27,740	3,623	
General Contractor OH & Profit			4.00%	9,645	1,115	41.91%
TOTAL DIRECT CONSTRUCTION COST						
2.2 City Hall - Level 1, Option 2	5,710	sf	\$43.92 /sf	\$250,774		36,792

Exhibit C



WALL TYPE LEGEND	
	DEMO WALL
	EXISTING WALL
	NEW WALL

KEYNOTE LEGEND	
Key Value	Keynote Text
1.001	OPEN WORK AREA WITH WORKSTATIONS. (1) FLOOR BOX FOR POWER AND DATA TO SYSTEMS FURNITURE
1.002	NEW FINISHES: PAINT, ACT, CARPET TILE, RUBBER BASE AND LIGHTING, REMOVE ALL EXISTING FINISHES AND LIGHTING
1.003	NEW OFFICE, NEW DOOR AND FRAME AND, PROVIDE (3) DUPLEX OUTLETS AND DATA
1.004	EXISTING OFFICE
1.005	NEW MEETING AREA, NEW DOOR AND FRAME, PROVIDE (2) DUPLEX OUTLETS AND DATA
1.007	NEW RESTROOMS ALL NEW PLUMBING FIXTURES ACCESSORIES AND PARTITIONS, NEW DOOR AND DOOR FRAME
1.008	NEW RESTROOM FINISHES: PLASTIC LAMINATE WAINSCOT, POLISHED CONCRETE FLOORING, RUBBER BASE, PAINT AND LIGHTING
1.010	NEW LOBBY, WITH GYP CEILING, REMOVE EXISTING TILE FLOORING, REPLACE WITH POLISHED CONCRETE, NEW LIGHTING AND PAINT
1.011	NEW VESTIBULE, NEW INTERIOR STOREFRONT DOORS TO REMAIN, WALK OFF MAT, NEW GYP CEILING AND LIGHTING, PAINT AND RUBBER BASE
1.012	PROVIDE POWER AND DATA FOR WALL MOUNTED FLAT SCREEN TV
1.017	DEMO EXISTING BATHROOM COMPLETELY INCLUDING ALL ELECTRICAL AND PLUMBING. REMOVE ALL FINISHES AND PREPARE FLOOR FOR NEW FINISHES
1.018	NEW CUSTOMER COUNTER WITH WOOD VENEER AND QUARTZ TOP
1.020	NEW WORK ROOM, PROVIDE (4) DUPLEX OUTLETS AND DATA FOR COPIER AND PRINTER
1.021	REMOVE EXISTING KITCHENETTE
1.022	EXISTING OFFICE, DEMO CASEWORK, REMOVE ALL EXISTING FINISHES AND LIGHTING
1.023	DEMOLISH EXISTING BANK COUNTER REMOVE EXISTING FINISHES
1.024	REMOVE AND PATCH EXISTING DROP BOX
1.025	REMOVE DRIVE UP TELLER CASEWORK
1.027	NEW PAINT
1.035	NEW FLOORING

1 BOA LEVEL 1 FLOOR PLAN: OPTION 2
SCALE: 3/16" = 1'-0"

GENERAL NOTES:
1. NEW ACCESSIBLE SIGNAGE AT ALL DOORS.

