GP o				
Gillis + Panichapan Architects, Inc.	ARCHITECT	MEP	Structural Engineer	Civil Engineer
City of Beaumont: CITY YARD DEVELOPMENT PROJECT Architectural and Engineering Services 71/12024	ARCHITECT ACTION ACTIO	Principal Project Dit. Dob Captain Designer Designer Tight	Structural Engineer Structural Engineer Structural Engineer	Civil and Survey Line Dance Line Dance
1 Schematic Design				
Coordination for information gathering: Conduct meetings with both the The City team to discuss goals, scope, and impact of improvements including scope on the existing site, structural system, MEP, infrastructure. Develop and Provide background drawings for engineering team.	4 8 12 24 12 \$8,260	2 4 6 2 \$2,150	\$0	1 \$18,000
Review and Develop a site plan alternatives for Buildings, Warehouse, Canopies, and Exterior Site Improvements Review and develop potential Exterior Improvements and alterations of site and building facility.	12 40 48 48 48 \$28,160	2 6 8 2 \$2,740	\$0	8 26 12 \$5,570
Conduct meeting and review workshops: work interactively with assigned team members to engage their input of the current facility needs with the information we have documented with the previous needs assessment report.	2 4 12 8 4 \$4,460	1 6 6 6 \$2,670	\$0	\$0
Confirm and refine space, furniture, and corresponding equipment, and HVAC needs - (3) meetings TASK 1 TOTA	L 18 52 72 80 64 \$40,880	5 16 20 10 0 \$7,560	0 0 0 0 0 \$0	0 8 26 12 0 \$23,570 \$72,010 SD
2 Design Development Phase (30%)				
Design Development exhibits (eliver) Design Concepts and Lysaute - Design of selected rooms depicting layout of rooms and potential open office furniture - Refined space layouts - depict hybrid furniture layout for work areas - Exterior Parking and Path of Travel layout for work areas - Exterior Path of Travel layout for work areas - Exterior Path of Travel layou	4 32 90 90 40 \$35,960	\$0	4 8 8 8 12 \$6,500	2 4 16 36 24 \$11,880
Building Design - Develop space plan for layouts, sizing, and grouping Prepare floor plans and elevations for review and approval by The City (including conceptual Building furniture, and equipment layouts	2 20 30 30 16 \$14,120	\$0	\$0	\$0
NVAC, and Lighting Design - Develop liceism for the HVAC equipment. Evaluate the HVAC specializations required to fa clittle the designs. Evaluate the building code requirements, including Title 24. Permitting Requirements (Entitlement)	2 2 2 4 4 \$1,980	4 16 24 24 36 \$12,640	\$0	\$0
d Research needed information to obtain permits. Coordinate with the regulatory agencies and utilities to review requirements and review process needed for the project. Provide Design Development information in formal design report: regarding the redesign including MEP and	2 2 4 4 1 \$2,010	\$0	\$0	\$0
e sustainable implementation, schematic demolition and reconstruction plans. Workshops Meeting and Presentations	4 12 36 24 16 \$13,360	\$0	\$0	\$0 \$0 \$1.880 \$98.450 DD
TASK 2 TOTA	L 14 68 162 152 77 \$67,430	4 16 24 24 36 \$12,640	4 8 8 8 12 \$6,500	2 4 16 36 24 \$11,880 \$98,450 DD
3 Construction Document Development				
60-Percent CDs: Provide developed design information: Development of 60-percent Architectural, a Mechanical Electrical, and Structural (if required), drawings for the tenant improvements. Prepare preliminary technical a specifications. Conduct a constructability review and a construction phasing discussion. MEY design development. Include technical specifications defining the overall project and design order.	12 60 140 140 40 \$56,820	8 12 18 42 24 \$13,050	8 18 32 32 8 \$17,140	2 12 16 18 24 \$11,200
90-Percent CDs: Set of building improvements including engineering is complete prepared for City Plan Check review. Coordination and revisions to statin plan check approval with required jurisdictions and res, authorities. Plan Check Process solution to City Plan Check** Coordination and revisions to statin plan check approval with	12 60 100 100 60 \$47,620	8 24 40 60 40 \$21,360 \$0	6 24 40 40 18 \$21,550	2 8 12 12 18 \$8,190
required jurisdictions and req. authorities. See Task 5 below 100-Percent CDs: Final comments will be incorporated from the design review meeting and plan check to complete the final drawing and specifications. Preparation of a cost estimate of the project construction and 100-percent n phase	12 20 60 60 42 627220	4 12 16 18 16 \$8,460	2 8 8 8 8 \$5,580	6 9 9 \$2,865
TASK 3 TOTA	L 36 140 300 300 142 \$131.660	20 48 74 120 80 \$42.870	16 50 80 80 34 \$44.270	4 26 37 39 42 \$22.255 \$241,055 CD
4 Coordination with the City and its Vendors for Specific Infrastructural Needs				
Furniture, IT, AV, Security & Fire-Suppression design and procurement to be provided by The City. GP a to provide coordination of the architectural, electrical, and data plans with the final proposed infrastructural systems for the proposed buildings.	16 24 60 16 16 \$21,140	8 12 32 24 8 \$11,520	\$0	\$0
TASK 4 TOTA	L 16 24 60 16 16 \$21.140	8 12 32 24 8 \$11.520	0 0 0 0 0 <u>\$0</u>	0 0 0 0 0 0 <u>\$0</u> \$32,660 Coordinate
5 Regulatory Permitting				
Plan Check Process: submit to City Plan Check** Coordination and revisions to attain plan check approval with required surisdictions and rea. authorities.	9 20 8 12 8 \$9,090 L 9 20 8 12 8 \$9,090	4 6 6 6 \$2,650 0 4 6 6 6 \$2.650	4 4 \$1,460 0 4 4 0 0 \$1.460	6 4 \$1,340 0 6 4 0 0 \$1,340 \$14,540 Entitlemen
TASK 5 TOTA	L 9 20 8 12 8 \$9.090	0 4 6 6 6 <u>\$2.650</u>	0 4 4 0 0 <u>\$1.460</u>	0 6 4 0 0 \$1,340 \$14,540 Entitlemen
6 Task 6: Construction Bidding Assistance				
Attend Pre-Bid conference	2 8 4 \$2,360	\$0	\$0	\$0
b Assist in responding to questions raised during the bidding process. Prepare Addenda if required to address bidding questions	2 6 12 8 \$4,430 6 6 \$2,100	2 4 4 \$1,300	2 8 8 \$3,100	\$0
TASK 7 TOTAL (Bid Support Services		0 2 4 4 0 \$1,300	0 2 8 8 0 \$3.100	0 0 0 0 0 <u>\$0</u> \$13,290 Bid Suppor
7+8 Construction Administration and Support + Project Close Out				
a Attend Pre-Construction Meeting	8 8 \$3,160	\$0	\$0	\$0
b Attend regular project site meeting sand conduct construction site visits (Estimated at 18 visits) (approximately 1 vear	12 60 80 18 \$28,890	6 8 8 \$3,800	4 4 6 \$2,450	\$0
c Response to RFI's and review and approve submittals and shop drawings	12 48 100 120 48 \$46,500	6 12 28 32 8 \$11,380	4 8 12 8 \$5,940	4 9 9 9 9 \$3,925
Review contractors request for construction change orders including cost estimating. Submit CCO requests to City for considerations.	6 16 36 36 24 \$16,700	6 8 8 8 8 \$5,400	\$0 \$0	\$0
Review contractor's application for progress payments and recommend status to The City Complete construction punch list	8 12 12 12 12 12 \$8,460 4 9 12 12 12 \$7,065	2 2 \$490	\$0 \$0	\$0
9 Prepare Record documents/ as-built plans as needed and provide to The City	2 4 8 8 \$2,750	2 4 8 \$1,740	\$0	\$0
h Project closeout	12 12 16 \$6,040	\$0	\$0	\$0
TASK TOTAL (Construction Support Services): 50 167 256 222 104 \$119,565	18 30 50 50 16 \$22.810	4 12 16 14 0 \$8,390	4 9 9 9 0 <u>\$3.925</u> \$154,690 CA
Hour	s: 131 467 816 778 395 \$398.655	47 116 178 214 138 \$101,350	24 76 116 110 46 \$63,720	10 53 92 96 66 1 \$62,970
Total Hour Hourly Rates	\$ 2587 \$ \$210 \$185 \$165 \$115 \$100 \$UB-TOTAL	\$240 \$160 \$135 \$110 \$90 SUB-TOTAL	\$250 \$190 \$175 \$165 \$105	\$160 \$140 \$125 \$100 \$225 \$18,000
	Architectural Serrvices \$398,655	MEP Engineering \$101,350	Structural Engineering \$63,720	Civil Engineering \$62,970 \$626,695 A&E Sub to
FEE SUMMARY				

FEE SUMMARY				
Sub-total Architecture and Engineering Total (Task 1-8)	\$626,695			
Geotechnical Engineering (During Task 1)	\$30,458			
CNG, Hydrogen, and EV Engineering - Time & Materials	\$75,000			
Civil Engineer - Offsite Street Improvement Allowance	\$30,000			
Civil Engineer - ALTA Survey Allowance	\$20,000			
Landscape Architecture - Allowance	\$40,000			
ENV Consultant Allowance	\$100,000			
FF&E Consultants - Allowance	\$120,000			
Architectural Coordination	\$62,319			
Reimbursable Allowance *	\$3,778			
A&E Total with Reimbursibles	\$1,108,250			
* Reimbursables would cover fees accrued for expense related to the project.				

* Plan Check excludes Building Department or Plan check Submittal Fees, City Business License fees (if required) or any other 3rd party fees. Scope of Entitlement does not include intential acrossoble unprades that may be required for the querall building and site outside the immediate number.