



PROJECT UNDERSTANDING

RRM understands that the City of Salinas is proposing to renovate six (6) existing fire stations (#1, #2, #3, #4, #5, #6) with various scopes at each fire station. See below for RRM's summary of the scope based on the information provided in the RFQ (#2023-01 dated 3/27/23), included Exhibit A Assessment dated 10/13/2022, and bid addenda 1 and 2.

We understand that the complete scope of work for each station will be determined after completion of the assessment phase. Based on our two plus decades of experience building and renovating fire stations it is our recommendation that the City also complete the schematic design phase, Task 2, after which a cost estimate will be performed on the developed scope to allow the city to determine probable costs for the work. RRM believes that this approach will better allow the city and design team to determine if additional scope items may be required.

This scope may include ADA upgrades beyond those otherwise captured in the scope (building entry, kitchens to remain, restrooms to remain, elevator at station 1, etc.), energy efficiency upgrades required by the California Green Building Code, and voluntary or code required structural upgrades depending on the age of the building and level of alteration. To ensure what we have provided the best value for the fire department our structural engineering team has limited the work included in the base scope to that required to support other scope outlined in the RFQ such as heavy equipment anchorage and minor modifications to the floorplan within the existing building footprint. The option for level 2 alteration has been provided as an optional task for selection if desired or required.

Work for services beyond what is listed in the RFQ, such as the additional services listed above, is not included in basic scope of services below and can be provided as an additional service. When possible, based on the information provided as part of the RFQ, RRM and its consultant team, have included some of these additional services as optional tasks to ensure that this proposal can be tailored to the unique and specific needs of the City of Salinas and the Salinas Fire Department.

Finally, knowing that station 1 is the priority project for the fire department, we have structured our fee to provide the site assessments, and where possible develop standardized plans and details as well as standard specifications as part of the station 1 renovation. The development of these standards with the fire department will then be carried out across the remaining five stations. Utilizing the station 1 standardized drawings and specifications will allow us to have a lower cost during the design of the other stations.

All Fire Stations

- New cooling system (existing is heating only) utilizing existing duct work and addition of split systems where required.
- Replace vent extractor system in apparatus bay – assumed owner to coordinate with vendor to provide. Plans will note for contractor to coordinate installation with owner's selected vendor. Architect will assist owner in vendor coordination.

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Major Renovation**Fire Station #1 (Priority Project)**

- Relocate operations during construction.
- Complete Kitchen remodel including power repairs for appliances - assumes natural gas fueled appliances and plumbing fixtures to remain in existing locations.
- Flooring replacement throughout dayroom
- Retractable partition in the day room.
- Complete interior painting
- Meeting room layout reconfiguring
- New light fixtures, HVAC diffusers/grilles, new ceiling tiles in affected areas due to damage from roof leaks – anticipated replacement of ceiling grid.
- Replacement of rear apparatus bay doors to match front doors.
- Dividers in dormitory area.
- Access control system for building entry.
- Renovations to the workout area to separate from the exhaust in the apparatus bay.
- Plumbing issues that may require drain/sewer replacement – plumbing engineer may recommend camera scoping of pipes and exploratory demolition after site assessment if problem areas are not readily identifiable.
- Electrical issues that may require service upgrade – for the purposes of this proposal an electrical service upgrade/modification is assumed due to reported lack of capacity.
- New concrete paving in parking lot - anticipated as a replacement in kind that will not require storm water documentation. Architectural site plan drawings to show quantity of paving will be provided.
- Possible installation of new sprinkler system to be confirmed with the client as this may require structural upgraded depending on the findings of the assessment.
- Possible modifications to improve response time and path of travel to apparatus bay.

Moderate Renovation**Fire Station #3**

- Complete kitchen remodel - assumes natural gas fueled appliances to remain and plumbing fixtures to remain in existing locations.
- Potential renovations to the dormitory and workout rooms to separate them from the exhaust in the apparatus bay.
- Replace existing roofing.
- Bathroom remodel to provide gender-neutral facilities - Plumbing issues may require drain/sewer replacement and partial demolition of existing slab.
- Complete interior and exterior painting
- Demolition of training tower with 1-story underground. Backfill and replacement of finish surface - Notes only, no plans to be provided.
- Dividers in dormitory area.
- Flooring replacement

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- Possible installation of a new fire sprinkler system to be confirmed with the client as this may require structural upgraded depending on the findings of the assessment.

Moderate Renovations

Fire Station #2

- Complete kitchen remodel - assumes natural gas fueled appliances to remain and plumbing fixtures to remain in existing locations.
- "Keep Clear" painting at front apron and street per city standard.
- Complete interior and exterior painting
- Demolition of existing onsite storage shed - Notes only, no plans to be provided.
 - Replacement of storage shed to be separate and by Fire Department.
- Potential addition of vestibule and renovations to the workout room to separate them from the exhaust in the apparatus bay.
- New paving in parking lot - anticipated as a replacement in kind that will not require storm water documentation. Architectural site plan drawings to show quantity of paving will be provided.

Fire Station #4

- Complete repair of vehicle ramp at front of building and new paving in rear parking lot – anticipated as a replacement in kind that will not require storm water documentation. Architectural site plan drawings to show quantity of paving will be provided.
- Complete exterior and interior painting
- Partial kitchen remodel - assumes case work and counter to remain, replacement in kind of existing appliances and addition of vent hood at stove.
- Replacing existing windows and apparatus bay doors with more thermally efficient windows
- Replace existing roofing.

Fire Station #6

- Potential addition of vestibule and renovations to the workout room to separate them from the exhaust in the apparatus bay.
- Complete interior and exterior painting
- Replacement of apparatus bay doors

Minor Renovations

Fire Station #5

- Potential exterior improvements to mitigate moisture issues at windows and walls.
- Potential renovations to the workout room to separate it from the exhaust in the apparatus bay.

SCOPE OF SERVICES

We anticipate that if RRM is selected for this project, we will work with the City to refine the scope and associated fees to ensure that the services provided reflect the unique and specific needs of the City of Salinas and the Salinas Fire Department. The following listing and description of phases and tasks represent our approach for each project.

Task 1: Project Planning and Building Assessment Phase

Task 1 Existing Facility Analysis and Assessment

Task 2: Schematic Design Documents Phase

Task 2 Schematic Design

Task 3: Design Development Documents Phase

Task 3 Design Development

Task 4: Construction Documents Phase

Task 4.1 Construction Documents

Task 4.2 Permitting

Task 5: Bid and Award Phase

Task 5 Bidding

Task 6: Construction Phase

Task 6.1 Construction Administration

Task 6.2 Record Drawings and Project Close-Out

TASK 1: PROJECT PLANNING AND BUILDING ASSESSMENT PHASE

Task 1.1: Existing Facility Analysis and Assessment

RRM's team will tour the existing facilities and provide an analysis of the existing systems and assess replacement, and repair needs at the six fire stations. This analysis will provide the supporting information needed to define the scope of facility renovations as building and site (where applicable) conceptual plans are developed. Additionally, as part of this phase, based on the age of the stations 1, 2, 3, 4, and 6 it is recommended that the City hire a third-party consultant to test and identify any hazardous materials that may require abatement in the existing stations. The analysis will include:

- Review of City provided plans and documentation of the existing facilities and performing observation of the existing buildings and their systems.
- Review and incorporation of fire department feedback

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Deliverables:

- Architectural, mechanical, plumbing, and electrical system analysis and assessment
- Conceptual floor plans to assist in defining scope.
- Final building assessment report with analysis and assessment for each station

Meetings:

- One (1) fire station facility tour at each station (3 days total anticipated)
- One (1) working project status meeting to review the assessment package.

Client Participation:

- Attendance at project status meetings
- Provide timely decisions regarding the assessment to determine scope.
- Provide access to all areas of fire station facilities and available record drawings.
- Provide Hazardous materials report (recommended)

TASK 2: SCHEMATIC DESIGN DOCUMENTS PHASE**Task 2.1: Schematic Design**

With the building assessments completed, RRM will prepare schematic plans for each station that illustrate the proposed scope of work. As required depending on the scope of work, RRM will meet with the city to review the proposed scope of work and prepare a schematic design application package for submittal to the Planning Division (noted below as a separate optional task). If selected, a schematic design level construction cost estimate will be prepared to reflect the information developed in this task to provide the city with a probable cost of construction to assist in developing a budget for the projects.

Tasks:

- Prepare schematic building plans
 - Schematic Demolition Plans (as applicable)
 - Schematic Proposed Floor and Roof Plans (as applicable).
 - Schematic Elevations (as applicable).
 - Schematic Engineering Drawings
 - Schematic Design level cost estimate (if selected)

Deliverables:

- Schematic Design Package
 - Architectural floor plan, roof plan, demolition plan (as applicable)
 - Architectural building elevations (as applicable)
 - Schematic Engineering Drawings
 - Outline Specification
- Discretionary Review (if required) – anticipated to be an over-the-counter review to encompass all stations in a single meeting.

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- Schematic Level Cost estimate of Station 1 and one (1) other station – if selected. Architect will use cost estimates provided to interpolate a conceptual budget for the remaining stations.

Meetings:

- Two (2) working project status meeting to review the schematic drawings progress, cost estimate at the completion of schematic design, and/or with the discretionary review agency to review all six (6) stations.

Client Participation:

- Attendance of Client/RRM team meetings
- Provide timely decisions regarding the design
- Provide previously surveyed documentation (as applicable) – record drawings, building reports, utility information, etc.
- Provide Geotechnical Report (if applicable)

TASK 3: DESIGN DEVELOPMENT DOCUMENTS PHASE**Task 3: Design Development**

Based on the schematic design documents and project budget, RRM and our consultant team will develop the building systems for each project. In the design development task, the design team will design and layout the basic engineering systems. If selected, a design development level construction cost estimate will be prepared to reflect the information developed in this task. Decisions made in this phase are evaluated based on operational needs, durability, operations and maintenance, initial and long-term costs, sustainability, and other priorities identified in the RFQ and by the City and Fire Department

Tasks:

- Work with the Client to review the project design and budget developed during the schematic design phase and incorporate client requested changes.
- Develop 100% design development package to include:
 - Architectural drawings
 - Engineering drawings
 - Progress specifications
 - Design development level cost estimate (if selected)

Deliverables:

- Design development drawings
- Design development progress specifications
- Design development engineering drawings
- Design development level construction cost estimate (if selected)
- Interior finishes materials board
- Response to Client comments

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Meetings:

- Two (2) working project status meeting to review the design development drawing progress.
 - Assumes one (1) meeting for stations 1 and 3 and one (1) meeting for stations 2, 4, 5, and 6.

Client Participation:

- Attendance of Client/RRM team meetings
- Provide timely decisions regarding the design.
- Review and approval of design development package

TASK 4: CONSTRUCTION DOCUMENTS PHASE**Task 4.1: Construction Documents**

Based on the design development drawings, specifications, and the construction cost estimate, RRM and our consultants will prepare the construction document packages. It is assumed that each station will have its own construction document packages that will be submitted to the City for plan review and approval; up to three (3) packages assumed. During this task RRM will continue to work closely with the City and Fire Department to ensure that project goals defined in the earlier phases are fully captured in the construction documents packages.

Tasks:

- Develop 90% construction documents packages for permit submittal to include:
 - Architectural drawings
 - Engineering drawings
 - Specifications
 - Title 24 Reports
 - Structural Calculations
- Coordination with the Client's front end specification - Division 0 and General Conditions
- 90% construction document level cost estimate (if selected)
- RRM in-house QA/QC process

Deliverables:

- 90% construction document packages (for Client review and permit submittal)
- 90% construction cost estimates (if selected)
- Response to Client comments

Meetings:

- Two (2) working project status meeting to review the construction document drawings.
 - Assumes one (1) meeting for stations 1 and 3 and one (1) meeting for stations 2, 4, 5, and 6.

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Client Participation:

- *Attendance of Client/RRM team meetings*
- *Provide timely decisions regarding design and cost.*
- *Provide City Standard Division 0 and General Conditions Specifications*

Task 4.2: Permitting

RRM will submit the 90% construction documents to the Building Department for plan check review at the end of the construction document task. RRM will respond to the plan check comments received in writing and prepare documentation to achieve permit-ready status. During this task, modification to the documents may also occur as a result of agency review comments and RRM's in-house QA/QC process. RRM will incorporate agency plan check, RRM in-house QA/QC, and Client review comments into the 100% construction document set for the project bidding process.

Tasks:

- *Submit to City for building permit – up to 3 construction documents packages assumed.*
- *Respond to plan check comments – up to 3 responses assumed.*

Deliverables:

- *100% Construction Documents with building department and client comments included in the submittal for bidding.*

Meetings:

- *One meeting to review plan check comments with the fire department and building department.*

Client Participation:

- *Payment of plan check fees*
- *Attendance of RRM/agency meetings*

TASK 5: BID AND AWARD PHASE**Task 5: Bidding**

RRM and our consultants will assist the Client during the bidding phase by participating in a pre-bid conference, evaluating, and advising the Client regarding substitution requests, and responding to questions from prospective bidders in the form of an addendum. This proposal is based on a design bid build delivery method.

We recommend that stations 1 and 3 each have their own bid package and that stations 2, 4, 5, and 6 be grouped into one (1) bid package. Final number of bid packages to be discussed with owner after assessments. Based on our experience grouping the smaller stations will provide the City and Fire Department with more competitive bid pricing due to the larger scope of work. Additionally, during bidding, RRM will work with the City to determine the best schedule for the construction on the existing stations to ensure that impacts to the community for response times are minimized or avoided.

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Tasks:

- Respond to written bidder questions.
- Prepare up to three (3) addendum –one per bid package.

Meetings:

- Two (2) bid walks meetings to assist in the bidding process.
 - Assumes one (1) meeting for stations 1 and 3 and one (1) meeting for stations 2, 4, 5, and 6.

Client Participation:

- Conducting pre-bid conference and bid opening.
- Attendance of RRM/Client meetings

TASK 6: CONSTRUCTION PHASE**Task 6.1: Construction Administration**

RRM and our consultants will assist the Client during the construction phase by reviewing and responding to contractor submittals and requests for additional information, reviewing and responding to requests by the Client or contractor for changes in the work, observing and advising the Client construction administrator regarding construction progress and conformance to the contract documents. We will attend regular progress meetings, assist the Client in preparing a punch list, and advise the Client on the status of the project with respect to substantial completion and final completion. This proposal assumes concurrent construction of stations 1 and 3, and then subsequent concurrent construction on stations 2, 4, 5, and 6.

Tasks:

- Respond to Requests for Information (RFI)
- Issue supplemental information/instructions
- Review payment applications
- Review change proposals and change orders
- Prepare field observation reports when needed.
- Prepare punch list.
- Attendance at on-site construction project meetings two (2) time per month for 24 months
 - Based on the proposed schedule, RRM will visit both stations under construction during each trip.
- Review of contractor provided Record As-built drawings and Operations and Maintenance Manuals

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- *Twenty-Seven (27) on-site project meetings/construction observations (two [2] per month for 6 months)*
 - *Includes three (3) pre-construction meetings – one per bid package*
 - *It is assumed that stations concurrently under construction will have meetings on the same day*
 - *Assumes concurrent construction of stations 1 and 3 - twelve (12) meetings*
 - *Assumes concurrent construction of stations 2, 4, 5, and 6 - twelve (12) meetings.*
- *Three (3) punch list walk-throughs – one per bid package*
- *Three (3) final construction completion meeting – one per bid package*

Client Participation:

- *Attendance at job site and virtual meetings*

Task 6.2: Record Drawings and Project Closeout

RRM and our consultants will review the contractor provided record drawings for each bid package for completeness. RRM will provide comments on the set of record drawings for the contractor to include the revisions made during construction for the City to have a complete record of the project as completed by the contractor.

Objectives:

- *Review revisions and changes during construction*
- *Provide comments to the contractor of items to be added for complete hard copy.*

Deliverables:

- *Reviewed contractor marked Record Drawing set for City.*
- *Final hard copy Record Drawing set on heavy bond paper provided by the contractor.*
- *PDF scan of hard copy record set*

Client Participation:

- *Review and provide comment to the Record Drawing set.*

OPTIONAL TASKS

O.1: Optional Structural Retrofit of Existing Stations

While the RFQ did not explicitly include seismic renovations as the scope for the project, our team has reviewed the as-built information to provide this as an optional task. Stations 1,2,3,4, and 6 were built prior to the 1986 Essential Facilities Act. That Act required Fire Stations to have an increased loading to ensure that the structures remained standing after a seismic event.

This Act refers to the current Title 24, California Code of Regulations. Within that is the California Existing Building Code (CEBC). The CEBC outlines the procedure for handling alterations. Under this optional task we have included a Level 2 Alteration. That is defined as less than 50% of the building is being modified, new equipment is being installed, and minor architectural modifications such as moving a door or window. The CEBC goes on to require that a Level 2 Alteration must retrofit the wall to roof connection for any heavy walls to flexible diaphragms. That is the case for Stations 1, 3, 4, and 6.

If an Alteration plan exceed 50% of the building area, then a Level 3 Alteration will be required. That triggers a full seismic retrofit to bring the building into the current California Building Code. A Level 3 Alteration is excluded in this optional task as it is not anticipated that alterations will exceed 50% of the building area.

Scope excluded from the Base and Optional Structural task:

- Footprint expansion of the existing buildings
- Storage shed structure, Station 2 – assumed to be prefabricated.
- Seismic Retrofit to bring entire building into compliance with current CBC.
- MEP ducting/piping/supports, including cable trays and trapeze systems.
- Temp shoring and/or supports to facilitate construction.
- Site Elements such as retaining walls, seat walls, ramps, etc.

O.2: Cost Estimate

RRM will contract with an outside third-party cost estimator to provide a schematic design phase cost estimate for two stations at the completion of the schematic design drawings (RRM recommends station 1 and either station 2, 3, or 4). RRM will review the findings of the estimate with the Client to discuss any value-engineering options if desired. Additional cost estimates may be provided as an add service if requested by the client as outlined in the fee proposal.

O.3: Civil Engineering

As part of this proposal, it is assumed that all new paving at drive aprons and in parking lots will be a replacement in kind that will not require storm water documentation. Should the authority having jurisdiction over the projects require plans to document compliance with the State Water Board requirements, those plans will be provided under this optional task.

SERVICES AND/OR INFORMATION TO BE PROVIDED BY CLIENT

- Geohazard and/or geotechnical reports – if required for site paving
- Topographic Survey and boundary– if required
- Hazardous Materials Reports – Lead, asbestos, etc.
- As-builts of existing facility and underground utilities if available.

LIMITATIONS OF SCOPE AND EXCLUSIONS

Please note that the tasks to be performed by the RRM team are limited purely to those outlined above. Substantive changes requested by the Client or changes in the Client's program or direction that are inconsistent with prior approvals are subject to additional services fees. Any additional services that RRM Design Group is asked to perform over and beyond those described above will be billed on a negotiated and Client-approved, fixed-fee, or hourly basis per the terms of the attached Exhibit A-I. Additionally, RRM reserves the right to negotiate changes in scope with the client prior to commencement of the work.

The following services or tasks are specifically excluded from the scope:

- Design services for work not specifically described in the above project understanding and not included in the RFP and attached Exhibit A Preliminary Assessment. This work may include but is not limited to:
 - ADA upgrades including entries, restrooms, kitchen, elevator (station I), etc.
 - Energy Code Upgrades
 - Structural Upgrades (depending on level of alteration)
- LEED Documentation
- Replace vent extractor system in apparatus bay – assumed owner to coordinate with vendor to provide. Plans will note for contractor to coordinate installation with owner's selected vendor. Architect will assist owner in vendor coordination.
- Existing Topography or Boundary work (available upon request)
- Geohazard and/or geotechnical reports – to be provided by the client.
- Off-site utility work
- Off-site roadway work, remove and replacing of existing frontage improvements such as existing driveway or sidewalk.
- QSP/QSD services
- Full Storm Water Pollution Prevention Plans, SWPPP –SW Control plan as required by the city of Salinas will be provided.
- Site work beyond paving replacement noted in the RFQ
 - Landscaping, site lighting, and grading and drainage modifications can be provided as an additional service.
- Electrical service upgrades unless explicitly included above.
- Evaluation or replacement of emergency generators and related emergency distribution systems.
- Design/specification of Electric Vehicle ("EV") charger provisions.

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- Photovoltaic and Battery Energy Storage System design and specifications.
- Design for Emergency Radio Responder Communications System (ERRCS).
- Fire alarm system (or fire sprinkler monitoring system) will be a performance specification and deferred approval.
 - Contractor will be responsible for complete shop drawing as required by the Authority Having Jurisdiction (AHJ) for separate approval/permit
- Commissioning of electrical systems – assumes a third party (independent) commissioning agent will be retained.
- Lighting acceptance testing (and completion of forms required by Title 24) for lighting and control systems. Acceptance requirements and forms will be included in the electrical specifications and will be the responsibility of the installing contractor.
- Hazardous material testing and report
- Commissioning of HVAC and plumbing equipment.
- Full coverage fire sprinkler system design – a performance specification will be provided for a deferred approval if required.
 - Contractor will be responsible for complete shop drawing as required by the Authority Having Jurisdiction (AHJ) for separate approval/permit.
 - Structural engineering calculations for the addition of fire sprinklers is excluded and can be provided as an additional service if required.
- Tier 1 and Tier 3 Analysis of the ASCE 41 Seismic Assessment of the fire station by a licensed Structural Engineer to identify conformance to current building codes and requirements for essential services facility unless requested as an additional service.
 - **Note:** The ASCE 41 Seismic Assessment is the standard to identify specific deficiencies and provide general recommendations.
 - The requirement for this analysis is dependent on the final scope developed during Tasks 1 and 2 and will be discussed with the City.
- Non-Traditional project delivery methods such as lease-leaseback, CM at Risk, and design-build.
- Digitization of contractor provided record drawings.

CITY OF SALINAS FIRE STATIONS 1-6
CONSULTANT FEE PROPOSAL

LEAD CONSULTANT (ARCHITECT): RRM Design Group									
TOTAL DESIGN FEE: \$1,016,215 including all optional tasks. Please see following pages for breakdown by station and fee for optional tasks									
		FEE BREAKDOWN OF CONSULTANTS							
			TASK 1	TASK 2	TASK 3	TASK 4	TASK 5	TASK 6	
DESIGN SERVICE	FIRM NAME	LOCAL BUSINESS ENTERPRISE (Y/N)?	Project Tsk Planning and Building Assessment Phase	Schematic Design Documents Phase	Design Development Documents (100%) Phase	Construction Documents (50%, 90%, and Final) Phase	Bid and Award Phase	Construction Phase	CONSULTANT TOTAL FEE
Station 1			\$ 31,747.50	\$ 31,072.50	\$ 35,652.50	\$ 56,627.50	\$ 7,372.50	\$ 72,007.50	\$ 234,480.00
Station 2			\$ 1,732.50	\$ 15,062.50	\$ 14,787.50	\$ 28,227.50	\$ 4,077.50	\$ 22,135.00	\$ 86,022.50
Station 3			\$ 2,090.00	\$ 20,050.00	\$ 18,410.00	\$ 27,205.00	\$ 5,520.00	\$ 49,955.00	\$ 123,230.00
Station 4			\$ 1,732.50	\$ 14,812.50	\$ 14,787.50	\$ 28,727.50	\$ 4,077.50	\$ 22,135.00	\$ 86,272.50
Station 5			\$ 1,622.50	\$ 15,172.50	\$ 14,952.50	\$ 28,282.50	\$ 4,187.50	\$ 22,630.00	\$ 86,847.50
Station 6			\$ 1,375.00	\$ 14,045.00	\$ 13,715.00	\$ 26,550.00	\$ 3,940.00	\$ 21,887.50	\$ 81,512.50
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SUB-TOTAL FOR EACH CATEGORY			\$ 40,300.00	\$ 110,215.00	\$ 112,305.00	\$ 195,620.00	\$ 29,175.00	\$ 210,750.00	\$ 698,365.00
OPTIONAL: FULL STRUCTURAL RETROFIT - NOT SELECTED			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ESTIMATED REIMBURSABLE EXPENSES			\$ 1,500.00	\$ 1,500.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 20,500.00	\$ 27,250.00
TOTAL DESIGN FEE			\$ 41,800.00	\$ 111,715.00	\$ 113,555.00	\$ 196,870.00	\$ 30,425.00	\$ 231,250.00	\$ 725,615.00
Optional Tasks									
Cost Estimating*	Leland Saylor Associates	No	\$ -	\$ 30,900.00	\$ 39,400.00	\$ 47,800.00	\$ 25,000.00	\$ -	\$ 143,100.00
Civil - If Needed at 1, 2 and 4	RRM Design Group	No	\$ -	\$ 23,000.00	\$ 26,500.00	\$ 50,000.00	\$ 3,000.00	\$ 16,500.00	\$ 119,000.00
Structural - Roof Attachment	RRM Design Group	No	\$ -	\$ 6,500.00	\$ 8,000.00	\$ 10,000.00	\$ 2,000.00	\$ 2,000.00	\$ 28,500.00
*Note: RRM Recommends Cost Estimating of Station 1 for Schematic Level and 50% Con Doc Level totaling \$26,700 and using that as a tool to evaluate the work across all stations. This amount would be added to the total if selected.									
Civill Note: RRM Architects can provide site plan identifying area of new paving if acceptable to building department for this work. Optional Task for Civil is if buldling dept requires.									

CITY OF SALINAS FIRE STATIONS 1-6
CONSULTANT FEE PROPOSAL

LEAD CONSULTANT (ARCHITECT): RRM Design Group									
TOTAL DESIGN FEE STATION 1: \$ 341,080 including optional tasks									
		FEE BREAKDOWN OF CONSULTANTS							
			TASK 1	TASK 2	TASK 3	TASK 4	TASK 5	TASK 6	
DESIGN SERVICE	FIRM NAME	LOCAL BUSINESS ENTERPRISE (Y/N)?	Project Tsk Planning and Building Assessment Phase	Schematic Design Documents Phase	Design Development Documents (100%) Phase	Construction Documents (50%, 90%, and Final) Phase	Bid and Award Phase	Construction Phase	CONSULTANT TOTAL FEE
Architectural	RRM Design Group	No	\$ 28,640.00	\$ 21,620.00	\$ 21,250.00	\$ 35,950.00	\$ 4,700.00	\$ 61,910.00	\$ 174,070.00
Structural	RRM Design Group	No	\$ -	\$ 2,000.00	\$ 2,000.00	\$ 2,500.00	\$ 500.00	\$ 500.00	\$ 7,500.00
Mechanical	3C Engineering	No	\$ 1,787.50	\$ 5,362.50	\$ 8,937.50	\$ 12,512.50	\$ 1,787.50	\$ 5,362.50	\$ 35,750.00
Electrical	Thoma Electric	No	\$ 1,320.00	\$ 2,090.00	\$ 3,465.00	\$ 5,665.00	\$ 385.00	\$ 4,235.00	\$ 17,160.00
Civil - Not Included	RRM Design Group	No	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape	RRM Design Group	No	N/A	N/A	N/A	N/A	N/A	N/A	\$ -
Specifications	RRM Design Group	No	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SUB-TOTAL FOR EACH CATEGORY			\$ 31,747.50	\$ 31,072.50	\$ 35,652.50	\$ 56,627.50	\$ 7,372.50	\$ 72,007.50	\$ 234,480.00
Optional Full Structural Retrofit	RRM Design Group	No							\$ -
ESTIMATED REIMBURSABLE EXPENSES			\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 5,000.00	\$ 7,500.00
TOTAL DESIGN FEE			\$ 32,247.50	\$ 31,572.50	\$ 36,152.50	\$ 57,127.50	\$ 7,872.50	\$ 77,007.50	\$ 241,980.00
Optional Tasks									
Cost Estimating	Leland Saylor Associates	No	\$ -	\$ 10,900.00	\$ 13,900.00	\$ 15,800.00	\$ 6,000.00	\$ -	\$ 46,600.00
Civil - If Needed	RRM Design Group	No	\$ -	\$ 8,000.00	\$ 9,000.00	\$ 17,500.00	\$ 1,000.00	\$ 7,500.00	\$ 43,000.00
Structural - Second Floor Attachm	RRM Design Group	No	\$ -	\$ 2,000.00	\$ 2,500.00	\$ 4,000.00	\$ 500.00	\$ 500.00	\$ 9,500.00

CITY OF SALINAS FIRE STATIONS 1-6
CONSULTANT FEE PROPOSAL

LEAD CONSULTANT (ARCHITECT): RRM Design Group									
TOTAL DESIGN FEE STATION 2: \$151,072.50 including optional tasks									
		FEE BREAKDOWN OF CONSULTANTS							
			TASK 1	TASK 2	TASK 3	TASK 4	TASK 5	TASK 6	
DESIGN SERVICE	FIRM NAME	LOCAL BUSINESS ENTERPRISE (Y/N)?	Project Tsk Planning and Building Assessment Phase	Schematic Design Documents Phase	Design Development Documents (100%) Phase	Construction Documents (50%, 90%, and Final) Phase	Bid and Award Phase	Construction Phase	CONSULTANT TOTAL FEE
Architectural	RRM Design Group	No	\$ -	\$ 10,160.00	\$ 7,830.00	\$ 16,580.00	\$ 2,840.00	\$ 16,992.50	\$ 54,402.50
Structural - Arch Support	RRM Design Group	No	\$ -	\$ 750.00	\$ -	\$ 1,500.00	\$ -	\$ -	\$ 2,250.00
Mechanical	3C Engineering	No	\$ 1,017.50	\$ 3,052.50	\$ 5,087.50	\$ 7,122.50	\$ 1,017.50	\$ 3,052.50	\$ 20,350.00
Electrical	Thoma Electric	No	\$ 715.00	\$ 1,100.00	\$ 1,870.00	\$ 3,025.00	\$ 220.00	\$ 2,090.00	\$ 9,020.00
Civil - Not Included	RRM Design Group	No	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape	RRM Design Group	No	N/A	N/A	N/A	N/A	N/A	N/A	\$ -
Specifications	RRM Design Group	No	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SUB-TOTAL FOR EACH CATEGORY			\$ 1,732.50	\$ 15,062.50	\$ 14,787.50	\$ 28,227.50	\$ 4,077.50	\$ 22,135.00	\$ 86,022.50
Optional Full Structural Retrofit	RRM Design Group	No	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ESTIMATED REIMBURSABLE EXPENSES			\$ 200.00	\$ 200.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 3,000.00	\$ 3,850.00
TOTAL DESIGN FEE			\$ 1,932.50	\$ 15,262.50	\$ 14,937.50	\$ 28,377.50	\$ 4,227.50	\$ 25,135.00	\$ 89,872.50
Optional Tasks									
Cost Estimating	Leland Saylor Associates	No	\$ -	\$ 4,300.00	\$ 6,300.00	\$ 7,800.00	\$ 3,800.00	\$ -	\$ 22,200.00
Civil - If Needed	RRM Design Group	No	\$ -	\$ 8,000.00	\$ 9,000.00	\$ 16,000.00	\$ 1,000.00	\$ 5,000.00	\$ 39,000.00
Structural - Roof Attachment Not Needed	RRM Design Group	No	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF SALINAS FIRE STATIONS 1-6
CONSULTANT FEE PROPOSAL

LEAD CONSULTANT (ARCHITECT): RRM Design Group									
TOTAL DESIGN FEE STATION 3: \$156,780.00 including optional tasks									
		FEE BREAKDOWN OF CONSULTANTS							
			TASK 1	TASK 2	TASK 3	TASK 4	TASK 5	TASK 6	
DESIGN SERVICE	FIRM NAME	BUSINESS ENTERPRISE	Project Tsk Planning and Building Assessment Phase	Schematic Design Documents Phase	Design Development Documents (100%) Phase	Construction Documents (50%, 90%, and Final) Phase	Bid and Award Phase	Construction Phase	CONSULTANT TOTAL FEE
Architectural	RRM Design Group	No	\$ -	\$ 13,880.00	\$ 8,720.00	\$ 13,610.00	\$ 3,480.00	\$ 41,260.00	\$ 80,950.00
Structural - Plans Included	RRM Design Group	No	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 500.00	\$ 4,000.00
Mechanical	3C Engineering	No	\$ 1,320.00	\$ 3,960.00	\$ 6,600.00	\$ 9,240.00	\$ 1,320.00	\$ 3,960.00	\$ 26,400.00
Electrical	Thoma Electric	No	\$ 770.00	\$ 1,210.00	\$ 2,090.00	\$ 3,355.00	\$ 220.00	\$ 4,235.00	\$ 11,880.00
Civil - Not Included	RRM Design Group	No	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape	RRM Design Group	No	N/A	N/A	N/A	N/A	N/A	N/A	\$ -
Specifications	RRM Design Group	No	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SUB-TOTAL FOR EACH CATEGORY			\$ 2,090.00	\$ 20,050.00	\$ 18,410.00	\$ 27,205.00	\$ 5,520.00	\$ 49,955.00	\$ 123,230.00
Optional Full Structural Retrofit	RRM Design Group	No	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ESTIMATED REIMBURSABLE EXPENSES			\$ 200.00	\$ 200.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 3,500.00	\$ 4,350.00
TOTAL DESIGN FEE			\$ 2,290.00	\$ 20,250.00	\$ 18,560.00	\$ 27,355.00	\$ 5,670.00	\$ 53,455.00	\$ 127,580.00
Optional Tasks									
Cost Estimating	Leland Saylor Associates	No	\$ -	\$ 4,300.00	\$ 6,300.00	\$ 7,800.00	\$ 3,800.00	\$ -	\$ 22,200.00
Civil - If Needed, Not Anticipated	RRM Design Group	No	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Structural - Roof Attachment	RRM Design Group	No	\$ -	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 500.00	\$ 500.00	\$ 7,000.00
Note: Civil may be added for sewer if required by City.									

CITY OF SALINAS FIRE STATIONS 1-6
CONSULTANT FEE PROPOSAL

LEAD CONSULTANT (ARCHITECT): RRM Design Group									
TOTAL DESIGN FEE STATION 4: \$152,822.50 including optional tasks									
		FEE BREAKDOWN OF CONSULTANTS							
			TASK 1	TASK 2	TASK 3	TASK 4	TASK 5	TASK 6	
DESIGN SERVICE	FIRM NAME	LOCAL BUSINESS ENTERPRISE (Y/N)?	Project Tsk Planning and Building Assessment Phase	Schematic Design Documents Phase	Design Development Documents (100%) Phase	Construction Documents (50%, 90%, and Final) Phase	Bid and Award Phase	Construction Phase	CONSULTANT TOTAL FEE
Architectural	RRM Design Group	No	\$ -	\$ 10,160.00	\$ 7,830.00	\$ 16,580.00	\$ 2,840.00	\$ 16,992.50	\$ 54,402.50
Structural - Arch Support	RRM Design Group	No	\$ -	\$ 500.00	\$ -	\$ 2,000.00	\$ -	\$ -	\$ 2,500.00
Mechanical	3C Engineering	No	\$ 1,017.50	\$ 3,052.50	\$ 5,087.50	\$ 7,122.50	\$ 1,017.50	\$ 3,052.50	\$ 20,350.00
Electrical	Thoma Electric	No	\$ 715.00	\$ 1,100.00	\$ 1,870.00	\$ 3,025.00	\$ 220.00	\$ 2,090.00	\$ 9,020.00
Civil - Not Included	RRM Design Group	No	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape	RRM Design Group	No	N/A	N/A	N/A	N/A	N/A	N/A	\$ -
Specifications	RRM Design Group	No	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SUB-TOTAL FOR EACH CATEGORY			\$ 1,732.50	\$ 14,812.50	\$ 14,787.50	\$ 28,727.50	\$ 4,077.50	\$ 22,135.00	\$ 86,272.50
Optional Full Structural Retrofit	RRM Design Group	No	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ESTIMATED REIMBURSABLE EXPENSES			\$ 200.00	\$ 200.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 3,000.00	\$ 3,850.00
TOTAL DESIGN FEE			\$ 1,932.50	\$ 15,012.50	\$ 14,937.50	\$ 28,877.50	\$ 4,227.50	\$ 25,135.00	\$ 90,122.50
Optional Tasks									
Cost Estimating	Leland Saylor Associates	No	\$ -	\$ 3,800.00	\$ 5,300.00	\$ 6,800.00	\$ 3,800.00	\$ -	\$ 19,700.00
Civil - If Needed	RRM Design Group	No	\$ -	\$ 7,000.00	\$ 8,500.00	\$ 16,500.00	\$ 1,000.00	\$ 4,000.00	\$ 37,000.00
Structural - Roof Attachment	RRM Design Group	No		\$ 1,000.00	\$ 2,000.00	\$ 2,000.00	\$ 500.00	\$ 500.00	\$ 6,000.00

CITY OF SALINAS FIRE STATIONS 1-6
CONSULTANT FEE PROPOSAL

LEAD CONSULTANT (ARCHITECT): RRM Design Group									
TOTAL DESIGN FEE STATION 5: \$106,897.50 including optional tasks									
		FEE BREAKDOWN OF CONSULTANTS							
			TASK 1	TASK 2	TASK 3	TASK 4	TASK 5	TASK 6	
DESIGN SERVICE	FIRM NAME	BUSINESS ENTERPRISE	Project Tsk Planning and Building Assessment Phase	Schematic Design Documents Phase	Design Development Documents (100%) Phase	Construction Documents (50%, 90%, and Final) Phase	Bid and Award Phase	Construction Phase	CONSULTANT TOTAL FEE
Architectural	RRM Design Group	No	\$ -	\$ 10,160.00	\$ 7,830.00	\$ 16,580.00	\$ 2,840.00	\$ 16,992.50	\$ 54,402.50
Structural - Arch Support	RRM Design Group	No	\$ -	\$ 750.00	\$ -	\$ 1,500.00	\$ -	\$ -	\$ 2,250.00
Mechanical	3C Engineering	No	\$ 1,182.50	\$ 3,547.50	\$ 5,912.50	\$ 8,277.50	\$ 1,182.50	\$ 3,547.50	\$ 23,650.00
Electrical	Thoma Electric	No	\$ 440.00	\$ 715.00	\$ 1,210.00	\$ 1,925.00	\$ 165.00	\$ 2,090.00	\$ 6,545.00
Civil - Not Needed	RRM Design Group	No	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape	RRM Design Group	No	N/A	N/A	N/A	N/A	N/A	N/A	\$ -
Specifications	RRM Design Group	No	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SUB-TOTAL FOR EACH CATEGORY			\$ 1,622.50	\$ 15,172.50	\$ 14,952.50	\$ 28,282.50	\$ 4,187.50	\$ 22,630.00	\$ 86,847.50
Optional Full Structural Retrofit	RRM Design Group	No	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ESTIMATED REIMBURSABLE EXPENSES			\$ 200.00	\$ 200.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 3,000.00	\$ 3,850.00
TOTAL DESIGN FEE			\$ 1,822.50	\$ 15,372.50	\$ 15,102.50	\$ 28,432.50	\$ 4,337.50	\$ 25,630.00	\$ 90,697.50
Optional Tasks									
Cost Estimating	Leland Saylor Associates	No	\$ -	\$ 3,800.00	\$ 3,800.00	\$ 4,800.00	\$ 3,800.00	\$ -	\$ 16,200.00
Structural - Roof Attachment Not Needed	RRM Design Group	No	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF SALINAS FIRE STATIONS 1-6
CONSULTANT FEE PROPOSAL

LEAD CONSULTANT (ARCHITECT): RRM Design Group									
TOTAL DESIGN FEE STATION 5: \$107,562.50 including optional tasks									
		FEE BREAKDOWN OF CONSULTANTS							
			TASK 1	TASK 2	TASK 3	TASK 4	TASK 5	TASK 6	
DESIGN SERVICE	FIRM NAME	LOCAL BUSINESS ENTERPRISE (Y/N)?	Project Tsk Planning and Building Assessment Phase	Schematic Design Documents Phase	Design Development Documents (100%) Phase	Construction Documents (50%, 90%, and Final) Phase	Bid and Award Phase	Construction Phase	CONSULTANT TOTAL FEE
Architectural	RRM Design Group	No	\$ -	\$ 10,160.00	\$ 7,830.00	\$ 16,580.00	\$ 2,840.00	\$ 16,992.50	\$ 54,402.50
Structural - Arch Support	RRM Design Group	No	\$ -	\$ 750.00	\$ -	\$ 1,500.00	\$ -	\$ -	\$ 2,250.00
Mechanical	3C Engineering	No	\$ 935.00	\$ 2,475.00	\$ 4,675.00	\$ 6,545.00	\$ 935.00	\$ 2,805.00	\$ 18,370.00
Electrical	Thoma Electric	No	\$ 440.00	\$ 660.00	\$ 1,210.00	\$ 1,925.00	\$ 165.00	\$ 2,090.00	\$ 6,490.00
Civil - Not Needed	RRM Design Group	No	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape	RRM Design Group	No	N/A	N/A	N/A	N/A	N/A	N/A	\$ -
Specifications	RRM Design Group	No	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	Included in consultant Fee	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SUB-TOTAL FOR EACH CATEGORY			\$ 1,375.00	\$ 14,045.00	\$ 13,715.00	\$ 26,550.00	\$ 3,940.00	\$ 21,887.50	\$ 81,512.50
Optional Full Structural Retrofit	RRM Design Group	No	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ESTIMATED REIMBURSABLE EXPENSES			\$ 200.00	\$ 200.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 3,000.00	\$ 3,850.00
TOTAL DESIGN FEE			\$ 1,575.00	\$ 14,245.00	\$ 13,865.00	\$ 26,700.00	\$ 4,090.00	\$ 24,887.50	\$ 85,362.50
Optional Tasks									
Cost Estimating	Leland Saylor Associates	No	\$ -	\$ 3,800.00	\$ 3,800.00	\$ 4,800.00	\$ 3,800.00	\$ -	\$ 16,200.00
Structural - Roof Attachment	RRM Design Group	No	\$ -	\$ 1,500.00	\$ 1,500.00	\$ 2,000.00	\$ 500.00	\$ 500.00	\$ 6,000.00