



COOVER-CLARK & ASSOCIATES, P.C.

Architects ▲ Planners ▲ Landscape ▲ Interiors

August 13, 2004

Mr. Steve White
 City of Fort Collins
 117 North Mason Street
 Fort Collins, CO 80522

RE: REVISED PROFESSIONAL SERVICES DESIGN (4 Pages) per 4-16-04 Scope and per 8/6/2004 Accepted Hourly Rates
 CSU Transit Center, Phase II, Project #0320

Dear Steve:

Thank you for the opportunity to refine our proposal to you for design services for the Phase II Transit Center at Colorado State University. We have reduced the meeting time to match our scope of work and per our discussions. Hours have also been refined throughout to match the scope document. We understand the scope to include architectural, civil, structural, mechanical and electrical design for a new 12,000 SF transit center addition. A total construction cost of \$4,864,887 is anticipated. We have omitted the work that the CSU programming effort has provided.

Coover-Clark & Associates, P.C. (CCA) understands we will be working closely with you to facilitate this project in a timely manner. As we have been discussing with the City, Transfort, & CSU, we understand numerous design review submittal meetings will be required for approval as listed below. As requested, initial meetings are proposed to be with the City, Transfort and LSC during the initial design. This level of detail is provided so we can all be on one page.

We offer the following estimate for professional fees.

<i>TASK</i>	<i>HOURS</i>	<i>RATE</i>	<i>TEE</i>
City/Transfort Meetings (2-3 People/2 Avg.)	6 *	137.50	825.00
	12 *	116.43	1,397.16
	12 *	88.00	1,056.00
Field Verification/Drawing Review	16	137.50	2,200.00
	16	88.00	1,408.00
CSU/LSC Meetings (future meeting with Mike Ellis) (Dave Clark attended 10/03)	6 *	137.50	825.00
	6 *	116.43	698.58
	6 *	88.00	528.00
Phase A - Programming Verification	8	137.50	1,100.00
	8	116.43	931.44
	32	88.00	2,816.00
Finalize Transfort Programming & Early Design	4	137.50	550.00
	8	116.43	931.44
	20	88.00	1,760.00
Clerical to support above tasks	20	33.00	660.00
Architecture Phase A Subtotal	180		17,686.62
Phase B Meetings (2-3 People/2 Avg.)	8 *	137.50	1,100.00
	12 *	116.43	1,397.16
	12 *	88.00	1,056.00
City/Public Meeting Allowance	4 *	137.50	550.00
	4 *	121.00	484.00
	4 *	88.00	352.00
Phase B Architectural Design	30	137.50	4,125.00
	40	116.43	4,657.20
	80	88.00	7,040.00
	120	63.12	7,574.40
Phase B - Landscape Architect	16	88.00	1,408.00

Finalize Design	4		137.50	550.00
	12		116.43	1,397.16
	40		88.00	3,520.00
	60		63.12	3,787.20
Clerical to support above tasks	30		33.00	990.00
Architecture Phase B Subtotal	476			39,988.12
Phase C Meetings/Meeting Allowances (2-3 People/2 Avg.)	6	*	137.50	825.00
	12	*	116.43	1,397.16
	12	*	88.00	1,056.00
City/Public Meeting Allowance	4	*	137.50	550.00
	4	*	116.43	465.72
	4	*	88.00	352.00
Phase C Architectural Design	30		137.50	4,125.00
	60		116.43	6,985.80
	70		88.00	6,160.00
	70		101.24	7,086.80
	180		63.12	11,361.60
Phase C Landscape Architect	20		88.00	1,760.00
Finalize Design, Phasing Plan & Cost Opinion	6		137.50	825.00
	12		116.43	1,397.16
	20		88.00	1,760.00
	20		101.24	2,024.80
	60		63.12	3,787.20
Clerical to support above tasks	40		33.00	1,320.00
Architecture Phase C Subtotal	630			53,239.24
Phase D Meetings/Meeting Allowances (2-3 People/2 Avg.)	12	*	137.50	1,650.00
	12	*	116.43	1,397.16
	12	*	88.00	1,056.00
City/Public Meeting Allowance	4	*	137.50	550.00
	4	*	116.43	465.72
	4	*	88.00	352.00
35% Drawings - Architectural to City only	30		137.50	4,125.00
	60		116.43	6,985.80
	160		88.00	14,080.00
	280		63.12	17,673.60
65% Drawings - Architectural to City only	30		137.50	4,125.00
	80		116.43	9,314.40
	120		116.43	13,971.60
	240		63.12	15,148.80
95% Drawings - Architectural	30		137.50	4,125.00
	80		116.43	9,314.40
	120		88.00	10,560.00
	240		63.12	15,148.80
100% Drawings - Architectural	8		137.50	1,100.00
	20		116.43	2,328.60
	60		88.00	5,280.00
	80		63.12	5,049.60
Landscape Architect	40		88.00	3,520.00
Final Design Documents	8		137.50	1,100.00
	8		116.43	931.44
	24		63.12	1,514.88
Lobby Furnishings/Fabric Selections	16	*	88.00	1,408.00
	45	*	63.12	2,840.40
Specifications	40		88.00	3,520.00
	120		63.12	7,574.40
	80		33.00	2,640.00
Clerical to support above tasks	60		33.00	1,980.00
Architecture Phase D Subtotal	2127			170,830.60

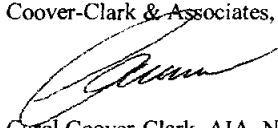
Phase E - Construction Administration-14 months anticipated (Pre bid, bid, Preconstruction, RFI's, Submittal Review, C.O. Processing & Pay App Review)	120 410 20	170.44 93.67 66.91	20,452.80 38,404.70 1,338.20
Weekly Construction Meetings (56 Est.)	60 230	* * 170.44 93.67	10,226.40 21,544.10
Architecture Phase E Subtotal	840		91,966.20
Architecture Subtotal	4253		373,710.78
Civil Engineering (S.A. Miro)			
Phase A			309.42
Phase B			4,381.54
Phase C			4,587.82
Phase D			2,412.13
Phase E			3,925.08
Structural Engineering (S.A. Miro)			
Phase B			2,682.94
Phase C			6,499.35
Phase D			10,537.85
Phase E			6,351.23
Mechanical/Electrical Engineering (BCER)			
Phase B			6,840.00
Phase C			14,120.00
Phase D			15,640.00
Phase E			10,440.00
Reimbursables (prints, reproduction, drawing plots, postage/courier/shipping, mileage, long-distance phone, photos, digital images, modeling) Bids set by City.			18,500.00
Project Total			480,938.14
<i>*Additional hours to be billed at attached hourly rates.</i>			
<i>optional services:</i>			
LEED Architectural Certification (initial submittal prep., 2 charettes, visioning session, LEED specific specs, specialty details and notes, IBE coord., documentation during design & const. & follow-up		silver	\$38,000
LEED MEP Certification (2 charettes, visioning session, LEED specific specs, specialty details and notes, design & const doc.)			\$6,960
LEED Consultant (IBE) -see attached		silver	\$6,000
Additional supervision/ Mtgs			TBD
LEED Total			\$50,960
Project Total with LEED Application			531,898.14

At this point in time, we have included all the services we anticipate to be necessary for a complete and successful project. Additional services which may be added during the course of the project include:

1. Survey
2. Geotechnical Services
3. Drainage Studies
4. Traffic Studies
5. Construction or design documents in any format other than CCA standards.
6. Graphics Design
7. Any design outside of the 12,000 SF footprint.
8. Air Quality and water quality studies.
9. Processing and design of parking or meetings with CSU parking.
10. As-builts of existing or new construction
11. Meetings beyond those hours stated
12. Scope beyond that noted above.
13. Permitting (Hourly)
14. LEED Certification, comissioning, or work beyond hours listed above.
15. Specification of FF&E, beyond hours listed above.
16. Construction administration beyond those services listed above.

17. Security monitoring systems & communications systems.
18. Vibration or acoustics study or design.
19. Industrial Hygienist Services
20. Environmental Services
21. Art selection beyond public artist meetings
22. Energy modeling
23. Café and convenience store equipment selection, or provisions for cooking equipment in design.

Sincerely,
Coover-Clark & Associates, P.C.



Carol Coover-Clark, AIA, NCARB
President

Proposal Accepted:

Name & Date: _____

Title: _____

Company: _____