



Exhibit 'C' –Fees

April 20, 2010

I. Basic Services

Architectural, Structural, Electrical, and Mechanical design, documentation, and contract administration from project start to project closeout. Basic Services will also include, at no additional cost, Item 4.1.9/ Architectural Interior Design and Item 4.1.20/ Telecommunications/Data design as shown in the Additional Services article of the Agreement Refer to the attached Agreement, document AIA B101, for further information.

Assuming a MACC of \$4,500,000, and using the current Washington State General Administration fee schedule 'B', and the additional basic services fee of 1% for remodel and addition projects, the fee for basic services is

Lump sum of \$436,500
(MACC \$4,500,000 x (8.7% + 1%)).

Credit back of 25% of Schematic design fee for the current pod design

(\$480,000 x 13% for SD phase x 25% completed) <\$14,186>

Sub total: \$422,314

II. Additional Services by ART

a. Scope Meeting and Program Review

ART proposes to hold a "Scope Meeting" with Kittitas County to review the current state of the schematic design. Depending on the outcome of this meeting, the remainder of the scope herein may change.

In conjunction with the Kittitas County project team, ART will

- Review previous assumptions regarding jail pod expansion and infill
- Review the space needs for inmate housing and for the support spaces shown on the pre-design diagrams, including but not limited to: Recreation, temporary holding / timeout cells, detention officer stations and offices, food service, laundry (bulk and personal), property storage, intake/ booking/ release, inmate classification, medical facilities, general storage, control room, staff spaces, visiting spaces, and systems spaces (mechanical, electrical, and security);
- Work with the County to determine staffing assignments in the allocation of new and remodeled spaces in the jail.
- Review and describe circulation patterns and 'flow' for public, staff, inmates, and visiting staff;

- Discuss functional program scenarios (or, “24 hours in the life of the building”) to review their impact on space allocation and function;
- Review critical space adjacencies with Owner and User representatives

Fee: Lump sum of \$ 7,500

b. Fixtures, Furniture, and Equipment, Interior Design, and Telecommunications/Data Design

ART will assist Kittitas County with Interior Design; the design, specification, procurement process, and installation coordination of fixtures, furniture, and equipment (FF&E) necessary to complete the work of the project. Such FF&E may include systems furniture, freestanding equipment, window treatments, restroom accessories, and site accessories. ART will also assist Kittitas County with the design, specification, procurement process, and installation coordination of data and telecommunications work.

Fee: \$ 0 (zero)

c1. Additional Construction Administration

In order to serve the project at the necessary level, ART proposes to add construction administration services at a level sufficient to bring the effort to approximately .75 FTE (30 hours per week). In our experience, this is the minimum amount of time required to meet basic project delivery needs. The proposed fee assumes a construction period of one year from Notice to Proceed to Substantial Completion.

Fee: \$ 45,250

OPTIONAL c2. Construction Management Services

ART proposes to provide Construction Management Services to Kittitas County for the duration of the construction phase of the Kittitas County jail pod. ing project requirements of authorities having jurisdiction. Assuming an additional .50 FTE (approximately 20 hours per week) effort for construction management for a period of one year, the lump sum fee for Additional Construction Administration basic services and Construction Management additional services is

Fee, Not-to-Exceed, billed on an hourly basis \$ 100,000

Refer to the attached description of Construction phase services.

d. As-Constructed Record drawings

ART proposes to provide a complete set of CAD As-Constructed Record drawings, to include all disciplines.

Not to Exceed Fee, billed on an hourly basis: \$ 24,500

e. ART Mark-up on Sub-consultant fees \$ 8,302

(\$63,860 x 10% accounting mark-up + \$63,860 x 5% coordination fee). Refer to Section III below for sub-consultant fees by discipline.

Sub-Total ART additional services fee: \$ 85,552

Other items from the Scope of Services listed in Section 4.1 of the Agreement may be included at a later date if desired.

III. Additional Services by ART sub-consultants

Refer to the attached proposals from the listed sub-consultants.

a. Civil engineering/ landscape architecture
Fee: Lump sum, for pre-design through project closeout \$ 12,650

b. Security Electronics Engineering
Fee: Lump sum, for pre-design through project closeout \$ 24,000

c. Food Service Design
Fee: Lump sum, for pre-design through project closeout \$ 7,850

d. Detailed Cost Estimating
Fee: Not to Exceed Maximum, billed on an hourly basis \$ 19,360

Sub-Total ART sub-consultants additional services fee: \$ 63,860

IV. Reimbursable Expenses

Reimbursable expenses as described in the Agreement, and including expenses incurred by ART and its sub-consultants.

Estimated expenses at cost + 10% \$ 21,500

end