

**Kittitas County Upper District Court Project**  
**Proposed Fees Distribution - Programming through Project Closeout**

**EXHIBIT 'B'**

ART Job # 1204  
 July 11, 2012

Component		Amount	Remarks
<b>Design Fees</b>			Base Fee based on current State of Washington Office of Financial Management's fee schedule for A/E services: 12.276 % of estimated M.A.C.C. + 1% for remodel factor Includes architectural, structural, mechanical, and electrical design
<b>I.</b>	<b>Basic Services</b>	\$46,459	MACC of \$350,000 x 13.274%
	Preliminary Design - 32%	\$15,331	33% of Basic Services Fee (Schem. Design + Design Devel. combined)
	Construction Documents - 37%	\$16,725	36% of Basic Services Fee
	Bidding and Negotiation - 2%	\$929	2% of Basic Services Fee
	Construction Administration - 27%	\$12,544	27% of Basic Services Fee (1)
	Project Closeout - 2%	\$929	2% of Basic Services Fee
	Sub-total	<b>\$46,459</b>	
<b>II.</b>	<b>Additional Services by ART</b>		
	a Scope Meeting and Program Review	\$1,000	Establish project principles, review program, develop space needs for each space
	b1 Additional Construction Administration	\$10,800	Provides for 1.35 additional hours/day for ART for 80 days @ \$100 ave./hr.
	b2 Construction Management Services	\$9,600	(2)
	c As-Constructed Record Drawings	\$1,600	
	d Architectural Field Verification	\$2,200	Field as-built measure plan & exterior elevations (3)
	Sub-total Option 1	<b>\$4,800</b>	a + c + d
	Sub-total Option 2	<b>\$15,600</b>	a + b1 + c + d
	Sub-total Option 3	<b>\$14,400</b>	a + b2 + c + d
	Sub-total Option 4	<b>\$25,200</b>	a + b1 + b2 + c + d
<b>III.</b>	<b>Additional Services by ART sub-consultants</b>		
	e Mechanical field verify systems	\$1,500	Field verify hvac and plumbing system plans and document conditions (3)
	f Electrical field verify systems	\$1,500	Field verify power system, lighting, and fire alarm system and document conditions (3)
	Sub-total	<b>\$3,000</b>	
	g ART Mark-up on Subconsultant fees	\$450	(15% mark-up: 10% accounting + 5% coordination)
	<b>Total</b>	<b>\$3,450</b>	
<b>IV.</b>	Reimbursable Expenses: At cost + 10%	<b>\$3,000</b>	Estimated allowance (ART + Subconsultants)
<b>Estimated Total Fee Options</b>		<b>\$57,709</b>	Base Fee + Add'l. Services Option 1 above + Items III & IV
	with Option 2 above	<b>\$68,509</b>	Base Fee + Add'l. Services Option 2 above + Items III & IV
	with Option 3 above	<b>\$67,309</b>	Base Fee + Add'l. Services Option 3 above + Items III & IV
	with Option 4 above	<b>\$78,109</b>	Base Fee + Add'l. Services Option 4 above + Items III & IV

- Footnotes (1) Assumes bi-monthly site meetings/month + report + travel (9 trips). This leaves 0.39 hours/day for balance of construction admin. tasks. This assumes 4 months for construction to substantial completion. Assumes \$100 ave./hr.
- (2) Provides for 8 additional site visits + travel + monthly project management reports @ \$150/hr.
- (3) Only needed if existing building plans are not available