

Wendel Companies

Estimated Cost Proposal

To ensure an open and honest fee for the Village of Little Chute, Five Bugles Design/Mitchell Associates Architects, a Division of Wendel Companies, is proposing to complete the project on lump sum fee based on a percentage of the Cost of the Work. At this time, the Village has programmed their facility at 18,269 square feet with an estimated cost of \$4,467,250 for the construction cost (cost of the work).

Our fee is based on the standard splits that AIA Contract B101 – 2017 Standard Form of Agreement between Owner and Architect provides and is the contractual agreement that will recommend. It allows adding more steps into the design, allowing you as the client to review progress as the design moves forward. We will only move forward with each Phase as instructed by the Client. Those typical splits are as follows:

Schematic Design:	15%
Design Development:	20%
Construction Documents:	40%
Bidding:	5%
Construction Administration:	20%

For purposes of this agreement, the Cost of the Work (COW) shall be the total cost to the owner to construct all elements of the project designed or specified by the Architect and shall include the construction management costs and/or the general contractors' general conditions costs, overhead and profit.

The cost of work to calculate the fee would not include the compensation of the Architect, the cost of the land, rights-of-way, financing, equipment, and contingencies in the work or other costs that are the responsibility of the Owner.

Reimbursable expenses are in addition to the fees noted below and include out-of-pocket expense directly related to this project, such as mileage, travel, lodging, printing costs, postage, permitting fees, etc. These are estimated not to exceed \$10,000 during the entire course of the project and will be invoiced "at cost" to the client on a monthly basis.

Any costs associated with geo-technical, site surveys and wetland delimitation will be coordinated by our firm but paid for by the client with no mark-up. We understand that those services were requested in the RFP, however our preference is to keep these services as a third-party recommendation, eliminating any possibility of collusion.

We trust that our scope of work reflected in our submittal meets the Village of Little Chute's requirements. We are proposing to perform the scope of work presented in this proposal for a 6.85% lump sum fee, which is based on a percentage of the Cost of Work. We have provided the breakdowns as described above on the following pages and we have used a projected Cost of the Work to be \$4,567,250 at this time per the completed study. As the Cost of the Work changes during the course of the design, the fees would adjust appropriately, with the client dictating when each phase will begin.

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Concept Review & Schematic Design 15%	\$46,928.49
i. The Architect will create and provide schematic site plan sketches, floor plans, elevations, renderings project schedules as necessary in order to create the schematic project design.	
ii. The Architect shall prepare all construction documents, civil engineering plans, specifications and final timelines for completion of the project.	
iii. The Architect will attend all applicable public meetings associated with the review and approval of the proposed design.	
Design Development 20%	\$62,571.33
i. Based on the Owner's approval of the Schematic Design Documents, and on the Owner's authorization of adjustments in the Project and the budget the Architect will prepare the Design Development Documents.	
ii. The Design Development Documents will include outlined specifications that identify major materials and systems as established in general their quality levels.	
iii. The Architect and Engineers will further define their design to allow for more accurate estimating before the projects moves onto the Construction Document Phase.	
Construction Document 40%	\$125,142.65
i. The Architect shall prepare all construction documents, civil engineering plans, specifications and final timelines for completion of the project.	
ii. The Architect will attend all applicable public meetings associated with the review and approval of the proposed design.	
Bidding 5%	\$15,642.83
i. The Architect shall prepare all of the bid documents and specifications suitable for public bidding according to applicable standards.	
ii. The Architect shall respond to all questions posed by prospective bidders during the construction bid process.	
iii. The Architect shall also prepare and distribute any necessary addenda, distribute plans and bid documents.	
iv. The Architect shall make a recommendation to the Village on bid award taking into account their evaluation of the bids based on bidder's qualifications, compliance with bid requirements, and price.	
Construction Admin. 20%	\$62,571.33
i. The Architect will provide administration of the Contract between the owner and the General Contractor or Construction Manager.	
ii. The Architect will review Certificates for Payment to the General Contractor or Construction Manager to ensure compliance and completeness of the work.	
iii. The Architect shall visit the site at intervals appropriate to the stage of construction or at a minimum bi-weekly to ensure work is completed in accordance with the Construction Documents.	
iv. The Architect will review all submittals to ensure specified products are used and installed correctly.	
v. The Architect will interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of the Owner.	
Total Proposed Architectural Fee	\$312,856.63 (based on 6.85 % of a projected \$4,567,250 COW)
<i>Amber Holycross</i>	February 2, 2024
Signature	Date
Amber Holycross, AIA, Vice President, Architecture	
Printed Name	