

La Jolla Parks and Beaches Committee
Pals of the Pavilion
Attn Judy Adams Halter
6315 Via Maria
La Jolla, CA 92037

August 7, 2014

RE: Fee Proposal for Professional Services Related to the design of the La Jolla Cove Pavilion

A. Scope of Services

The scope of work will include complete professional services from design through construction for the building as well as the site design of the area immediately surrounding the pavilion. This proposal is based on a somewhat limited definition of the building program and project schedule. It assumes a small comfort station and pavilion of unspecified square footage, containing bathrooms, showers, changing rooms, and storage, and aims to be completed by the end of 2015. The fee proposal is based on the following identified phases and schedule:

1. Schematic Design (2 months)
2. Coastal Development Permit (4-6 months)
3. Design Development/Construction Documents (3 months)
4. Building Permit (2 months)
5. Bidding/Construction Administration (9 months)

The proposal includes complete professional services for Architecture, Landscape Architecture, Civil Engineering, and Structural Engineering. It is currently assumed that all Mechanical, Plumbing, and Electrical engineering design will be provided Design/Build by the contractor. However, due to the nature of the project, it may be beneficial to add a consulting engineer to design the MEP systems. Additional consulting services not included in this proposal but that may be determined necessary as part of the project include: geotechnical engineering, biological survey, archaeological/cultural report, lighting design, signage/environmental graphics, public art, LEED certification, etc. Once the program has been set and a conceptual design is approved that can better set the scope of work, we will work to assist you in determining what additional consultants may be required. It is assumed that a topographic boundary survey will be provided to the design team. If a survey is not available, our civil engineer, RBF Consulting can provide this service for an additional fee of \$4,000.

B. Fee for Professional Services (Hourly, Not-to-Exceed)

The fee breakdown for Architecture and Engineering (A/E) Basic Services is as follows:

Schematic Design:	\$30,348
Coastal Development Permit:	\$32,148*
Design Development/Construction Documents:	\$57,336
Building Permit:	\$12,416
Bidding/Construction Administration:	\$41,102
Total A/E Basic Services	\$173,350

*We have included in our fee the effort required of a typical 6 month review process. However, the Coastal Development Permit process is discretionary in nature, and should the actual duration of the review process extend far beyond the estimated time, or require an inordinate amount of revisions, we may subsequently adjust our fees.

We propose to provide the aforementioned services on an hourly, not-to-exceed basis. We have made our best effort at providing a detailed and accurate fee proposal based on the limited information available as to the building program and project schedule. However, should the actual project schedule, scope of work, or building program change or diverge greatly from what has been assumed, the fees may be adjusted downward or upward accordingly. At the completion of the Schematic Design Phase, we will have a more clearly defined scope of work and a better understanding of the required approval process. With that we will revisit the list of consultants and their fees to be sure they are consistent with the project requirements.

Please let me know if you have any questions.

Scott M. Maas, Architect, LEED AP
Principal

S A F D I E R A B I N E S A R C H I T E C T S
925 Fort Stockton Drive, San Diego, California 92103
p.619.297.6153 f.619.299.6072 www.safdie-rabines.com