

February 14, 2024

Town of South Berwick, Maine

Request for Proposal for Architectural and Engineering Services for the Town Hall Renovation

FEE PROPOSAL

Timothy Pellerin
Jennifer Janelle
180 Maine Street
South Berwick, ME 03908

Dear Town Manager Pellerin, Assistant Town Manager Janelle and the Town of South Berwick,

In developing the fee for this study of the South Berwick, Maine Town Hall we approached the determination in several manners. This allows us to cross-check our fee and present the best value.

1. We reviewed our past studies of a similar nature. We looked at the complexity, and tasks, and developed SF costs for each project.

We found that our studies range from \$4/sf to \$1.25 /sf. Projects that were higher in the range tended to be smaller in scope or size. Projects on the lower cost end of the scale were more like the scope and complexity of this project.

This study will include some design work and energy modeling. These tasks are not always a part of the basic services we offer for similar projects. Therefore, we estimate a fee of \$1.50/sf for this project. For an approximately 20,000 sf building, the fee would be \$30,000.

2. We looked at a possible fee for the execution/construction of the project presented in the study. The Maine Bureau of General Services publishes a fee schedule and for a project of approximately \$6,000,000 in construction cost, the fee would be on average 7%, or \$420,000. A fee of \$30,000 for the study would represent 0.5% of the construction cost, a fee in the general range of similar studies.
3. We also looked at the hours necessary to complete the project. We estimate 220 to 250 hours total time expenditure for all team members. At an average hourly rate of \$125/hour, the fee would calculate at \$27,500 to \$31,250

Therefore, **we propose a flat fee of \$30,000 for this study** based on our understanding of the project. We are of course very willing to further discuss our assumptions and fee proposal at the appropriate time.

Paul Lewandowski IIDA AIA



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