

## **Board of Trustees Agenda Item**

**Board Meeting Date:** August 2, 2010

**Title of Item:** Architect/Engineer Compensation

### **Background and Analysis:**

Executive Director of Facilities, Operations and Construction Management Charles Allen will review the selection process, requirements, services provided, and compensation criteria for architects engaged by the district.

**Recommendation:** (specify if information only)

Submitted by:	Executive Director of Facilities, Operations and Construction Management Charles Allen, x6150
Additional contact names:	
Is backup provided?	Yes



FOOTHILL-DE ANZA  
Community College District



Foothill College




De Anza College

# Board of Trustees Presentation

## Architect / Engineer (Design Team) Compensation

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August 2, 2010



FOOTHILL-DE ANZA  
Community College District

## Architect / Engineer (Design Team) Background

- ❖ Selected on the basis of qualifications, past performance, and rates
- ❖ Master Agreement / Project Authorization Amendment (PAA) Structure with Selected Design Teams
  - ❖ Master Agreement sets forth terms and conditions of the contract
  - ❖ Design tasks are directed with Project Authorization Amendments (PAAs) to the Master Agreements

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## Architect / Engineer (Design Team)

### Background

- ❖ Typical Design Team
  - ❖ HMC Architects – Lead
    - ❖ Design Consultants
      - ❖ Structural; Dasse Design Inc
      - ❖ Mechanical; McCracken & Woodman, Inc
      - ❖ Electrical; Glumac Silicon Valley
      - ❖ Information Technology / Audio Visual; Smith Fause Macdonald
      - ❖ Civil; C2G
      - ❖ Landscape; Carducci Assoc
      - ❖ Waterproofing/Roofing; Goodman Design Group
      - ❖ Cost estimating;

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## Architect / Engineer (Design Team)

### Background

- ❖ Services Rendered – (see handout)
  - ❖ Quality plans and specifications that are buildable and meet the user needs
    - ❖ Function, appearance, phasing
    - ❖ Technology and furnishings
  - ❖ Code compliance
    - ❖ Seismic, Accessibility, Fire & Life Safety, Energy Conservation, Environmental, etc
  - ❖ Other
    - ❖ LEED certification, Partnering, Presentations, Value Engineering

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## Architect / Engineer (Design Team) Compensation

- ❖ Basis of Compensation
  - ❖ Pre-Design
  - ❖ Schematic Design
  - ❖ Basic Services
  - ❖ Additional Services
  - ❖ Reimbursable Expenses

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## Architect / Engineer (Design Team) FHDA Compensation Targets

- ❖ Pre-Design / Programming
  - ❖ ~5% of total fee and ~0.6 % of construction costs
  - ❖ Includes the research and decision-making process that identifies the scope of work to be designed. (determines functional and operational requirement)
  - ❖ Reviews
  - ❖ Cost estimate
- ❖ Schematic Design (SD)
  - ❖ ~18% of total fee and ~2 % of construction costs
  - ❖ Illustrates the general scope, scale and relationship of project components
  - ❖ Conceptual site and building plans
  - ❖ Design solution for alternative structural system
  - ❖ Considerations of conceptual design solutions for mechanical, electrical, civil, landscape, & interiors, special systems, etc.
  - ❖ Design reviews / presentations
  - ❖ Cost estimate

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## Architect / Engineer (Design Team) Compensation

### ❖ Basic Services

#### ❖ Design Development (DD)

- ❖ ~18% of total fee and ~2 % of construction costs
- ❖ Drawings and specifications to fix and describe the size and character of the entire project
- ❖ Architectural, structural, mechanical, electrical, materials, equipment, sequencing, scheduling, safety and maintenance requirements, and energy conservation
- ❖ Design reviews / presentations
- ❖ Cost estimate

#### ❖ Construction Documents (CD)

- ❖ ~32% of total fee and ~4 % of construction costs
- ❖ Preparation of the details of the construction requirements in the form of drawings, specifications, and other documents
- ❖ Design reviews
- ❖ Cost estimate

#### ❖ DSA Process and Bidding

- ❖ ~2% of total fee and ~0.25 % of construction costs
- ❖ Obtaining approval of DSA

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## Architect / Engineer (Design Team) Compensation

### ❖ Basic Services - continued

#### ❖ Construction Administration (CA)

- ❖ ~21% of total fee and ~3 % of construction costs
- ❖ Site observations
- ❖ Site meetings
- ❖ Review of submittals / requests for information / changes
- ❖ Substantial completion and final completion inspections and punch list

#### ❖ Post Construction and DSA Closeout

- ❖ ~4% of total fee and ~0.5 % of construction costs
- ❖ Commissioning
- ❖ Closeout including final DSA approvals

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## Architect / Engineer (Design Team) Compensation

### ❖ Additional Services

#### ❖ Feasibility Studies

- ❖ Alternative design solutions ( site options, packaging, scoping, etc)
- ❖ Alternative sites
- ❖ Alternative scoping, project packaging, sequencing, and scheduling

#### ❖ Special Studies

- ❖ Acoustic review
- ❖ ADA access
- ❖ Geotechnical

#### ❖ Other

- ❖ Contractor prequalification
- ❖ Alternative Delivery Method review and selections
- ❖ Additional presentations

### ❖ Reimbursable Expenses

- ❖ Reproduction
- ❖ Courier

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## Architect / Engineer (Design Team) Compensation Guidelines (% of Construction Costs)

	Chancellor's Office Guidelines	FHDA Targets	Remarks
Basic Services	8% - 10%	~9%	
DD	~3%	~2%	
CD	~4%	~4%	
CA	~2%	~3%	
Other: Pre-Design, Closeout, Additional Services, Reimbursable	Project Specific (Fee Negotiated based upon scope of services)	3% - 4%	Varies with scope of services.

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Architect / Engineer  
(Design Team)  
Compensation

## Questions and Discussion