

**City of Traverse City Bayfront Plan: Clinch Park Phase I  
Professional Services for  
Engineering and Design**

Required Services	C2AE		Conservation Design Forum		Progressive AE		Johnson Hill Land Ethics Studio		M.C. Smith Associates		MBA Architects		Hamilton Anderson		MGLM Architects		Beckett & Raeder		Design +		The Schiffer Group, Inc.	
	Fee	%	Fee	%	Fee	%	Fee	%	Fee	%	Fee	%	Fee	%	Fee	%	Fee	%	Fee	%	Fee	%
General Design Services	\$ 21,500	15.12%	\$ 15,840	10.93%	\$ 7,700	5.73%	\$ 1,820	1.59%	\$ 5,430	6.79%	\$ 12,000	5.00%	\$ 6,481	4.84%	\$ 15,000	9.38%	\$ 4,995	5.47%	\$ 31,900	18.51%	\$ 7,183	6.11%
Schematic Design Phase Services	\$ 25,500	17.93%	\$ 21,040	14.52%	\$ 15,500	11.53%	\$ 24,280	21.18%	\$ 8,760	10.95%	\$ 48,000	20.00%	\$ 22,604	16.88%	\$ 15,000	9.38%	\$ 14,980	16.41%	\$ 31,900	18.51%	\$ 9,243	7.86%
Design Development Phase Services	\$ 43,500	30.59%	\$ 32,350	22.32%	\$ 31,000	23.06%	\$ 37,580	32.78%	\$ 10,770	13.46%	\$ 48,000	20.00%	\$ 33,833	25.26%	\$ 22,437	14.02%	\$ 14,980	16.41%	\$ 31,900	18.51%	\$ 30,616	26.05%
Construction Document Phase Services	\$ 41,000	28.83%	\$ 62,800	43.34%	\$ 62,000	46.12%	\$ 40,810	35.60%	\$ 43,460	54.33%	\$ 100,000	41.67%	\$ 46,410	34.65%	\$ 82,400	51.50%	\$ 41,150	45.07%	\$ 47,850	27.77%	\$ 51,208	43.56%
Bidding and Award Phase Services	\$ 2,500	1.76%	\$ 4,230	2.92%	\$ 7,700	5.73%	\$ 4,660	4.06%	\$ 3,620	4.53%	\$ 10,000	4.17%	\$ 6,596	4.92%	\$ 15,000	9.38%	\$ 4,995	5.47%	\$ 15,950	9.26%	\$ 6,000	5.10%
Geotechnical Services	\$ 3,200	2.25%	\$ 3,000	2.07%	\$ 2,745	2.04%	\$ 3,000	2.62%	\$ 4,800	6.00%	\$ 10,000	4.17%	\$ 7,586	5.66%	\$ 6,159	3.85%	\$ 6,200	6.79%	\$ 3,500	2.03%	\$ 6,200	5.27%
Topographic Surveying and Mapping	\$ 5,000	3.52%	\$ 5,650	3.90%	\$ 7,800	5.80%	\$ 2,490	2.17%	\$ 3,150	3.94%	\$ 12,000	5.00%	\$ 10,420	7.78%	\$ 4,004	2.50%	\$ 4,000	4.38%	\$ 9,300	5.40%	\$ 7,100	6.04%
<b>Not to Exceed Design Services Cost</b>	<b>\$ 142,200</b>	<b>100.00%</b>	<b>\$ 144,910</b>	<b>100.00%</b>	<b>\$ 134,445</b>	<b>100.00%</b>	<b>\$ 114,640</b>	<b>100.00%</b>	<b>\$ 79,990</b>	<b>100.00%</b>	<b>\$ 240,000</b>	<b>100.00%</b>	<b>\$ 133,930</b>	<b>100.00%</b>	<b>\$ 160,000</b>	<b>100.00%</b>	<b>\$ 91,300</b>	<b>100.00%</b>	<b>\$ 172,300</b>	<b>100.00%</b>	<b>\$ 117,550</b>	<b>100.00%</b>
<b>Construction Phase Services</b>	<b>\$ 45,000</b>		<b>\$43,200</b>		<b>\$ 24,000</b>		<b>\$24250-40500</b>		<b>\$18,200</b>		<b>\$ 24,000</b>		<b>\$ 62,000</b>		<b>\$40,000</b>		<b>\$ 18,800</b>		<b>\$19,200</b>		<b>\$ 87,000</b>	
<b>Total with Construction Phase Services</b>	<b>\$ 187,200</b>		<b>\$ 188,110</b>		<b>\$ 158,445</b>		<b>\$138890-155140</b>		<b>\$ 98,190</b>		<b>\$ 264,000</b>		<b>\$ 195,930</b>		<b>\$ 200,000</b>		<b>\$ 110,100</b>		<b>\$ 191,500</b>		<b>\$ 204,550</b>	

**Notes:**

- Consultant included all pricing as a range. The high number of the range is included on this document.
- Consultant noted this fee is based on \$1.36M hard construction cost
- Consultant noted that LEED certification of the bathhouse is an additional service that would cost between \$18,000-\$28,000
- Consultant noted that the price does NOT include permit application fees
- Consultant noted that this price includes 20 on site inspections: pre-construction meeting; progress inspections; punch list inspection and final inspection