

# REG ARCHITECTS, INC.

ARCHITECTURE \* INTERIOR DESIGN \* PLANNING

September 11, 2018

Office of the Village Clerk  
Village of Tequesta  
Mr. Greg Corbitt, Parks & Recreations Director  
c/o Keith W. Davis, Attorney at Law  
345 Tequesta Drive  
Tequesta, FL 33469

Via e-mail: [keith@davisashntonlaw.com](mailto:keith@davisashntonlaw.com)

RE: Estimated Professional Fees for Phase II, the New Construction of the Village of Tequesta  
Community Center, Tequesta, Florida REG #18018

Note: The following is conceptual and subject to change, it is based on our current understanding of the project scope. Changes to the scope that occur during the conceptual design phase may affect the project fees and schedule and if such changes occur they will be mutually agreed upon by the Architect and the Owner and will be reflected in the pending final proposal for Phase II.

## Project Outline Description:

- Conceptual Program – See Exhibit ‘B’, ‘RFP 2018-01PR\_Plans & Renderings’
- Project Schedule – See Exhibit ‘C’, ‘18-0911-TCC\_Outline Schedule’
- Air-Conditioned SF – 22,000 SF to 32,000 SF
- Cost / SF – \$150.00 / SF to \$200.00 / SF
- Building Construction Costs – \$3.3 Million to \$6.4 Million

Note: Constitution Park is not included, to be part of a separate scope of work and proposal.

	<u>Professional Services</u>	<u>Estimated Fees</u>		
		OPTIONS based on SF to be selected by Client		
	Architectural, Civil Engineering, Landscape Design, Geotechnical Engineering, Structural Engineering, MEP Engineering, Sustainable Design	Up to 22,000SF Client RFP Min.	Up to 26,000SF Alternate T.B.D.	Up to 32,000 SF Current Design
<b>Phase I.</b>				
A.	Conceptual Design	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00
<b>Phase II.</b>				
B.	Schematic Design / Planning & Zoning	\$ 73,063.00	\$ 87,938.00	\$ 110,250.00
C.	Design Development	\$ 58,450.00	\$ 70,350.00	\$ 88,200.00
D.	Construction Documents	\$ 87,675.00	\$ 105,525.00	\$ 132,300.00
E.	Bidding & Permitting	\$ 29,225.00	\$ 35,175.00	\$ 44,100.00
F.	Construction Administration	\$ 43,837.00	\$ 52,762.00	\$ 66,150.00
	<b>Estimated Total for Phase I. – II.</b>	<b>\$ 327,250.00</b>	<b>\$ 386,750.00</b>	<b>\$ 476,000.00</b>

300 Clematis Street, 3rd Floor, West Palm Beach, FL 33401

Phone: (561) 659-2383 • Fax: (561) 659-5546

[www.regarchitects.com](http://www.regarchitects.com)

AA 0002447

EST. 1988

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RE: Phase # I. Conceptual Design Proposal for the Village of Tequesta Community Center,  
Tequesta, Florida REG #18018

Dear Mr. Corbitt:

Thank you for allowing REG Architects, Inc. the opportunity to submit this conceptual design proposal to provide you with Architectural services and limited Civil, and Landscape services for the above referenced project. Services will be rendered as a lump sum (based on the attached rate sheet) and will be billed on a monthly progress (plus reimbursable expenses if applicable). The Scope of work and fees are as follows:

Phase I.	Conceptual Design	(3 Months Estimated)	\$ 35,000.00 N.T.E.
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- Conceptual Program – See Exhibit ‘B’
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Note: Constitution Park is not included, to be part of a separate scope of work and proposal.

The Scope of Work for Phase I includes:

- **Conceptual Design Review - Team Meetings** – Purpose is to review the RFP 2018-01PR design for the Community Center with the Village of Tequesta (prior to the Community Workshop Meetings) to refine the project scope (program, budget / SF, covered drop-off, etc.) and develop the conceptual design package (site plan, floor plans, renderings / elevations)
  - Up to two (2) design review / working team meetings
  - Up to two (2) revisions to the conceptual design package

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- **Community Workshop Meetings** – Purpose is to present the project design, program, schedule, and preliminary budget to the Community for input. These meetings are to be scheduled by the Village of Tequesta (Architect to coordinate with the project team and Village of Tequesta)
  - Up to Two (2) Meetings, a Saturday Meeting and /or a Week-Evening Meeting (6:00PM)
- **Marketing**
  - Four (4) Presentation Boards, consisting of plans, renderings and /or elevations
- **Final Conceptual Package** – to close out phase
  - One (1) final revision to the conceptual package to address the Community's input

**Conceptual Design Phase:**

Based on information obtained from Client and/or Client Representative and/or Client Consultants, REG shall prepare conceptual drawings consisting of sketches, diagrams, and/or rough computer models used to describe the general idea, scale, massing, and relationship of the project components, for initial reviews and approval by Client.

At the completion of Phase I, Conceptual Design, REG Architects, Inc. will provide you with a separate proposal and **Standard AIA, B101 – 2007 Agreement** for Phase II continuing architectural and engineering services based on final scope of work. Phase II will consist of planning and zoning (site plan approval), schematic design, design development, construction documents, bidding/permitting, and construction administration.

**Exclusions:**

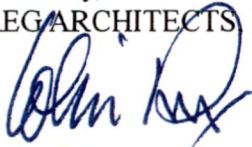
Programming, Multiple Preliminary Designs, Marketing Material, Existing Facility As-Built, Surveys, Geotechnical Reports, Environmental Reports, Traffic Studies, Structural Engineering, Mechanical Engineering, Electrical Engineering, Plumbing Engineering, Fire Protection Design, NOA submittals, Building Information Modeling (BIM), Energy Modeling, Historic Preservation, Sustainable Design (LEED or other "green" certification), Low Voltage System Design (Audio/Visual, Telecommunications/Data), Lighting Design, Acoustical Design, Security Design, Food Service Design, Pool/Fountain Design, Interior Design/Decorating, As-Constructed Record Drawings for C.O., Detailed Cost Estimating, On-Site Project Representation, System Commissioning, Field Testing, and Special Inspections.

Please note, the items listed above are an overview of the proposal services and fees that we will provide. Please be advised that this proposal becomes null and void if not signed within 30 days (October 11, 2018). If the project is put on hold at any time for more than 90 days, additional fees (restart) will be required.

If this is acceptable to you, please sign below and return to our office and we will commence work on your project promptly.

We look forward to assisting you with this project.

Sincerely,  
REG ARCHITECTS, INC.



Colin Price  
Vice President

ACCEPTED THIS \_\_\_\_\_ OF \_\_\_\_\_, 2018

BY: \_\_\_\_\_  
Authorized Client Representative/Owner

cc: Rick Gonzalez, AIA, President, REG

enclosures: Exhibit "A" -Hourly Rates  
Exhibit "B" -RFP 2018-01PR, Plans & Renderings  
Exhibit "C" -Outline Project Schedule

RG/cm

**Exhibit "A"**

**HOURLY RATE SHEET**

**SUBJECT:** Hourly Rates for Professional Services as may be Required  
**FROM:** Rick Gonzalez, AIA, President, REG ARCHITECTS, INC.  
**DATE:** 2018

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**A. HOURLY RATES:**

Hourly rates for professional services shall be as follows:

	<u>Standard Rate</u>
Principals	\$275.00
Project Managers/Architects	\$175.00
Interior Designer	\$150.00
Cadd Drafting	\$125.00
Administrative/Clerical	\$ 75.00

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# Tequesta Community Center



Southwestern Aerial Perspective





# Tequesta Community Center



Proposed Site Plan









# Tequesta Community Center

## PROGRAM LEGEND

- CLIMBING WALL
- DANCE FITNESS
- ELEC. & MECH
- ELEV
- GYMNASIUM
- JUICE BAR
- LOBBY
- RESTROOMS
- STORAGE
- STORAGE / OPTIONAL CHANGING ROOM
- YOGA
- MEDIA ARTS

**1 DANCE / FITNESS**  
1,000 SF

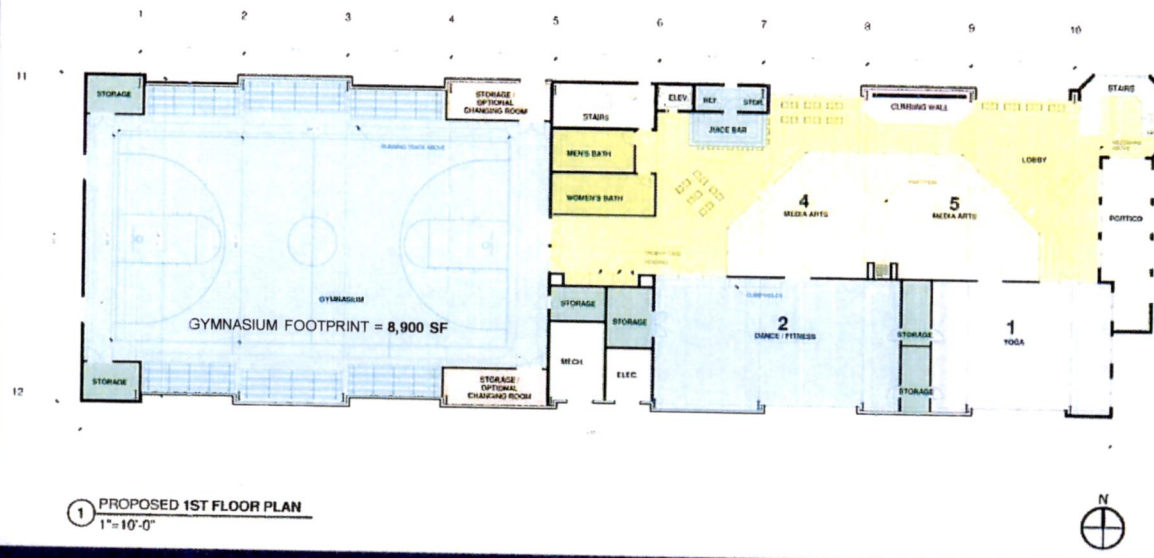
**2 YOGA STUDIO**  
1,400 SF

**3 MULTI-PURPOSE**  
4,500 SF

**4 & 5 MEDIA ARTS**  
2,000 SF

**6 GAME ROOM**  
600 SF

**SUPPORT SPACE**  
3,000 SF



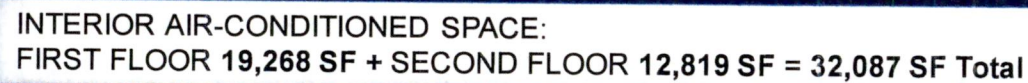
INTERIOR AIR-CONDITIONED SPACE:  
FIRST FLOOR 19,268 SF + SECOND FLOOR 12,819 SF = 32,087 SF Total



### 3 MULTI-PURPOSE

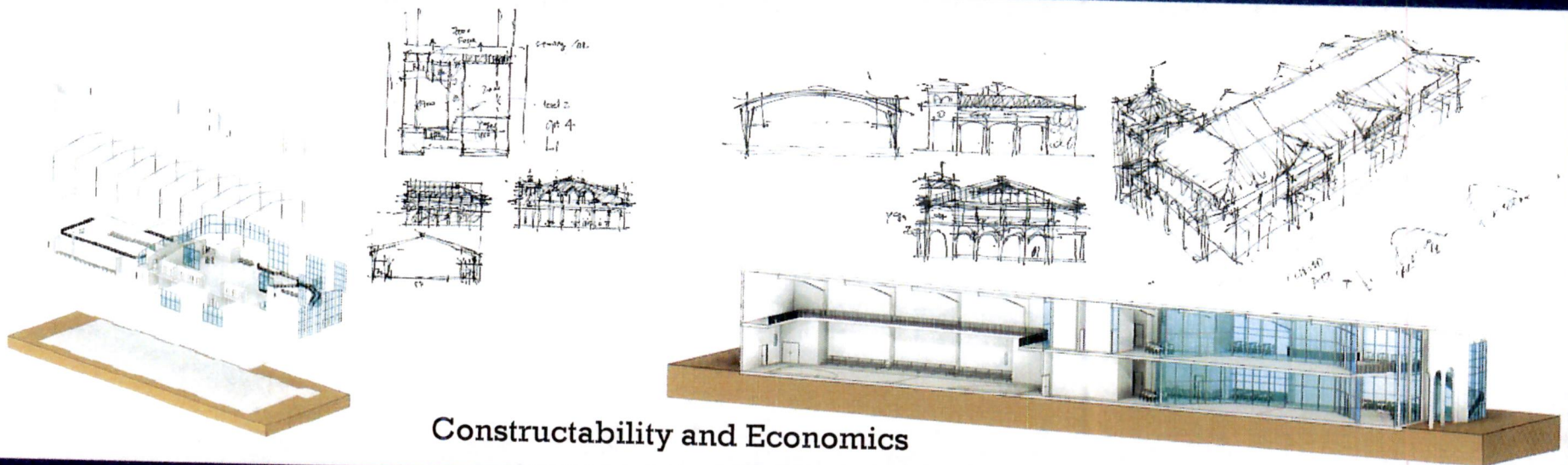
SUPPORT SPACE

3,000 SF





# Tequesta Community Center



Constructability and Economics

Revit/BIM 3D Exploded Axon,  
Conceptual Sketches & 3D Section





# Tequesta Community Center



Interior – Lobby, Coffee Bar & Climbing Wall

**REG**  
Architects  
Interiors  
Planners



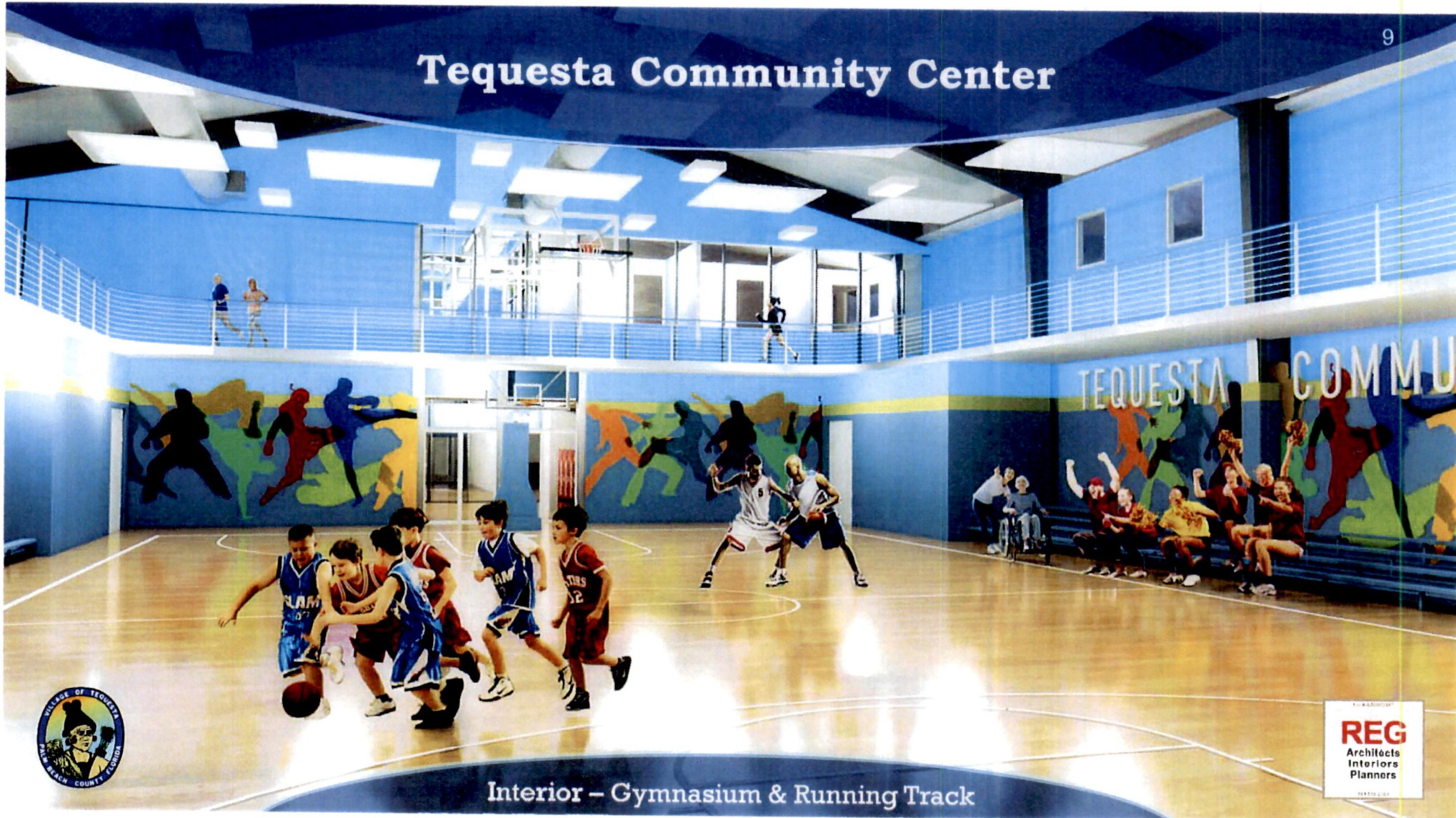
# Tequesta Community Center



Interior – Concourse, Bistro & Multi-purpose Room



# Tequesta Community Center



Interior – Gymnasium & Running Track



**REG**  
Architects  
Interiors  
Planners



