

THIS IS A DECISION PAPER

TO: HARDIN COUNTY BOARD OF EDUCATION MEMBERS

FROM: NANNETTE JOHNSTON

DATE: APRIL 16, 2009

SUBJECT: ARCHITECT SERVICES FEE FOR RADCLIFF MIDDLE

ISSUE

The Board needs to approve Sherman, Carter, and Barnhart's architect fee for Radcliff Middle School Renovation at 5.6%.

FACTS

The Kentucky Department of Education will allow a local Board of Education to negotiate fees that will be paid to the Architectural and Engineering team for school building renovations. Fees negotiated by the district for Architectural and Engineering team services may not exceed 5 cents per square foot of evaluated area. The normal base fee for service does not include the cost of reimbursable expenses that shall be negotiated as outlined in AIA B151. The Kentucky Department of Education has established a Fee Schedule for architectural services based on the construction costs of a project. (See attached fee schedule).

The normal rate for a renovation project estimated to be \$11,000,000 is 5.6% plus 1.25% times the fee percentage. (7% total fee) At the March 24th, 2009 Special Board meeting at John Hardin High School, the Board approved the motion to negotiate with SCB at a 5% rate. (This was below the base rate of 5.6% established by KDE). After negotiations, Sherman, Carter, Barnhart, has agreed to do the renovation project at the state's base fee schedule of 5.6% with no reimbursable expenses for items such as meals, travel, and phone. (See attached letter from SCB).

RECOMMENDATION

I recommend the Hardin County Board of Education approve Sherman, Carter, and Barnhart's architect service fee for the renovation project of Radcliff Middle School at 5.6% with no reimbursable expenses for meals, travel, and phone.

RECOMMENDED MOTION

I move the Hardin County Board of Education approve Sherman, Carter, and Barnhart's architect service fee for the renovation project of Radcliff Middle School at 5.6% with no reimbursable expenses for meals, travel, and phone.

**KENTUCKY DEPARTMENT OF EDUCATION
DIVISION OF FACILITIES MANAGEMENT**

**ARCHITECT/ENGINEER
FEE GUIDELINES
702 KAR 4:160**

<u>Cost of Construction</u>	<u>1993 Fee Proposal (%)</u>
Up to \$25,000	15.5
\$25,000 to \$50,000	13.4
\$50,000 to \$75,000	12.3
\$75,000 to \$100,000	11.3
\$100,000 and under \$200,000	9.8
\$200,000 and under \$300,000	8.7
\$300,000 and under \$400,000	8.4
\$400,000 and under \$500,000	8.0
\$500,000 and under \$600,000	7.7
\$600,000 and under \$700,000	7.5
\$700,000 and under \$800,000	7.4
\$800,000 and under \$900,000	7.3
\$900,000 and under \$1,000,000	7.0
\$1,000,000 and under \$1,250,000	6.9
\$1,250,000 and under \$1,500,000	6.8
\$1,500,000 and under \$1,750,000	6.7
\$1,750,000 and under \$2,000,000	6.6
\$2,000,000 and under \$2,250,000	6.5
\$2,250,000 and under \$2,500,000	6.3
\$2,500,000 and under \$2,750,000	6.1
\$2,750,000 and under \$3,000,000	6.0
\$3,000,000 and under \$4,000,000	5.8
\$4,000,000 and under \$5,000,000	5.7
\$5,000,000 and under \$7,000,000	5.6
\$7,000,000 and under \$9,000,000	5.6
\$9,000,000 and under \$11,000,000	5.6
\$11,000,000 and over	5.6

Renovation: 1.25 x Fee Percentage (applicable to renovation only)

Repetitive Design: .75 x Fee Percentage