

Architectural Fees for Concept Design/Windham Community Center (WCC)

The *Windham Community Center Ad Hoc Committee* solicited architectural fee proposals from two additional Maine design firms for a Concept Design of the proposed new community center building which will include 3 public meetings for the community to provide input. Tony Plante had already received one proposal from Oak Point Associates, so the committee reached out to Harriman and PDT. We wanted to get a sense of feasibility and cost of the initial design phase. We received the following fees with recommendations from the different firms:

Oak Point Associates - \$40,000 (Concept Design with hypothetical site)

Harriman Associates - \$14,200 (Concept Design with hypothetical site)

PDT Architects - \$75,000-\$100,000 This firm based their response on a complete "Final Concept/Schematic Design", including finalizing the program with users, site selection, and design with all the site constraints for outdoor programmed space. (Not including other costs related to completing a budget that would be in addition to the design firm's scope, for example: site evaluations that would affect site development costs, preliminary soils, wetlands, and traffic.)

Concept Design is where much of the important, formative decisions get made about the overall design of the project and in turn would aid us in a successful fundraising campaign. If we do not have solid site information, the proposals would be "hypothetical" and not a true representation of project cost...this may be why we see such a gap in fees between firms interpreting the scope. That said, since the date these proposals were written, the *Ad Hoc Committee* has concluded that the 23 acre, town owned parcel by the rotary, with potential access from both routes 302 and 202, is the best place to build our community center, and recommends such to the town council.

The Committee further recommends contracting with Harriman for this Concept Phase of work, not because they are the lowest bidder, but because they are the only firm of the three with direct, actual community center design experience, having done the one in Presque Isle, the Jewish Community Center in Portland, and they are currently working on the expansion of the Alford Community Center in Waterville as well.

Next steps would be to write a "Request for Qualifications and Fee Proposal" for the remaining phases of the design, which would include a breakdown of fees for each subsequent phase. There is no question that the best and most productive scenario would be that a single design firm would work with the Town of Windham throughout the entire project.