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September 18, 2020

David Jund, Facilities Director  
Green Valley Recreation, Inc.  
1070 S Calle de las Casita  
Green valley, AZ 85614

RE: Canoa Clubhouse – Conceptual Project Budget and Professional Fee Estimate

Dear David:

Thank you for the opportunity to help GVR and Division II with the due diligence exercise as GVR determines if the property would work for GVR. At the site visit, Melanie asked for WSM’s fee estimate to complete design and documentation services for the renovations required to renovate the Clubhouse for GVR use. In addition, I have prepared a Conceptual project budget for GVR’s consideration.

Our budget cost estimate for professional fees is based upon WSM’s site walk with GVR and Division II and Division II’s conceptual cost estimate dated 9-8-2020. The project is an interior renovation of the existing two-story clubhouse, based upon the floor plans provided to WSM by

Division II’s estimate excludes site utility work; thus, I have not included civil engineering services in this fee estimate. WSM and Division II’s budgets assume that all the existing site utilities are adequate to serve GVR’s remodel and desired use. If a Site Development Plan is required by Pima County, there will be additional civil engineering design services required.

**Professional Architecture and Engineering Fee Budget Estimate by Phase:**

	Phase of Services	Description of services	# Meetings Anticipated	Budget Fee
I.	Programming	Meet with GVR and club representatives	1	\$ 2,000
II.	Schematic Design	Meet with GVR and club representatives and prepare 30% design drawings for G.C. cost update. Included is one HOA / neighborhood meeting, if needed.	3	\$ 15,500
III.	Design Development	Develop the design and engineering based upon budget feedback from the G.C.	1	\$ 19,000
IV.	Construction Documents		1	\$ 30,000
V.	Bid and Permit Phase	Includes Pima County Permitting, answering questions from Contractors.	1	\$ 4,500

4330 NORTH CAMPBELL AVE  
SUITE NO. 268  
TUCSON, ARIZONA 85718

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520.408.1170 FAX  
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VI.	Construction Administration	Includes submittal review, answering RFIs, ASIs and monthly site meetings and punch list.	7	\$15,500
VII.	Reimbursable Allowance	Allowance for mileage and printing expenses, billed to GVR at cost.	N/A	\$2,000
<b>Total Fee Budget Estimate</b>				<b>\$88,500</b>
	<b>Additional Optional Services (if needed)</b>	<b>Description of services</b>	<b># Meetings Anticipated</b>	<b>Budget Fee</b>
A.	Cost Estimating	Professional cost estimating is excluded from Basic Services because we assume that GVR will negotiate with Division II on negotiated, cost-plus basis. If cost estimating is desired, please budget professional cost estimating by Compusult.	0	\$4,000
B.	Pima County Development Plan	If needed, GVR can provide Development Plan updates.	2	\$26,000
<b>Total Additional Services</b>				<b>\$30,000</b>

**Project Engineering Team:**

Our proposed engineering team for this project would include the following engineering disciplines:

- Structural Engineering
- Mechanical and Plumbing Engineering
- Electrical Engineering

**Fee Exclusions:**

- Civil engineering, site surveying, drainage studies or traffic impact studies are excluded.
- Environmental engineering or archaeological reports are excluded.
- Development Plan (DP) modifications or updates.
- Soil borings, geotechnical reports and engineering are excluded because this project is proposed as an interior remodel.
- LEED or other sustainability design certifications are excluded and not required for this project.
- Governmental impact fees, fire district fees, plan review and permit fees are excluded from the fee proposal for this project.

**Conceptual Project Budget:**

To assist GVR is budgeting for the Canoa Clubhouse project, I have prepared a preliminary Conceptual Budget spreadsheet for the overall project. This spreadsheet lists allowances for project development fees, such as municipality review and permit fees, and other potential

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costs. WSM applies diligence and judgement in locating and using reliable sources of information, including our knowledge of the project and experience from past projects, in preparing budget estimates. We have no control over the costs of labor, equipment or materials, or over the contractor's method of pricing. Currently, with the ongoing pandemic, busy housing market, and recent fires and hurricanes. WSM and Compusult makes no warranty, expressed or implied, as to the accuracy of our budget estimates compared to a bid or actual costs. See attached for Conceptual Project Budget.

We recommend that GVR include a project contingency in the budget. As this project is a remodel, there is a high probability of encountering unforeseen conditions during design and construction. Including an Owner's and Contractor's Contingency in your budgeting is critical. The contingencies are listed on Lines P. and V. of the attached spreadsheet.

Please contact me with any questions you might have on this letter or the attached Conceptual Project Budget. David, thank you for the opportunity to continue to serve GVR.

Sincerely,

A handwritten signature in blue ink that reads "Kristen DiBone".

Kristen DiBone AIA  
Project Manager  
WSM Architects, Inc.

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520.408.1044 TEL  
520.408.1170 FAX  
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# Conceptual Project Budget

Client: Green Valley Recreation, Inc.

9/18/2020

Project: GVR Canoa Golf Clubhouse Remodel

WSM Architects, Inc.

This estimate is to assist with GVR's conceptual budgeting only. WSM applies diligence and judgement in locating and using reliable sources of information, including our knowledge of the project and experience from past projects, in preparing budget estimates. We have no control over the costs of labor, equipment or materials, or over the contractor's method of pricing. With the current pandemic, busy housing market, recent fires and hurricanes, availability of materials and labor are unpredictable. WSM makes no warranty, expressed or implied, as to the accuracy of this budget estimates compared to a bid or actual costs.

## Project Development Costs

A.	Building Permits - Pima County, GV Fire District	By GVR, allowance	\$	15,000
B.	Land Acquisition Costs	TBD	\$	-
C.	PC Wastewater Fees	Existing sewer connection to be reused	\$	-
D.	Development Plan review fees	Allowance - not anticipated to be required	\$	5,000
E.	Legal & finance	N/A	\$	-
F.	Elec Service	Re-use existing service - no upgrades to existing service are anticipated	\$	-
G.	Water Service	Allowance - Potential water meter fees	\$	10,000
H.	Gas service fees	Allowance - Potential for gas utility fees	\$	10,000
I.	Survey	N/A, interior remodel	\$	-
J.	Construction Materials Testing	By GVR, allowance	\$	5,000
K.	Special Structural inspections	By GVR, allowance	\$	5,000
L.	Geotechnical Report	N/A, interior remodel	\$	-
M.		<b>Subtotal - Development Costs</b>	\$	<b>50,000</b>

## Total Construction Cost

(includes General Conditions, Contractor's Fee, Insurance and Tax)

N.	Division II Construction Co. 9-8-2020 Budget	Interior tenant improvement construction	\$	1,081,886
O.	Site work	Excluded, no significant site work anticipated; existing parking lots to remain	\$	-
P.	Construction Contingency	If the construction contingency is not expended during construction, the contingency amount will come back to GVR	\$	100,000
		<b>Subtotal - Construction Cost</b>	\$	<b>1,181,886</b>

## Finishes, Furniture and Equipment (FF&E) and Other Costs

Q.	Furniture & Equipment Budget	Furniture	\$	50,000
R.		Window coverings allowance	\$	15,000
S.	Professional Fees - Budget	Includes budget for architecture and engineering fees (No civil)	\$	88,500
T.	Professional Fees - Budget Additional Services	Cost estimating, Civil Engineering	\$	30,000
U.		<b>Subtotal - FF&amp;E and Other Costs</b>	\$	<b>183,500</b>

## Owner's Contingency

V.	Owner's Construction Expense	Owner's contingency	\$	75,000
W.		<b>Subtotal - Owner's Contingency</b>	\$	<b>75,000</b>

**TOTAL PROJECT BUDGET** \$ **1,490,386**