



Allison – Ide
Structural Engineers LLC

December 4, 2017

Attention: **Jay Fang**
Hawaiian Ocean Plaza, LP
1585 Kapiolani Blvd. Ste. 1215
Honolulu, HI 96814
(808) 800-6723 email: eb5jay@gmail.com


Subject: Hawaii **Ocean** Plaza 3.5 FAR
Structural Engineer Fee Proposal
AISE Job No.: 17100-35

Dear Jay,

Thank you for the opportunity to provide a proposal for the above-mentioned project. As we understand the scope of services required is for full design services. This proposal is based on the drawing received from FSC office via email on November 27, 2017 (see attached FSC ARCHITECTS PDF drawings)

The scopes of services to be provided are as follows:

1. Participation in conferences and/ or coordination with your office, as required, to identify and establish the structural requirements.
2. Provide structural calculations, as requested by the Building Department.
3. Prepare a set of construction documents in the form of structural plans and details necessary for building department submittal and approval.
4. We shall require a geotechnical report for this project.
5. "Observation" of the structural portion of this portion of this project during construction, as required by the State of Hawaii (Hawaii Administrative Rules, Title 16, Chapter 115).


900 Fort Street Mall
Suite 1670
Honolulu Hawaii 96813
Phone: (808) 536-2108
Fax: (808) 521-3000

Scope of Work

Our scope of work shall consist on the engineering and design of a new building that consists of 22 stories per attached FSC architects drawings. The initial scope shall be to provide a set of drawings for foundation permit. This shall require the engineering design the full height building except for the roof structure and podium levels (Swimming Pool floor) which shall be done at a later time upon the completion of your architectural design and shall require a separate addendum to this proposal.

As per our previous meeting conversation at your office on June 19, 2017, the building structural system shall consist of a post tension flat plate design. The foundation would follow the recommendations of the geotechnical engineer and may consist of Drilled Caissons rather than piles.

Exclusions to Scope of Services/ Scope of Work

1. "Special Inspection" is not part of this proposal. If required, it shall be covered under a separate proposal.
2. Podium level (swimming pool floor) and roof level are not included on this proposal. We shall assume loading require that will be applied to the building structure at these two levels as to design the full structure.
3. Structural design work is limited to "**primary structural**" systems, members and connections. Services related to non-structural elements such as exterior cladding, interior architectural systems, handrails, support for mechanical and electrical equipment, etc. are **not included** as part of this proposal. If requested AISE can perform this work as an additional service.
4. Site retaining walls (walls not attached nor provide structural support for the main building structure). They may be designed by us under a separate contract or by the civil engineer of record.
5. Detailed cost estimating is not part of our scope of services.
6. Redesign services due to construction cost over-runs.
7. Pre-engineered structures, such as interior stairs, trellises etc.

Fee Schedule

Our fee is based on the assumption the building shall be completely designed and on a 3 month continue basis without interruptions. **You have requested us for an aggressive schedule to complete a foundation set of drawings by second week of January 2018. Barring any architectural and/or other consultants problems that would contribute to delay us we will require to work an extensive amount of overtime thru the Christmas and the New Year holidays to complete this task.** Soon after foundation permits are issue we shall proceed to complete the upper level structural drawings (expect the roof and podium level framing). Construction administration will not be included on this design fee and shall be issue in an addendum to this contract once the building is ready for construction.

Design Development (first 2 weeks).....	\$ 30,000
Foundation Permit	\$ 90,000
Super Structure (less podium and roof levels).....	\$ 40,000
Total	\$ 160,000

Hawaii State Excise Tax shall be in addition to the above fees. Payment shall be billed in direct proportion to the work completed. Interest will accrue at the rate of 1½% per month on aged account over 45 days. Reimbursable expenses will be billed as a multiple of 1.10 times the cost incurred and it will be subject to the Hawaii State Excise Tax. Requested prints for submittals i.e. building permit/bid, etc. and site visits i.e. plane ticket, travel arrangements, parking, etc. shall be considered reimbursable expenses **For budgeting purposes the reimbursable expenses can be estimated to be \$ 1,200.** These reimbursable expenses are in addition to the above labor fees.

Changes in our scope of work may occur during the life of this project. If these changes require additional time from us, they will be considered "Additional Services." We will request for written "Authorization to Proceed" before commencing with any "Additional Services." A stop of design over a 3 month period will require a re-start fee of no less than \$5,000. This proposal request is valid for 6 month of the date noted.

Please indicate your acceptance by signing and returning the original copy of this proposal to our office.

Sincerely,
Allison-Ide
Structural Engineers LLC

John S. Allison, S.E.
President

APPROVED & ACCEPTED BY:

By: _____
Title: Manager
Date: 12/8/2017