

MRV ARCHITECTS, PC

1420 GLACIER AVENUE, JUNEAU, AK 99801 (907) 586-1371

Project: Petersburg Borough Municipal Building Renovation
Subject: DD Through Bidding Fee Proposals
To: Stephen Giesbrecht,
cc: Kelly Swihart
From: Corey Wall
Date: May 8, 2014

MRV 1314

We are very pleased that the Petersburg Municipal Building Renovation project is moving forward. Our entire Design Team is excited by the opportunity to assist you in bringing this project to reality!

Please find attached the lump sum fee proposals for the Design Development, Construction Documents, and Bidding phases of the project. We have also included a small time and materials fee proposal to assist with the design and specification of the 911 and communications systems if required.

Please note that we have offered one fee proposal for each phase since the design will be for the entire building as a whole. Based on square footage, we estimate that the Police Station will be approximately 2/3 of the fees.

Scope

Design Development. The first fee proposal is for Design Development—when the documents are taken to about 75% complete. This phase is when the architectural portions get refined and all engineering disciplines start design in earnest. Design work will take place primarily in AutoDesk Revit with some hand-sketching for details and presentation materials. Carson Dorn Engineers will travel to Petersburg to determine the extent, if any, of hazardous materials in the building. Note that design for remediation of this material will need to be proposed under a contract modification at a later date if any is found on-site.

MRV will have two visits to Petersburg during this phase—one to re-start the project/finalize floor plan changes and one at the end to present the DD documents and cost estimate. The phase will include one professional cost estimate.

Construction Documents. The second fee proposal is for Construction Documents—when the project documents are made complete and ready to bid. MRV and electrical engineer, mechanical engineer and landscape architect will travel to Petersburg for a mid-point design presentation. MRV will have one final visit to Petersburg at the end of the phase to present the final documents and cost estimate. The phase will include one professional cost estimate when the documents are 95% complete. MRV will make the documents ready for printing, but printing costs are not included in the fee proposal.

Bidding. MRV and the rest of the Design Team will answer any questions and address any issues during the bidding process. If desired, MRV will coordinate and host the bid opening. MRV will assist with placing the bid advertisements, but the price for advertising is not included in the fee proposal. The documents will be conformed with any changes made during the bid. MRV will make the documents ready for printing, but printing costs are not included in the fee proposal.

911 & Communications System. MRV and AMC Engineers will assist with the design and specification of the 911 and communications system. It is our understanding that this system is to be designed and purchased through a sole-source contract directly with the supplier. The extent of required design and coordination from the main engineering team is not clear, so this fee proposal is offered as time and materials to be used as necessary.

Fees

- The fees for the Design Development phase is \$207,826 (\$69,275 for the Municipal Offices portion and \$138,551 for the Police Station portion).
- The fees for the Construction Document phase is \$278,818 (\$92,939 for the Municipal Offices portion and \$185,879 for the Police Station portion).
- The fees for the Bidding phase is \$20,010 (\$6,670 for the Municipal Offices portion and \$13,340 for the Police Station portion).

Total design fees for these three phases is \$506,654 which is in-line with the 11% estimated for design in the Project Costs presented at the end of Schematic Design.

Fees of \$14,500 to assist with 911 & Communications System are not included in the above totals.

Please do not hesitate to contact me with any questions. Again, thanks for giving us the opportunity!

Sincerely,

A handwritten signature in blue ink, appearing to read 'Corey Wall', with a stylized flourish extending to the right.

Corey Wall, AIA

MRV ARCHITECTS PROFESSIONAL SERVICES ANALYSIS

Petersburg Borough Municipal Building Renovation					MRV 1314.04
MRV Architects - Design Development					May 8, 2014
STAFF CATEGORIES	PIC	PM	PA	AD	D
HOURLY RATES (\$/HR)	155	131	115	95	79
Start-Up and Plan Review	2		2		
Plan Revisions			6		16
Overall Site Plan			6		6
Expanded Site Plan, Details			6		6
Building Plans (2)			8		16
Enlarged Building Plans (4)			4		12
Building Sections			6		16
Wall Sections			6		16
Building Elevations			6		16
Enlarged / Detailed Elevations			4		8
Exterior Details (8)			16		16
Interior Details (8)			16		16
Specifications, Including Key Schedules			32		
Progress Meetings (Bi-Weekly)			6		
Coordination	2		4		
Initial Meeting and Design Review in Petersburg			8		
Design Development Presentation in Petersburg			8		
SUBTOTAL HOURS	4	0	144	0	144
SUBTOTAL FEES	620	0	16,560	0	11,376
SUBTOTAL MRV DESIGN FEES					28,556

MRV ARCHITECTS PROFESSIONAL SERVICES ANALYSIS

Petersburg Borough Municipal Building Renovation	MRV 1314.04
MRV Architects - Design Development	May 8, 2014
CONSULTANTS (See attached detail sheets)	
CRA (Public Safety Consultants)	37,386
R&M (Test Pit Observation)	3,785
R&M (Civil Engineer)	18,545
BBFM (Structural Engineer)	13,400
Murray & Assoc. (Mechanical Engineer)	35,505
AMC Engineers (Electrical Engineer)	36,700
Anderson Land Planning (Landscape Architecture)	2,875
Carson Dorn (Hazardous Materials Survey)	10,150
HMS (Cost Estimator)	6,534
SUBTOTAL	164,880
MRV OH/P Mark-up @ 8%	13,190
SUBTOTAL ENGINEERING CONSULTANT FEES	178,070
REIMBURSABLE EXPENSES (billed at actual to cap)	
MRV ARCHITECTS	
<i>Flight, Lodging & Per Diem - 2 Visits</i>	<i>1,200</i>
SUBCONSULTANTS	
SUBTOTAL EXPENSES	1,200
LUMP SUM FEE PROPOSAL	207,826

MRV ARCHITECTS PROFESSIONAL SERVICES ANALYSIS

Petersburg Borough Municipal Building Renovation					MRV 1314.05
MRV Architects - Construction Documents					May 8, 2014
STAFF CATEGORIES	PIC	PM	PA	AD	D
HOURLY RATES (\$/HR)	155	131	115	95	79
Initial Meeting and Plan Review	2		2		
Integrate DD Comments			12		24
Overall Site Plan			14		4
Expanded Site Plan, Details			8		4
Building Plans (2)			24		48
Roof Plan (1)			16		24
Enlarged Building Plans (8)			24		48
Building Sections (4)			8		32
Wall Sections (6)			18		36
Building Elevations (4)			16		32
Enlarged / Detailed Elevations			8		16
Interior Elevations			24		48
Enlarged Casework Plans & Elevations			16		48
Exterior Details (27)			108		162
Interior Details (27)			108		162
Specifications	6		60		
Progress Meetings (Bi-Weekly)			16		
Coordination	8		16		
<i>Interim Meeting and Design Review in Petersburg</i>			8		
<i>Final Construction Documents Presentation in Petersburg</i>			8		
SUBTOTAL HOURS	16	0	514	0	688
SUBTOTAL FEES	2,480	0	59,110	0	54,352
SUBTOTAL MRV DESIGN FEES					115,942

MRV ARCHITECTS PROFESSIONAL SERVICES ANALYSIS

Petersburg Borough Municipal Building Renovation	MRV 1314.05
MRV Architects - Construction Documents	May 8, 2014
CONSULTANTS (See attached detail sheets)	
CRA (Public Safety Consultants)	8,412
R&M (Civil Engineer)	11,530
BBFM (Structural Engineer)	23,790
Murray & Assoc. (Mechanical Engineer)	44,315
AMC Engineers (Electrical Engineer)	45,600
Anderson Land Planning (Landscape Architecture)	5,290
Carson Dorn (Hazardous Materials Survey)	0
HMS (Cost Estimator)	8,092
SUBTOTAL	147,029
MRV OH/P Mark-up @ 8%	11,762
SUBTOTAL ENGINEERING CONSULTANT FEES	158,791
REIMBURSABLE EXPENSES (billed at actual to cap)	
MRV ARCHITECTS	
<i>Flight, Lodging & Per Diem - 2 Visits</i>	<i>1,200</i>
SUBCONSULTANTS	
<i>M&A, Flight, Lodging & Per Diem - 1 Visit</i>	<i>800</i>
<i>AMC, Flight, Lodging & Per Diem - 1 Visit</i>	<i>1,565</i>
<i>ALP, Flight, Lodging & Per Diem - 1 Visit</i>	<i>520</i>
SUBTOTAL EXPENSES	4,085
LUMP SUM FEE PROPOSAL	278,818

MRV ARCHITECTS PROFESSIONAL SERVICES ANALYSIS

Petersburg Borough Municipal Building Renovation					MRV 1314.06
MRV Architects - Bidding					May 8, 2014
STAFF CATEGORIES	PIC	PM	PA	AD	D
HOURLY RATES (\$/HR)	155	131	115	95	79
Pre-Bid Conference			2		
Coordination			6		
Addenda and Bidder Response			16		8
Conformed Set Preparation			18		8

MRV ARCHITECTS PROFESSIONAL SERVICES ANALYSIS

Petersburg Borough Municipal Building Renovation

MRV 1314.06

MRV Architects - Bidding

May 8, 2014

CONSULTANTS (See attached detail sheets)

CRA (Public Safety Consultants)	935
R&M (Civil Engineer)	2,875
BBFM (Structural Engineer)	3,000
Murray & Assoc. (Mechanical Engineer)	3,115
AMC Engineers (Electrical Engineer)	2,500
Anderson Land Planning (Landscape Architecture)	460
Carson Dom (Hazardous Materials Survey)	0
HMS (Cost Estimator)	0

SUBTOTAL 12,885

MRV OH/P Mark-up @ 8% 1,031

SUBTOTAL ENGINEERING CONSULTANT FEES 13,916

REIMBURSABLE EXPENSES (billed at actual to cap)

MRV ARCHITECTS

SUBCONSULTANTS

SUBTOTAL EXPENSES 0

LUMP SUM FEE PROPOSAL 20,010

MRV ARCHITECTS PROFESSIONAL SERVICES ANALYSIS

Petersburg Borough Municipal Building Renovation					MRV 1314.19
MRV Architects - 911 & COMMUNICATIONS SYSTEM DESIGN					May 8, 2014
STAFF CATEGORIES	PIC	PM	PA	AD	D
HOURLY RATES (\$/HR)	155	131	115	95	79
Coordination			4		
SUBTOTAL HOURS	0	0	4	0	0
SUBTOTAL FEES	0	0	460	0	0
SUBTOTAL MRV DESIGN FEES					460
CONSULTANTS (See attached detail sheets)					
AMC Engineers (Electrical Engineer)					13,000
SUBTOTAL					13,000
MRV OH/P Mark-up @ 8%					1,040
SUBTOTAL ENGINEERING CONSULTANT FEES					14,040
REIMBURSABLE EXPENSES (billed at actual to cap)					
MRV ARCHITECTS					
SUBCONSULTANTS					
SUBTOTAL EXPENSES					0
TIME AND MATERIALS FEE PROPOSAL					14,500