



PBSD HIGH SCHOOL OFFICE REMODEL

PETERSBURG, ALASKA

Ms. Erica Kludt Painter, Superintendent
Petersburg School District
PO Box 289
Petersburg, AK 99833

May 17, 2024

Re: PBSD High School Office Remodel Fee Proposal

Ms. Kludt Painter:

Please accept our proposal to provide architectural and engineering services to produce construction drawings for the PBSD HS Office Remodel project.

Understanding/Scope

We understand the project scope as being a renovation to the administration/entry of the high school. Design team includes architectural, structural, mechanical and electrical engineering and cost estimating disciplines. We propose the following project phases/submittals: M&E 35% design submittal, 65% design submittal and cost estimate, 95% design submittal and cost estimate and 100% design submittal. The construction documents will be detailed as needed for submission to the State Fire Marshal. PBSD can pay for permit/review fees directly or LCG can pay and submit for reimbursement at cost plus 15%.

We anticipate the need for a site visit during 65% design phase to include architectural, mechanical and electrical engineering disciplines. We assume this will be an overnight site visit due to flight logistics and that PBSD will provide local transportation. We have proposed the site visit as Time & Materials. The PBSD Mitkoff MS & Petersburg HS Roof also requires a site visit. If both can be conducted at the same time we can gather the data for both projects in one trip, saving PBSD significant fees. At this time, site visit is listed on both proposals, but ideally will be contracted under one project or split between both jobs.

Our proposal does not include bid services or construction administration services including construction inspections. If schedule allows, it may be advantageous two combine the two projects into a single bid. If desired, these services can be negotiated on a time and materials basis at the appropriate project stage.

Schedule

Along with M/E's 35% "catch-up" design we plan to submit a 65% level deliverable within four weeks of notice to proceed. We anticipate a meeting after the 65% deliverable to make sure the design direction is aligned with PBSD goals before proceeding to 95% and final drawings.

Proposed Fee

We propose the following fees:

Project Management.....	\$ 5,500
Architectural Design.....	\$ 18,500
Mechanical Design + 10% mark-up	\$13,750



Electrical Design + 10% mark-up	\$18,700
Cost Estimating + 10% mark-up.....	\$12,705
Misc. Expenses + 15% mark-up	\$ 575
Fixed Fee Total	\$69,730

Architectural Site Visit & Report.....	\$ 5,325
M&E Site Visit & Report + 10% mark-up	\$11,000
Misc. Expenses + 15% mark-up	\$ 1,744
T&M, NTE Fee Total.....	\$18,069

Thank you for the opportunity to submit a proposal. Please reach out with any questions. We look forward to hearing from you.

Regards,

Wallace Swanson, Architect
President

Attachments: HZA Fee Proposal
HMS Fee Proposal



April 30, 2024

LCG Lantech, Inc.
250 H Street
Anchorage, AK 99501

Attention: Wallace Swanson

Subject: PBSB Middle/High School - Front Office Upgrades

Dear Wally:

Thank you for the opportunity to provide this proposal for mechanical and electrical engineering services for the referenced project. We understand the scope of work to be as follows:

1. General: Mechanical and electrical design associated reconfiguration of offices located near the front of the Petersburg middle school / high school located in Petersburg Alaska. The office area to be reconfigured is indicated on the preliminary drawings as approximately 2,100 square feet. We anticipate the project will be procured as a design bid type project.
2. Site Investigation: We have included a separate line item for a site visit to Petersburg as part of the design process to gather and verify information relating to mechanical and electrical systems to facilitate office upgrades. We note the site visit may be combined with a site visit for the Roof Replacement project if both project schedules allow. We anticipate the site visit will be a two-day trip with overnight stay in Petersburg due to availability of flights. We anticipate the Petersburg School District will provide transportation to/from the airport and to our hotel if out of walking distance.
3. Mechanical Design: We anticipate mechanical design to include plumbing and HVAC systems as applicable to reconfiguration of the office area. We anticipate redistribution of existing systems unless otherwise noted. We anticipate modifications to the existing heating, plumbing, and ventilations systems as appropriate for the new space layout. We note the preliminary plans show a new heating zone located on the building exterior. We note a new exhaust fan to serve the Sick Room may be added as determined during design.
4. Electrical Design: We anticipate electrical design to include power, lighting, and telecommunication systems as applicable to the renovated Admin. spaces. We do not anticipate providing design for any exterior fixtures or devices. We understand that the existing main telecommunication equipment is not located within the space to be renovated, and anticipate that the equipment has capacity for the new devices and cables and therefore do not anticipate design for any new telecom equipment. We anticipate that the existing electrical service and distribution panels have adequate

capacity and configuration for the new loads to be added and our fees therefore do not include design for upgrade or modification of the service or distribution panel.

5. Specialty Systems: We anticipate providing design for the removal and relocation of existing specialty system devices such as intercom, clock, access entry, and cameras to new locations as applicable to the renovated spaces. We do not anticipate any new devices will need to be added. We understand that the existing space to be renovated does not contain the headend equipment for these systems or any other electrical specialty systems and therefore we do not anticipate design for the upgrade or replacement of these systems.
6. Existing MEP infrastructure: The proposed fees are based on the assumption that the existing building MEP infrastructure has adequate capacity and is readily available to serve the proposed renovation. The proposed fees do not include upgrade of existing MEP infrastructure unless specifically noted.
7. Fire Alarm: We anticipate providing design for the removal and relocation of existing fire alarm devices to new locations as applicable to the renovated spaces. We anticipate this design will be performance specified with actual system design by the specialty contractor. We understand that the existing space to be renovated does not contain the fire alarm control panel or other headend equipment and anticipate that the renovation will not require a complete system replacement and therefore we do not anticipate design for the upgrade or replacement of the fire alarm system.
8. Fire Protection Systems: We anticipate modification to existing fire protection systems including sprinkler systems and fire alarm systems will be performance specified with actual system design by the specialty contractor.
9. Seismic Restraint: The proposed fees do not include design of seismic restraint systems. Such systems are structural in nature and are not relevant to mechanical and electrical design. We anticipate that design of seismic restraint systems will be addressed by the subcontractor as a deferred submittal.
10. Cost Estimating: We anticipate that others will prepare cost estimating if required and it is not included in our proposed fees.
11. Specifications: We anticipate providing sheet type specifications.
12. Bid/Construction Administration Phase: We have included a separate line item for providing bid and construction phase services to include response to questions during bidding, review of contractor submittals, responding to contractor questions, one site inspection (rough-in) for each discipline, and preparation of record drawings based on contractor field markups.

For these mechanical/electrical engineering services we propose lump sum fees as follows:

35% Schematic Design

Mechanical	\$ 4,500
<u>Electrical</u>	<u>\$ 6,000</u>
Subtotal	\$ 10,500

65% Design Development

Mechanical	\$ 4,000
<u>Electrical</u>	<u>\$ 5,500</u>
Subtotal	\$ 9,500

95% Construction Documents

Mechanical	\$ 4,000
<u>Electrical</u>	<u>\$ 5,500</u>
Subtotal	\$ 9,500

Bid Documents

Mechanical	\$ 1,500
<u>Electrical</u>	<u>\$ 2,000</u>
Subtotal	\$ 3,500

Site Investigation

Mechanical	\$ 5,000
<u>Electrical</u>	<u>\$ 5,000</u>
Subtotal	\$ 10,000

Bid/Construction Phase Support

Mechanical	\$ 9,000
<u>Electrical</u>	<u>\$ 9,000</u>
Subtotal	\$ 18,000

Thank you again for your consideration on this project. If you have any questions or comments, please contact me.

Sincerely,



Randy Burnham, PE
HZA Engineering



4103 Minnesota Drive
Anchorage, AK 99503

P: 907.561.1653
F: 907.562.0420

mail@hmsalaska.com

DATE
5/10/2024
FEE PROPOSAL NO.
P24-05-18
HMS PROJECT NO.
N/A

<i>Fee Proposal Prepared For:</i>
LCG Lantech, Inc. 250 H Street Anchorage, AK 99501 Attn: Wally Swanson

Project: Petersburg High School Entry and Admin Renovation

Location: Petersburg, AK

1. Project Description and Service

Provide 65% and 95% design construction cost estimates for an approximately 2,000 SF renovation. The work includes new partition walls, doors, and finishes, with supporting HVAC, plumbing, and electrical work.

The estimates will be prepared in Unifomat Elemental Categories and priced for construction on a date to be determined.

2. Fee Breakdown and Schedule (Lump Sum)

65% Design Estimate	\$ 5,589.00	<i>Within (18) Full Working Days</i>
95% Design Estimate	<u>4,915.00</u>	<i>Within (16) Full Working Days</i>
TOTAL FEE:	<u>\$ 10,504.00</u>	

Should any phase of estimating be omitted from this proposal, HMS reserves the right to increase fee for subsequent estimate by 10% to 30% depending upon the additional level of effort. Also, add two extra days to the schedule for completion of the estimate.

The above fee does not include preparation of additive bid items or alternates. See Terms below.

Allow the above full working days to provide the proposed services. Time for task completion will begin following receipt of all available design information for that particular phase. Please note the above durations exclude weekends, holidays and partial days. Please give two weeks advance notice for commencing each phase of work.

3. Notice to Proceed

HMS Inc. requires a written or verbal notice to proceed for the services described above. HMS Inc. will not commence services until a notice to proceed is received. Delivery of documents or links to file share websites are not considered a notice to proceed. Estimates will be prepared based on the design documents provided with or following the notice to proceed.



4103 Minnesota Drive
 Anchorage, AK 99503
 P: 907.561.1653
 F: 907.562.0420
 mail@hmsalaska.com

DATE
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FEE PROPOSAL NO.
P24-05-18
HMS PROJECT NO.
N/A

4. Terms

Deliverable:

HMS Inc. will provide a copy of our estimate via email in a PDF file format or in Excel, if necessary. Should a hard copy of the estimate be necessary, a bound or loose copy will be provided to you upon request.

Drawings:

Architect/Engineer shall provide HMS Inc. with full size, correct scale drawings, along with an electronic set (PDF format preferred). Should these not be provided, it may be necessary to increase our fee proposal and add additional days to complete our work.

Should it be necessary, HMS Inc. has the capability to print one or two drawings, however, depending on the quantity, an additional charge may be added at \$4.00/sheet.

Additive Bid Items or Alternates:

Our fee proposal does not include preparing estimates for additive bid items or alternates (except those included in Section 2 Fee Breakdown) that require re-measurement of work items included in the Base Bid cost estimate. We reserve the right to renegotiate our fee should alternates become necessary beyond one or two minor alternates or additive bid items.

Reimbursable Expenses:

This fee proposal does not provide for site visits, meetings with the owner, or any other unforeseen expenses unless listed in Section 2. Fee Breakdown. Any such items, if required, will be charged on a time-and-expense basis at our current rate schedule.

Penalty/Bonus Condition:

This proposal is made on the understanding that we will not be entering into an agreement with the client that includes a penalty/bonus condition dependent on the outcome of the bid. Should such a clause be required, we reserve the right to modify our proposal or possibly withdraw from the project.

Additional Insured:

Any requirements to name additional insureds on our insurance policies may be subject to additional fees should fees be added to our policy by our carrier.

Payment Terms:

Payment shall be made within (45) days of invoice date. Delayed payment beyond that period is subject to a 1.5% fee per month.

Expiration Date:

This fee proposal is valid for (6) months from the date of issue. HMS Inc. reserves the right to adjust the fee to incorporate the current years rates after the (6) month period.

Change in Scope:

Should the project scope or format change, HMS Inc. reserves the right to modify this proposal. Written approval for work on increased scope items prior to proceeding with additional work will be required.

Prepared By:

Rob Brown, Senior Estimator
 RB/as



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Anchorage, AK 99503

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mail@hmsalaska.com

DATE
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P24-05-18
HMS PROJECT NO.
N/A

**FEE BREAKDOWN
(PETERSBURG SD TERM CONTRACT SCHEDULE OF RATES)**

Project: Petersburg High School Entry and Admin Renovation

Client: LCG Lantech, Inc.

Location: Petersburg, AK

Prepared By: Rob Brown, Senior Estimator

<i>Discipline</i>	<i>Rate</i>		<i>Hours</i>	<i>Subtotal</i>	<i>Total Hours</i>	<i>Total Fee</i>
65% Design Estimate:						
Estimator V	205.00	x	1 =	205.00		
Estimator IV	180.00	x	6 =	1,080.00		
Estimator III	170.00	x	12 =	2,040.00		
Estimator II	145.00	x	8 =	1,160.00		
Estimator I	96.00	x	8 =	768.00		
Office Support II	96.00	x	2 =	192.00		
Office Support I	72.00	x	2 =	144.00		
Total 65% Design Estimate:					39 Hours	\$ 5,589.00
95% Design Estimate:						
Estimator V	205.00	x	1 =	205.00		
Estimator IV	180.00	x	6 =	1,080.00		
Estimator III	170.00	x	12 =	2,040.00		
Estimator II	145.00	x	6 =	870.00		
Estimator I	96.00	x	4 =	384.00		
Office Support II	96.00	x	2 =	192.00		
Office Support I	72.00	x	2 =	144.00		
Total 95% Design Estimate:					33 Hours	\$ 4,915.00
TOTAL:					72 Hours	\$ 10,504.00