

Date: August 28, 2025
To: Nathan Duval, City Manager, City of Valdez
From: David Popiel
Project No.: 24-CC-001 (CoV), 24-121 (BNAP)
Subject: Valdez City School District Offices Renovation - Fee Proposal

Nate,

We are pleased to provide with our fee proposal to provide design services for the renovation of the Valdez City Schools District Offices for use as a childcare facility. The fee has been revised from previous versions to reflect a change in project delivery method to Design-Bid-Build and the addition of the 65% Design Documents phase. Please see notes below and attached fee detail for your review.

Project Scope

Design drawings for renovation of the Valdez City School District Offices for use as a new childcare facility including the following:

- 35% Design Documents
 - o Design documents including site plan, outline specifications, preliminary Code analysis, floor plan, reflected ceiling plan, building elevation and sections, and preliminary interior and exterior finishes.
 - o Design engineer documents including equipment and fixture schedules, outline specifications, floor plans, and one-line diagrams.
 - o Third party cost estimate.
- 65% Design Documents
 - o Design documents including developed site plan, short form specifications, Code analysis, floor plans, reflected ceiling plans, building elevations and sections, initial exterior and interior detailing, preliminary finish and door/window schedules.
 - o Third party cost estimate.

Project Fee Proposal

The design services are proposed as lump sum, separated into design document deliverable phases. Fee proposal is valid 60 days from issuance.

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|------------------------------------|------------------|
| • 35% Design Documents: | \$121,258 |
| • 65% Design Documents: | \$101,093 |
| • Design Services Fee Total | \$222,351 |
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Assumptions and Exclusions

- Assumption: Owner to provide documentation of existing facilities; Owner to facilitate and help coordinate project meetings with outside bodies including Headstart and selected childcare facility operator; Project delivery method to be Design-Bid-Build; City to provide transport to and from airport and project site for Design Team site visits
- Exclusions: Bidding or construction administration work (provided under separate fee proposal); Hazardous material investigations; Geotechnical investigation; Fixture, Furnishing, and Equipment (FF&E) design.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,



David Popiel, AIA

Principal

Owner: City of Valdez
Project: Childcare Renovation
Phases: 35%, 65%, 100% Docs & CA

Bettisworth North Architects and Planners Professional Services Fee Proposal Date: August 28, 2025			Owner: City of Valdez Project: Childcare Renovation 35%, 65%, 100% Docs & CA												
Task Labor	Hours														
	Principal	Project Manager	Senior Architect	Architect II	Senior Landscape Architect	Landscape Architect II	Senior Interior Designer	Interior Designer II	Design Tech III	Design Tech II	Design Tech I	Client Service Mgr	Admin Assistant	Totals	
35% Design Documents															
Lump Sum															
Architectural Tasks															
Project Management			8	4											
Meetings / Coordination															
City Project Team			8	8						6					
School Board			2	2											
Design and Engineering Team			8	8						4					
Childcare Provider			4	4											
35% Design Drawings			16	40						80					
35% Specifications: Outline			8	16						4					
Code Review Update	2		8	16											
3D Views (grayscale, not rendered)										24					
Submittal Prep			2	8						8			8		
Quality Control	8		4	4											
Review Meeting	2		2	2											
Subtotal Hours	12		70	112						126			8		
Architecture Tasks Subtotal	\$2,880		\$13,650	\$19,600						\$14,490			\$760	\$51,380	
Interiors Tasks															
Meetings / Coordination															
Client/Stakeholders (virtual)								4							
Design and Engineering Team								4							
35% Design Drawings								40							
35% Specifications (sheet, annotation)								8							
Materials Research & Prelim Selections								8							
Preliminary FF&E space planning								4							
Quality Control							4								
Review Meeting							2	2							
Subtotal Hours							6	70							
Interiors Tasks Subtotal							\$1,170	\$12,250						\$13,420	
Landscape Tasks															
SD Drawings															
SD Specifications (outline or full)															
SD Narrative															
Meetings															
Client/Stakeholders															
Workshops/Charrettes															
Team Coordination															
Quality Control															
Code/Zoning Review Update															
Review Meeting															
Subtotal Hours															
Landscape Tasks Subtotal															
Total Hours	12		70	112			6	70			126		8		
Billing Rates Used for all Tasks	\$240.00	\$205.00	\$195.00	\$175.00	\$205.00	\$160.00	\$195.00	\$175.00	\$145.00	\$130.00	\$115.00	\$195.00	\$95.00		
Subtotal Labor Fee	\$2,880		\$13,650	\$19,600			\$1,170	\$12,250			\$14,490		\$760	\$64,800	
Other Direct Costs	Number	Unit	Rate	Sets/Num	Amount	Subconsultants								Fees	ODC's
Air Fare: locations		total r/t				Triad Engineering								\$7,500	
Meals and Lodging	2	days	\$250.00	2	\$1,000	Reid Middleton								\$2,031	
Auto Rental		days				RSA (Mech)								\$14,700	
Parking		days	\$16.00			RSA (Elec)								\$12,780	
Mileage	305	Units	\$0.67	2	\$409	JMB Group									
Reproduction Expenses		Units													
B/W plots (plotter)		sheets	\$5.00			EH&S (Haz-Mat)									
Color plots (plotter)		sheets	\$15.00			JOA Surveys								\$12,905	
Copies - Letter Size		sheets	\$0.10			Geotech (NIC)									
Copies - 11x17 Size		sheets	\$0.20			LEED (NIC)									
Scanning sheets		sheets	\$5.75			Energy (NIC)									
Compile CD		per set	\$60.00												
Long Distance Phone Service		sheets	\$50.00												
Postage/express pouch		each	\$50.00												
		months													
		months													
BNAP ODC Subtotal					\$1,409	Subconsultants Total								\$49,916	
BNAP Markup	10%				\$141	BNAP Markup on Sub DC								10.00%	\$4,992
										Task Total					\$121,258

Bettisworth North Architects and Planners Professional Services Fee Proposal Date: August 28, 2025			Owner: City of Valdez Project: Childcare Renovation 35%, 65%, 100% Docs & CA											
Task Labor	Hours													Totals
	Principal	Project Manager	Senior Architect	Architect III	Senior Landscape Architect	Landscape Architect II	Senior Interior Designer	Interior Designer II	Design Tech III	Design Tech II	Design Tech I	Client Service Mgr	Admin Assistant	
65% Design Development														
Lump Sum														
Architectural Tasks														
Project Management	4		16											
Meetings / Coordination														
City Project Team			4	4						4				
Design and Engineering Team			8	8						8				
Childcare Provider			4	4						4				
65% Design Drawings			16	40						80				
65% Specifications (short form)			8	40						8				
Code Review Update	4		8	8										
Cost Estimate Coordination and Review														
Submittal Prep			4	4						12			8	
Quality Control	8		4											
Review Meeting	2			2						2				
Subtotal Hours	18		72	110						118			8	
Architecture Tasks Subtotal	\$4,320		\$14,040	\$19,250						\$15,340			\$760	\$53,710
Interiors Tasks														
Meetings / Coordination														
Client/Stakeholders														
Childcare Provider														
Design and Engineering Team														
95% Design Documents														
Schedules, Finishes														
Specifications														
Accessibility Review														
Materials Research														
Preliminary Wayfinding Planning & Design														
FF&E Product Research														
FFE Space Planning														
Cost Estimate Review														
3D Views or Renderings														
Quality Control														
Review Meeting														
Subtotal Hours														
Interiors Tasks Subtotal														
Landscape Tasks														
DD Drawings														
DD Specifications														
DD Narrative														
Meetings														
Client/Stakeholders														
Workshops/Charrettes														
Team Coordination														
Quality Control														
Code/Zoning Review Update														
Quality Control														
Review Meeting														
Subtotal Hours														
Landscape Tasks Subtotal														
Task Subtotal Hours	18		72	110						118			8	
Billing Rate	\$240.00	\$205.00	\$195.00	\$175.00	\$205.00	\$160.00	\$195.00	\$175.00	\$145.00	\$130.00	\$115.00	\$195.00	\$95.00	
Task Subtotal Labor Fee	\$4,320		\$14,040	\$19,250						\$15,340			\$760	\$53,710
Other Direct Costs	Number	Unit	Rate	Sets	Amount	Subconsultants						Fees	ODC's	
Air Fare: locations		total r/t				Triad Engineering								
Meals and Lodging		days				Reid Middleton						\$2,856		
Auto Rental		days				RSA (Mech)						\$20,380		
Parking		days	\$16.00			RSA (Elec)						\$18,860		
Site Visit	1	Units	\$979.00	1	\$979	JMB Group								
Reproduction Expenses		Units												
B/W plots (plotter)		sheets	\$5.00			EH&S (Haz-Mat)								
Color plots (plotter)		sheets	\$15.00			JOA Surveys								
Copies - Letter Size		sheets	\$0.10			Geotech (NIC)								
Copies - 11x17 Size		sheets	\$0.20			LEED (NIC)								
Scanning sheets		sheets	\$5.75			Energy (NIC)								
Compile CD		per set	\$60.00											
Long Distance Phone Service		sheets	\$50.00											
Postage/express pouch		each	\$50.00											
		months												
		months												
BNAP ODC Subtotal					\$979	Subconsultants Total						\$42,096		
BNAP Markup	10%				\$98	BNAP Markup on Sub DC						10.00%	\$4,210	
Task Total														\$101,093

Bettisworth North Architects and Planners Professional Services Fee Proposal Date: August 28, 2025			Owner: City of Valdez Project: Childcare Renovation 35%, 65%, 100% Docs & CA												
Task Labor		Hours													
100% Design Documents		Principal	Project Manager	Senior Architect	Architect II	Senior Landscape Architect	Landscape Architect II	Senior Interior Designer	Interior Designer II	Design Tech III	Design Tech II	Design Tech I	Client Service Mgr	Admin Assistant	Totals
Lump Sum															
Architectural Tasks															
Project Management		4		16	4										
Meetings / Coordination															
Client/Stakeholders				4	4										
Childcare Provider (virtual)				2	2										
School Board/City of Valdez				2	2										
Design and Engineering Team				4	4										
Childcare Provider				4	4										
CD Drawings				8	60							80			
CD Specifications (book specs)				8	40							4			
Code Review				2	4										
3D Views (grayscale, not rendered)												16			
Quality Control		4		4										8	
Submittal Prep					4							4			
Review Meeting				2	2										
Subtotal Hours		8		56	130							104		8	
Architecture Tasks Subtotal		\$1,920		\$10,920	\$22,750							\$11,960		\$760	\$48,310
Interiors Tasks															
Meetings / Coordination															
Client/Stakeholders (virtual)									4						
Childcare Provider (virtual)									4						
Design and Engineering Team									2						
CD Drawings									48						
CD Specifications (sheet, annotations)									8						
Code Required Signage									4			4			
Finish selections, sampling, digital color boards									12						
Accessibility Review									2						
Quality Control								4							
Review Meeting								2	2						
Subtotal Hours								6	86			4			
Interiors Tasks Subtotal								\$1,170	\$15,050			\$460			\$16,680
Landscape Tasks															
CD Drawings															
CD Specifications															
CD Narrative															
Meetings															
Client/Stakeholders															
Workshops/Charrettes															
Team Coordination															
Quality Control															
Code/Zoning Review Update															
Review Meeting															
Subtotal Hours															
Landscape Tasks Subtotal															
Task Subtotal Hours		8		56	130			6	86			108		8	
Billing Rate		\$240.00	\$205.00	\$195.00	\$175.00	\$205.00	\$160.00	\$195.00	\$175.00	\$145.00	\$130.00	\$115.00	\$195.00	\$95.00	
Task Subtotal Labor Fee		\$1,920		\$10,920	\$22,750			\$1,170	\$15,050			\$12,420		\$760	\$64,990
Other Direct Costs		Number	Unit	Rate	Sets	Amount	Subconsultants							Fees	ODC's
Air Fare: locations			total r/t				Triad Engineering							\$3,500	
Meals and Lodging		2	days	\$250.00	3	\$1,500	Reid Middleton							\$2,856	
Auto Rental			days				RSA (Mech)							\$11,040	
Parking			days	\$16.00			RSA (Elec)							\$9,260	
Mileage		305	Units	\$0.67	2	\$409	JMB Group								
Reproduction Expenses			Units												
							EH&S (Haz-Mat)								
B/W plots (plotter)			sheets	\$5.00			JOA Surveys								
Color plots (plotter)			sheets	\$15.00			Geotech (NIC)								
Copies - Letter Size			sheets	\$0.10			LEED (NIC)								
Copies - 11x17 Size			sheets	\$0.20			Energy (NIC)								
Scanning sheets			sheets	\$5.75											
Compile CD			per set	\$60.00											
Long Distance Phone Service			sheets	\$50.00											
Postage/express pouch			each	\$50.00											
			months												
			months												
BNAP ODC Subtotal						\$1,909	Subconsultants Total							\$26,656	
BNAP Markup		10%				\$191	BNAP Markup on Sub DC							10.00%	\$2,666
									Task Total						\$96,412