

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
  - 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.
  - Design engineer documents including equipment and fixture schedules, outline specifications, floor plans, and one-line diagrams.
  - Third party cost estimate.
- 65% Design Documents
  - 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.

•	Design Services Fee Total	\$222,351
•	65% Design Documents:	\$101,093
•	35% Design Documents:	\$121,258

## **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



Bettisworth North Architects and Planners

Professional Services Fee Proposal

Date: August 28, 2025

Owner: City of Valdez

Project: Childcare Renovation

**Phases:** 35%, 65%, 100% Docs & CA

		Bettisworth N	orth Architects	and Planners	Subconsultants	Markups	
Fee Scope	Fee Type	Investigative	Design	Bidding and	Consultants Fees		Totals by Phase
		Services	Services	Construction			
				Services			
35% Design Documents	Lump Sum		\$66,209		\$49,916	\$5,133	\$121,258
65% Design Development	Lump Sum		\$54,689		\$42,096	\$4,308	\$101,093
Sub Total Design Fee		\$0	\$120,898		\$92,012	\$9,411	\$222,351

Professional Services Fees and Direct Costs

BN		\$120,898
Subconsultants		\$ 92,012
Total Markups		\$ 9,411
<del>_</del>	/	

BN Markup Applied to Direct Expenses 10.00%
BN Markup Applied to Sub Direct Labor 10.00%

Total Fee \$222,351

Bettisworth North Architects and Planners Owner: City of Valdez

Professional Services Fee Proposal Project: Childcare Renovation

Data August 23 2005

389,6589, 100% Data 8

Task Labor	Principal	Project	Senior	Architect II	Senior	Landscape	Senior	ours Interior	Decign Ta-L	Design Tech	Design To-L	Client	Admin	Totals
35% Design Documents	Principal	Manager	Architect	Architect II	Landscape Architect	Architect II	Interior Designer	Designer II	III	II	I I	Service Mgr	Assistant	1 otais
Lump Sum														
Architectural Tasks														
Project Management Meetings / Coordination			8	4										
City Project Team			8	8							6			
School Board			2											
Design and Engineering Team			8								4			
Childcare Provider			4											
5% Design Drawings 5% Specifications: Outline			16	40 16							80 4			
Code Review Update	2		8	16							4			
D Views (grayscale, not rendered)			0	10							24			
Submittal Prep			2	8							8		8	
Quality Control	8		4											
Review Meeting	2		2								100			
Subtotal Hours Architecture Tasks Subtotal	12 \$2,880		70 \$13,650								126 \$14,490		\$760	\$5
nteriors Tasks	32,000		913,030	\$17,000							314,470		\$700	90
Meetings / Coordination														
Client/Stakeholders (virtual)								4						
Design and Engineering Team								4						
5% Design Drawings								40 8						
5% Specifications (sheet, annotation)  Materials Research & Prelim Selections								8					-	
Preliminary FF&E space planning								4						
Quality Control							4							
Review Meeting							2	2						
Subtotal Hours							6							
Interiors Tasks Subtotal							\$1,170	\$12,250						\$1
andscape Tasks														
SD Drawings SD Specifications (outline or full)														
D Narrative														
Meetings														
Client/Stakeholders														
Workshops/Charrettes														
Team Coordination Quality Control														
Code/Zoning Review Update														
Review Meeting														
Subtotal Hours														
Landscape Tasks Subtotal														
Total Hours Billing Rates Used for all Tasks	12 \$240.00	\$205.00	70 \$195.00	112 \$175.00	\$205.00	\$160.00	\$195.00	70 \$175.00	\$145.00	\$130.00	126 \$115.00	\$195.00	\$95.00	
Subtotal Labor Fee	\$2,880	\$2U3.UU	\$195.00	\$175.00	\$203.00	9100.00	\$195.00	\$175.00	\$143.00	9130.00	\$115.00	3173.00	\$95.00 \$760	\$6
	,		0.00,000	417,000			4-,-,-	**-,			,		4.00	-
Other Direct Costs	Number	Unit	Rate	Sets/Num	Amount									
								S	ubconsultan	ts			Fees	ODC
Air Fare: locations	2	total r/t	\$250.00	_	61.000	Triad Engine							\$7,500	
Meals and Lodging Auto Rental	2	days days	\$250.00	2	\$1,000	Reid Middlet RSA (Mech)	OH						\$2,031 \$14,700	
Parking		days	\$16.00			RSA (Elec)							\$12,780	
Mileage	305	Units	\$0.67	2	\$409	JMB Group							. =,	
		Units												
Reproduction Expenses						EH&S (Haz-l	Mat)						0.1.2.2.2	
B/W plots (plotter)		sheets	\$5.00 \$15.00			JOA Surveys Geotech (NIC	7)						\$12,905	
Color plots (plotter) Copies - Letter Size		sheets	\$15.00			LEED (NIC)	)							
Copies - Letter Size		sheets	\$0.10			Energy (NIC)	)							
Scanning sheets		sheets	\$5.75			37 (10)								
Compile CD		per set	\$60.00											
Long Distance Phone Service		sheets	\$50.00											
Postage/express pouch		each	\$50.00											
		months months												
		monus												
SNAP ODC Subtotal				1	\$1,409				Subconsulta	nts Total			\$49,916	
					\$141					up on Sub D		10.00%	\$4,992	

Bettisworth North Architects and Planners Owner: City of Valdez
Professional Services Fee Proposal Project Childcare Renovation
Datte: August 28, 2025 35%, 65%, 10% Does & CA

Date: August 28, 2025				35%, 65%, 10	00% Docs &	CA								
Task Labor				Hours										
	Principal	Project	Senior	Architect II	Senior	Landscape	Senior	Interior	Design Tech		Design Tech	Client	Admin	Totals
65% Design Development		Manager	Architect		Landscape	Architect II	Interior	Designer II	III	II	I	Service Mgr	Assistant	
Lump Sum	-				Architect		Designer							
Architectural Tasks														
Project Management	4		16											
Meetings / Coordination														
City Project Team			4							4				
Design and Engineering Team Childcare Provider			8	8						8				
65% Design Drawings			16							80				
65% Specifications (short form)			8							8				
Code Review Update	4		8	8										
Cost Estimate Coordination and Review			4							12				
Submittal Prep Quality Control	8		4							12			8	
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	1				-		-			-				
Design and Engineering Team														
95% Design Documents														
Schedules, Finishes														
Specifications														
Accessibility Review														
Materials Research Preliminary Wayfinding Planning & Design	1				-									
FF&E Product Research														
FFE Space Planning														
Cost Estimate Review														
3D Views or Renderings														
Quality Control Review Meeting														
Subtotal Hours														
Interiors Tasks Subtota														
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	<u> </u>	\$14,040	\$19,250						\$15,340			\$760	\$53,710
Other Direct Costs	Number	Unit	D.4.	C-4-	A	1								
Other Direct Costs	Number	Unit	Rate	Sets	Amount	Subconsultants							Fees	ODC's
Air Fare: locations		total r/t			<del></del>	Triad Engine		7 (63	ODC 3					
Meals and Lodging		days				Reid Middlet	ion						\$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				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 per set	\$5.75 \$60.00											
Compile CD Long Distance Phone Service		per set sheets	\$60.00 \$50.00											
Postage/express pouch		each	\$50.00											
government pouce		months	42 2.00											
		months												
BNAP ODC Subtotal	100'				\$979				Subconsulta		C	10 000	\$42,096	
BNAP Markup	10%				\$98				DNAP Mark	cup on Sub D		10.00%	\$4,210	
							1		Task Total	1	1		1	\$101,093
							1	1	ok I otal	1	1			3101,073

Bettisworth North Architects and Planners

Owner: City of Valdez

Professional Services Fee Proposal

Date: August 28: 2025

5% 65% 100% Docs. & CA

3% 65% 100% Docs. & CA

Task Labor							H	Iours						
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	Total
Lump Sum														
Architectural Tasks	4													
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											
Childcare Provider			4											
CD Drawings			8	60							80			
CD Specifications (book specs)			8	40							4			
Code Review			2	4										
D Views (grayscale, not rendered)											16			
Quality Control	4		4										8	
ubmittal Prep				4							4			
eview Meeting			2	2										
Subtotal Hours  Architecture Tasks Subtotal	\$1,920		56 \$10,920	130 \$22,750							104 \$11,960		\$760	\$-
	\$1,920		\$10,920	\$22,730							\$11,900		\$700	3.
nteriors Tasks Lectings / Coordination	1													
Client/Stakeholders (virtual)								4			-			
Childcare Provider (virtual)	<b>†</b>	l						4		l	-			
Design and Engineering Team								2						
D Drawings								48						
D Specifications (sheet, annotations)								8						
ode Required Signage								4			4			
inish selections, sampling, digital color boards								12						
ccessibility Review								2						
uality Control							4							
eview Meeting							2	2						
Subtotal Hours							6				4			
Interiors Tasks Subtotal							\$1,170	\$15,050			\$460			\$
andscape 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 \$10,920	\$175.00	\$205.00	\$160.00	\$195.00 \$1,170	\$175.00	\$145.00	\$130.00	\$115.00 \$12,420	\$195.00	\$95.00 \$760	
Task Subtotal Labor Fee	\$1,920		\$10,920	\$22,750			\$1,170	\$15,050			\$12,420	1	\$760	S
ther Direct Costs	Number	Unit	Rate	Sets	Amount									
	i vuilloci'	Oint	Kate	octs	Amount	<b>—</b>		6	ubconsultan	ts			Fees	ODO
Air Fare: locations		total r/t				Triad Engine	ering		uoconsuitan				\$3,500	OD
Meals and Lodging	2	days	\$250.00	3	\$1,500								\$2,856	
Auto Rental		days			,	RSA (Mech)							\$11,040	
Parking		days	\$16.00			RSA (Elec)							\$9,260	
Mileage	305	Units	\$0.67	2	\$409									
		Units												
Reproduction Expenses						EH&S (Haz-								
B/W plots (plotter)		sheets	\$5.00			JOA Surveys								
Color plots (plotter)		sheets	\$15.00			Geotech (NIC	C)							
Copies - Letter Size		sheets	\$0.10			LEED (NIC)								
Copies - 11x17 Size		sheets	\$0.20		<u> </u>	Energy (NIC	)							
Scanning sheets		sheets	\$5.75		ļ									
Compile CD		per set	\$60.00		ļ									
Long Distance Phone Service		sheets	\$50.00 \$50.00		<del>                                     </del>									
Postage/express pouch		months	\$30.00		-									
		months			<del>                                     </del>									
NAP ODC Subtotal					\$1.909				Subconsulta	nts Total			\$26.656	
BNAP ODC Subtotal BNAP Markup	10%				\$1,909 \$191				Subconsulta BNAP Marl	nts Total cup on Sub D	C	10.00%	\$26,656 \$2,666	