

City of Albany A&E Design Services - Maintenance/Office Facility & Pierce St. Parcel improvements
DRAFT - Estimated Hours and Costs - Phase 1 and 2 Services
Burks Toma Architects
April 30, 2012

	Burks Toma Architects			TPC/DCE Landscape Architects					KSR Civil			IDA Structural				G&B MEP				Vaszink C
	Principal @ 170/hr	Project Manager @ \$135/hr	Project Staff @ \$125/hr	Principal @ \$190/hr	Senior Associate PM @ \$160/hr	Associate Landscape Designer @ \$135	Project Landscape Designer @ \$105/hr	Landscape Designer @ \$85	Principal @ \$190/hr	Registered Engineer @ \$135/hr	Topographic Survey Lump sum fee	Principal @ \$210/hr	Associate @ \$180/hr	Structural Designer @ \$90/hr	CAD @ \$100/hr	Principal @ \$230/hr	Associate @ \$190/hr	Engineer @ \$145/hr	Drafter @ \$115/hr	Principal @ \$215/hr
Phase 1 - Preliminary Design - Programming and Master Plan																				
Task A. Project Initiation																				
1 City Staff Meeting #1	6	4			3	3														
2 Topographic survey - update/augment ALTA survey		2				2	4				\$ 15,000									
3 Data Review		2			2															
4 Site Visit Site Analysis Diagram	4	8	12	2	4	8		16												
Task B. Site Development Programming & Community Input																				
1 Working Group Development	1	2			1	2		2												
2 Working Group Meeting #1 : Awareness Walk_Opps&Cons	3	3	4	3	3	4		4												
Prepare workshop materials	4	8	8	1	8	12		16												
Document input/meeting notes	2	4			2	2														
3 City Staff Meeting #2	2	3			2	2														
4 Program Concept Plan - Park/Trail	1	8			2	8		16												
5 Working Group Meeting #2 :	4	8			4	8		8												
6 City Staff Meeting #3	2	2			2	2														
7 Community Meeting #1 Conceptual Master Plan Alternatives	8	16	24	4	8	24		24												
8 Working Group Meeting #3	4	4			4	4		8												
9 City Staff Meeting #4	2	2			2	2														
Task C Maintenance Facility Programming & Design Criteria																				
1 Programming Workshop #1	6	8																		
2 Program Concept Plan - Mtce. Facility	4	16	24														2			
3 Preliminary code analysis (building)	2	6										2								
4 Develop Design Criteria	4	8	4	2	4	8		8	0			2					4			
Sustainable Design Criteria LEED/Bay Friendly Landscape	2	4			2	2	4	8												
5 Pre-Design Report	8	12	16	2	8	24		16	4			4			2	4				
Geotechnical Report Review	2				1	2														
Task D Preliminary Master Plan																				
1 Preferred Master Plan Development																				
1a Site Design - Park & Bike Trail	4	4		2	16	24	12	40	1	6										
1b Maintenance Center Design	12	24	40		2	4			1	4		4	4		2	4				
Conceptual Cost Estimate	4		4		4	8			1	4						4				25
2 Community Meeting #2 - Preliminary Master Plan	4	8	16		4	8		12												
3 City Council Meeting : Preliminary Master Plan	4	8	8	3	4	4														
Prepare meeting materials	4	12	12		2	4		16												
Document input/meeting notes	2	4			2															
Project Management - Phase 1 - 4 months estimated																				
Progress Reports and Invoicing	8				8															
Phase 1 hours	113	190	172	19	102	171	20	186	7	14	15000	14	4	0	0	4	18	0	0	25
Fees	\$19,210	\$25,650	\$21,500	\$3,610	\$16,320	\$23,085	\$2,100	\$15,810	\$1,330	\$1,890		\$2,940	\$720			\$920	\$3,420			\$5,375
Phase 1 Fees	\$66,360			\$60,925					\$3,220		\$15,000	\$3,660			\$4,340					\$5,375
Subconsultant sub total	\$92,520																			
5% Sub-consultant mark-up	\$ 4,626																			
Total Estimated Fee	\$163,506																			
Reimbursable expenses	\$ 2,000																			
Phase 1 - Total Fees & Reimbursable Expenses	\$165,506																			
Phase 2 - Schematic Design																				
1 City Staff Meeting #5	2	2			2	2														
2 Schematic Design Maintenance Facility	8	20	32							2										
3 Schematic Design Park/Trail					8	8	12	20		2										
4 Working Group Meeting #4	3	3		3	3	4														
Prepare materials for Meeting #5	2	4	8		2	4		8												
Document input/meeting notes	2	2			2	4														
5 City Staff Meeting #5: Schematic Design Review	3	4			3	3														
6 Schematic Design Refinement	4	16	24	1	8	16		24	1	16		6	12	16	2	8	16	6		
Coordination of building systems	4	8														2	6			
Schematic Cost Estimate	4		4		4	8			2	6						4				20

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Sustainable Design Criteria Refinement	1	4																		
7 Community Meeting #3; Schematic Design	3	4		3	3	4		4							1	4				
Prepare presentation materials for Com Meeting #3	1	8	24	1	8	16		24												
Document input/meeting notes	2	3				2														
8 Presentation to City Council	3	4			4															
Prepare presentation materials for Council Meeting	2	8	12		2	16		24												
Document input/meeting notes	1	2			2															
Project Management - Phase 2 - 4 months estimated																				
Progress Reports and Invoicing	8			8																
Phase 2 hours	53	92	104	8	59	87	12	104	3	26	0	6	12	0	16	3	18	22	6	20
Fees	\$9,010	\$12,420	\$13,000	\$1,520	\$9,440	\$11,745	\$1,260	\$8,840	\$570	\$3,510	\$0	\$1,260	\$2,160	\$0	\$1,600	\$690	\$3,420	\$3,190	\$690	\$4,300
Phase 2 Fees	\$34,430			\$32,805					\$4,080			\$5,020				\$7,990				\$4,300
Subconsultant sub total	\$54,195																			
5% Sub-consultant mark-up	\$ 2,710																			
Total Estimated Fee	\$91,335																			
Reimbursable expenses	\$ 1,500																			
Phase 2 - Total Fees & Reimbursable Expenses	\$92,835																			
Phase 3 Design Development - 65%																				
Phase 4 Construction Documents 95% - 100%																				
Phase 5 Permitting																				
Phase 6 Bid and Award																				
Phase 7 Construction Administration																				
	Scope & Fee to be determined																			
Phase 1 & 2 - Total Hours	166	282	276	27	161	258	32	290	10	40	15000	20	16	0	16	7	36	22	6	45
Sub Total Estimated Fees	\$ 28,220	\$ 38,070	\$ 34,500	\$5,130	\$25,760	\$34,830	\$3,360	\$24,650	\$1,900	\$5,400		\$4,200	\$2,880	\$ -	\$1,600	\$1,610	\$ 6,840	\$3,190	\$ 690	\$9,675
Subconsultant sub total	\$100,790			\$93,730					\$7,300		\$15,000	\$8,680			\$12,330					\$9,675
5% Sub-consultant mark-up	\$ 7,336																			
Total Estimated Fee	\$254,841																			
Reimbursable expenses	\$ 3,500																			
Phase 1 & 2 - Total Fees & Reimbursable Expenses	\$258,341																			

- General notes:
1. Geotechnical Report costs are not included - separate agreement with the City.
2. Fee Estimate is based on scope of work and schedule within proposal.
3. Hourly breakdown is for estimating purposes only, actual distribution of hours per task and discipline may vary.
4. Labor rates are shown for 2012 for individuals who are anticipated to work on the project.
5. Fee estimate is valid for 90 days