

EXHIBIT B

COMPENSATION

RFQ No. 12213Q Architectural Design and Space Planning Services



(Attachment B).

Compensation and Terms

ALSC Architects P.S. will perform the tasks described above for a not-to-exceed amount of \$277,674.00, not including reimbursable expenses, to be billed on an hourly basis per the attached hourly rates and subject to the terms and conditions of Section 5 of the Agreement. Please refer to the Preliminary Effort Analysis Worksheet (Attachment A) for a detailed summary of fee calculations.

Exclusions and Additional Services

The scope of work shall include the tasks outlined above. Slight deviations in scope may be included within the proposed fee. Tasks or deliverables not included in the information above are not included in the proposed fee. Additional services beyond those included in the proposal are available for an additional fee calculated on an hourly basis utilizing the hourly rates in the attachment (Attachment C). Additional services will not be performed without prior written approval from City of Yakima staff.

Phase 2 Pre-Construction Services as identified in the RFQ for this project are not included in this proposal. It is anticipated that, once Phase 1 services are completed and the overall scope, budget and schedule for the project are identified, the Phase 2 services will be added to this initial contract via amendment.

Reimbursable Expenses

Reimbursable expenses for services not directly provided by ALSC and allowed by the Agreement will be invoiced at one and 10/100 (1.10) times actual cost. Estimated reimbursable expenses are noted on the attached Preliminary Effort Analysis Worksheet (Attachment A).

Acknowledgment

ALSC intends to subcontract certain portions of the work to the following subconsultants:

- Civil Engineering and Landscaping: SCJ Alliance
- Structural Engineering: DCI Engineers
- Mechanical, Electrical Engineering: MW Engineers
- AV, Acoustical: Stantec



This proposal will remain valid for a period of 90 days.

Respectfully,

A handwritten signature in black ink, appearing to read "Rustin L. Hall", written in a cursive style.

Rustin L. Hall, AIA
Principal, ALSC Architects P.S.

RLH:skm:2022-040

Attachments

Estimate of Hours

City of Yakima City Hall - Phase 1 Planning Services
Preliminary Effort Analysis
12/22/2022

ATTACHMENT A

ALSC Architects, P.S.

	PRIN.	SEN ARCH	P.A.	INTERIORS	DRAFT	SEC.	TOTAL HRS
ALSC Summary of Tasks:							
1 Collect/Review Existing Data:							
a Facility Record Drawings, Documents	4		12			1	17
b Relevant past facility studies, assessments	1		4			0.5	5.5
c City Comprehensive Plan	1		1				2
d Relevant Code Information - IBC, Municipal	1		8				9
e Facility tours, photos, system verification	8		16	16		4	44
f Create as-built electronic Revit models	8		8		120		136
g Project Management/Coordination		8					
2 Pre-Design Phase							
a Initial Kick-off Meeting with Key Stakeholders	10		10	10		1	31
b Schedule interviews	1		2				3
c Prepare, distribute questionnaires	8		8	40		8	64
d Conduct interviews (up to 16 interviews, 3 days)	32		32				64
e Collect, process responses	2		24			8	34
f Meeting #2: Review results; confirm findings	10		10	10		1	31
g Prepare Data sheets, Diagrams, Guiding Principles	1		40	40	12	12	105
h Prepare Cost Projections, Budget	2		24				26
i Prepare, present Final Report Draft	2			4		16	22
j Finalize Report	1			4		4	9
k Project Management/Coordination		10					10
3 Conceptual Design Phase							
a Prepare initial design concepts based on Pre-Design findings	4		60	32			96
b Meeting #1 - review options, gather feedback	10		10	10		1	31
c New design concepts, cost projections	4		60	32	16		112
d Meeting #2 - review options, gather feedback	10		10	10		1	31
e Refined Design concepts, cost projections	4		60	32	16		112
f Meeting #3 - Select preferred Scheme	10		10	10		1	31
g Program Comparison Matrix	1		1	8		1	11
h Finalize SD Report: Plans, narratives, data, renderings	4		20	48	24	16	112
i Present Report to Key Stakeholders; Refine as needed	10		10	10		1	31
j Project Management/Coordination		16					16
*Meetings in bold are in-person; others are virtual							
TOTAL HOURS	149	34	440	316	188	76.5	1195.5
HOURLY RATES	\$235	\$160	\$130	\$105	\$90	\$70	
SUB TOTAL	\$35,015	\$5,440	\$57,200	\$33,180	\$16,920	\$5,355	
TOTAL ALSC FEE							\$153,110
Consultants (Allowances)							
fee	10% mark-up						
Civil, Landscape- SCJ Alliance	\$25,000	\$2,500					\$27,500
Structural - DCI	\$30,000	\$3,000					\$33,000
MEP: MW Engineers	\$22,620	\$2,262					\$24,882
AV, Acoustical - Stantec	\$35,620	\$3,562					\$39,182
TOTAL CONSULTANT COST (w/o reimbursables)							\$124,564
A/E FEE SUB-TOTAL:							\$277,674
Reimbursable Costs (Allowances; billed at actual plus 10% mark-up)							
person/trips	\$ per trip						
ALSC:							
Travel (340 mile round trip, \$.585 per mile)	7	\$ 237.51					\$1,663
Per Diem	27	\$ 30.00					\$810
Lodging Estimate	6	\$ 200.00					\$1,200
Printing, Postage (Bidding Document Printing by Owner)							\$1,500
Consultant Allowance:							\$5,000
TOTAL REIMBURSABLES ALLOWANCE RECOMMENDED:							\$10,173
TOTAL A/E FEE INCLUDING REIMBURSABLES							\$287,847

Yakima City Hall
Preliminary Schedule - Phase 1 Planning Services
12/22/2022

ATTACHMENT B

ALSC Architects, P.S.

2023						
	December	January	February	March	April	May
Negotiate Agreement						
Notice to Proceed		*				
ALSC Summary of Tasks:						
1 Collect/Review Existing Data:						
a Facility Record Drawings, Documents						
b Relevant past facility studies, assessments						
c City Comprehensive Plan						
d Relevant Code Information - IBC, Municipal						
e Facility tours, photos, system verification						
f Create as-built electronic Revit models						
2 Pre-Design Phase						
a Initial Kick-off Meeting with Project Leadership		*				
b Schedule Interviews		*				
c Prepare, distribute questionnaires						
d Conduct Interviews						
e Collect, process responses						
f Meeting #2: Review results; confirm findings			*			
g Prepare Data sheets, Diagrams, Guiding Principles						
h Prepare Cost Projections, Budget						
i Prepare, present Final Report Draft						
j Finalize Report						
k Owner Review/Approval						
3 Conceptual Design Phase						
a Prepare initial design concepts based on Pre-Design findings						
b Meeting #1 - review options, gather feedback				*	*	
c New design concepts, cost projections						
d Meeting #2 - review options, gather feedback				*	*	
e Refined Design concepts, cost projections						
f Meeting #3 - Select preferred Scheme					*	*
g Program Comparison Matrix					*	*
h Finalize Report: Plans, narratives, data, renderings						
i Present Report to Key Stakeholders; Refine as needed					*	*
j Owner Review/ Approval						

*Meetings in **bold** are in-person; others are virtual