



February 27, 2023

Brad Ryan  
Municipality of Skagway Manager  
PO Box 415  
Skagway, AK 99840

**Re: Skagway Ore Dock – Upland Concept Development & Architectural Ore Dock 100% Design  
KPFF Scope and Fee Amendment No. 09  
Project No. 10092100135**

Brad,

We have prepared this scope of work for the 100% Design of the Municipality of Skagway's (MOS) Ore Peninsula project.

## General Project Understanding

KPFF along with its partner sub-consultants have developed the Port of Skagway's master plan for the upland uses of the Ore Peninsula as it is related to the waterside development project. The upland areas directly onshore of the project will need to be removed and replaced for the installation of new utilities that serve the new structures. The uplands will be rebuilt with all future uses in mind to best develop the areas so the area is ready for the future uses. This includes heavy load zones for industrial use, rail crossings and realignment of the fuel lines.

## Subconsultants

KPFF has assembled a team of subconsultants to aid in design and permitting including:

1. MRV Architects (Architectural Design Services)
2. RESPEC (Civil Engineering)

## KPFF Scope of Proposed Services

KPFF proposes to provide the following services as part of this scope and fee proposal:

### **Task 1: Project Management and Coordination**

KPFF will provide general project administration, invoicing, and coordination with subconsultants and MOS staff.

- Monthly invoices will be provided for this work.
- Coordination with subconsultants includes weekly design meetings.
- This task also includes regular meetings with MOS to discuss questions and make collaborative decisions on the direction of the project.

### Task 2: 90% & 100% Design – Ore Dock Project Architectural Components

KPFF will work with MRV Architects to develop the designs from the 60% Design phase to 90% & 100% Design. This includes coordination of drawings, specifications, and cost estimates. Weekly meetings for MRV are included in this task.

See the attached scope of work from MRV Architects for additional details about the major architectural tasks and design items.

### Task 3: Advance Ore Dock Uplands Concept Design

KPFF will work with MRV Architects and RESPEC to develop the previous uplands concept sketches based on revisions requested by the MOS. This will include locating the future restrooms and pricing out the concept. This task will explore the concept to move the restroom building out beyond the top of the slope. The team will explore concepts for extending the peninsula to gain additional upland areas, with either an MSE wall or sloped fill. A site visit is included in this scope along with weekly design meetings.

See the attached scope of work from MRV Architects for additional details.

## Schedule

- 90% Design Plans and Specifications March 24, 2023
- 100% Design Plans and Specifications May 4, 2023
- Upland Concepts Preliminary Sketches April 2023
- Upland Final sketches (after MOS feedback) May 2023

## Scope Amendment Fees

This is the ninth scope amendment for the project. The total estimated not-to-exceed maximum fee, including reimbursable expenses, for the services described in this letter is **\$135,720**.

Fees will be billed on an hourly basis using the hourly rates presented on the attached fee schedule. Hourly rates are based on a 2023 fee schedule and will be modified each calendar year. Reimbursable expenses will be billed at cost with no markup and no additional markup will be applied to subconsultants reimbursable expenses. All work will be performed in accordance with the attached Terms and Conditions.

We appreciate this opportunity to work with the Municipality of Skagway. We are available to discuss this proposal at your convenience. Please contact me at (206) 382-0600 should you have any questions or require additional information.

Sincerely,



Ed DeBroeck, PE (WA & CA), DBIA, Associate  
CC: Bob Riley, PE, Principal

### Attachments

1. Detailed Fee Schedule
2. Sub-Consultant Proposals

Ore Dock Peninsula Project

Upland Concept Development & Architectural Ore Dock 100% Design

Scope Fee Estimate

2023-02-22



	KPFF										Subconsultants		Total
	Principal	Construction Project Manager	Project Manager	Senior Technical Specialist	Senior Engineer	Professional Engineer	Design Engineer	Project Coordinator	Senior CAD Tech	CAD	MRV Architects	RESPEC Civil	
<b>2022 Hourly Rate</b>	\$270	\$187	\$245	\$250	\$220	\$192	\$170	\$138	\$150	\$133			
<b>Task 1: Project Management &amp; Coordination</b>			4					12			\$ -	\$ -	\$ 2,636
Overall Project Management, Invoicing, and Coordination								12					
Coordination with MOS and Subconsultants			4										
<b>Task 2: 90% &amp; 100% Design - Ore Dock Architural Compoents</b>					22	30					\$ 52,690	\$ -	\$ 63,290
90% & 100% Design Drawings Coordination					16	24							
QAQC					6	6							
<b>Task 3: Advance Ore Dock Uplands Concept Design</b>					48		48			30	\$ 26,730	\$ 10,000	\$ 59,440
Advance Preliminary Concepts					8								
Evaluate Filling in & Sloping					16		24						
Cost Estimating					8		16						
Reporting & Drawings					16		8			30			
											<b>Subtotal</b>	\$ 125,366	
											KPFF Expenses: Travel, Etc.	\$ 2,500	
											Subconsultant Expenses: Travel, Etc.	\$ 700	
											Subconsultant Markup	\$ 7,154	
											<b>Design Total</b>	\$ 135,720	

**Assumptions and Notes:**

1. Rates for 2023 displayed, rates will be adjusted each calendar year.



Re: Skagway Ore Dock, Architectural Design Services  
Attn: Mr. Ed DeBroeck, kpff  
By: Zane Jones, MRV Architects  
Date: Feb 21<sup>st</sup>, 2023

Dear Ed,

Attached is an updated fee proposal to assist kpff and the Municipality of Skagway in architectural design and planning for the Skagway Ore Dock. We are very pleased the designs were received well and look forward to advancing them with the team.

From conversation and email we understand the project is intending to go out to bid the first week in May. We look forward to performing the tasks outlined below. We have an hourly task fee sheet attached with an identified hourly to cap max fee, including travel expense, totaling \$79,420.

#### TASK 01

- A. Architectural Design for the windscreen/roof on the Float Transfer span and dock (similar to what is utilized in Juneau now)
  - a. Coordination with kpff structural and production of architectural materials including specs (CSI format) and cost estimate. Assist with lighting coordination.
  - b. 90% Submittal, late March
  - c. Ready for Bid, End of April
  - d. Bid Support
- B. Develop the smaller architectural items to a concept level for the Ports and harbors & Tourism board to choose a final direction. Includes;
  - a. Hand rails
    - i. Option 1- showing what the Master Plan had illustrated.
    - ii. Option 2 – your RR track/tie concept
    - iii. Option 3 – New MRV concept that is something between 1&2
  - b. Seawalk
    - i. Option 1 – Timber Boardwalk
    - ii. Option 2 – Concrete boardwalk (maybe precast panels stamped to look like wood?)
  - c. Signage / Wayfinding
    - i. Advance the Plans in the Master plan to be more fully integrated with the current project
- C. Take each of the chosen options for the Handrails, Seawalk and Signage and advance them to 100% design for Bid with the overall project. (We can discuss if we think the signage would

lag behind the overall project. It may be that MOS procures those signs and hands them over to the contractor for installation.)

- a. For the Seawalk, coordinating with Electrical fore required and desired lighting.
- D. Weekly meetings with MOS the design team, now through Mid May

#### TASK 02

- E. Advance the upland Design to Schematic, enough to locate bathrooms and provide ROM estimate. (with KPFF & RESPEC)
  - a. Likely 2 rounds of concept sketches for advancing the restroom building and waiting shelter
  - b. Assume the schedule for this goes out beyond the ore dock project bid
- F. One site visit to present improved concepts to the P&H/Tourism board.

## MRV ARCHITECTS PROFESSIONAL SERVICES ANALYSIS

**Skagway Ore Dock -- Walkway and Pedestrian Amenities**

**MRV 2228**

**Feb 21st, 2023 - Subcontract services to KPFF Eng**

**MRV Architects, 100% Design & Concept Finalization**



**MRV ARCHITECTS, PC**

STAFF CATEGORIES	PIC	PM	PA	AD	DD
<b>HOURLY RATES (\$/HR)</b>	200	185	165	130	110

**Task 01**

A. 100% Architectural Design for windscreen/roof on the Float Transfer span & dock Includes coordination with engineers, specs and ROM estimates. Bid support	16	20	60	20
B. Develop Concepts - Handrails, Seawalk, Signage/Wayfinding	8	16	25	16
C. Develop Concepts to 100% - Handrails, Seawalk, Signage/Wayfinding	16	40	80	30
D. Weekly progress meetings March-May	2	10		12

**Task 02**

E. Advance Upland Design with focus on restroom locations (Schematic level)	16	40	80	38
F. On site visit and presentation to P&H/Tourism Boards	14			

<b>SUBTOTAL HOURS</b>	0	72	126	245	116
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<b>SUBTOTAL FEES</b>	0	13,320	20,790	31,850	12,760
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<b>SUBTOTAL MRV DESIGN FEES, T&amp;E</b>					<b>78,720</b>
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**REIMBURSABLE EXPENSES (billed at actual to cap)**

Travel Expenses - 1 @ 700					700
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<b>SUBTOTAL EXPENSES</b>					<b>700</b>
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<b>TOTAL FEE PROPOSAL, T&amp;E Hourly to Cap</b>					<b>\$79,420</b>
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