

CITY OF

# WASILLA

• ALASKA •

Council Action: Approved: <input checked="" type="checkbox"/> Denied: <input type="checkbox"/>
Date of Action: 9/24/18
Verified by: <i>[Signature]</i>

## CITY COUNCIL ACTION MEMORANDUM

**AM No. 18-35: Contract Award to McCool Carlson Green in the amount \$1,239,124 for Wasilla Police Station Design Services and Construction Administration.**

Originator: Public Works Director

Date: September 12, 2018

Agenda of: September 24, 2018

Route to:	Department Head	Signature	Date
X	Public Works Director	<i>[Signature]</i>	9/13/18
X	Finance Director	<i>[Signature]</i>	9/13/18
X	Police Chief	<i>[Signature]</i>	9/13/18
X	Deputy Administrator	<i>[Signature]</i>	9/13/18
X	City Clerk	<i>[Signature]</i>	9/14/18

Reviewed by Mayor Bert L. Cottle: *[Signature]* 9/14/2018

**Fiscal Impact:**  yes      **Funds Available:**  yes      \$1,239,124

**Account name/number:** New Police Station/110-4210-420.45-40

**Attachments:** McCool Carlson Green Proposal (5 pages)

**Summary Statement:** This contract award is in response to the City’s Request for Proposal No. 0524-0-2018/AG for architectural and engineering services to design and oversee construction of the new Wasilla Police Station. The City received 9 proposals and they were reviewed by an evaluation committee that advanced the top three proposals to an interview round of scoring. McCool Carlson Green was found to be the top ranked most qualified firm for this project. McCool Carlson Green is teaming with Five Bugles Design, a firm that specializes in public safety facilities for both police and fire departments. The attached cost proposal for the new Wasilla Police Station was found to be acceptable and in line with the design and construction administration costs for the new library. The project budget is as follows:

Construction Costs	\$9.5 million
A/E Design & Construction Admin.	\$1.2 million
Furniture, Fixtures & Equipment	\$0.5 million
Contingency	\$0.8 million
Total	\$12.0 million

**Staff Recommendation:** Adopt AM No.18-35.

8/31/2018

Archie Giddings, Public Works Director  
City of Wasilla  
290 East Herning Ave., Wasilla, Alaska 99654

**Subject: Wasilla Police Station  
Fee Proposal for Design Services**

Archie,

We are excited about the opportunity to provide Design Services for the City of Wasilla and Wasilla Police Department. This proposal details the anticipated scope and fees for your review and approval. We are prepared to negotiate to meet your expectations. Our design fees are based on scope of work identified in the RFP # 0524-0-2018/AG. The anticipated scope of work is to provide professional design services to support the construction of a new police station. The construction costs were anticipated as \$9.5M.

The Design Services include design milestones and construction service delivered with the Standard of Care identified in AIA B101-2007 Contract Documents. We are focused and dedicated to meeting the budget limitations and will coordinate a rigorous process that keeps costs and quality in the discussion and design outcomes. Design will include collaborative meetings with the project stakeholders, comprehensive narratives, drawings, visualizations, cost estimating, technical specifications, and coordination with the CM/GC contractor.

MCG is the prime consultant and will manage all sub-consultants. Engineering and specialty consulting includes Civil, Landscape, Public Safety, Structural, Mechanical, Electrical, and Cost Estimating. Our total proposed lump-sum fixed-fee for AIA designated Basic Services is \$ 1,081,770. Breakdown as follows:

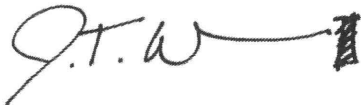
- Schematic Design \$ 240,635
- Design Development \$ 290,407
- Construction Documents \$ 318,350
- Construction Services (in-house) \$ 142,137
- Construction Services (on-site) \$ 90,241

Additional Design Services not included above include:

- CM/GC Selection Services (MCG) \$ 10,928
- Fixture, Furniture & Equipment  
Design & Procurement Services (MCG) \$ 62,108
- Travel Expense Allowance (5BD) \$ 15,000
- Commissioning for Mech/Elec (AMC) \$ 16,900
- Survey Services (DOWL) \$ 17,190
- Geotechnical Services (DOWL) \$ 28,017

Refer to the attached scope letters and worksheets for breakdowns of services and fees. Please review the content and contact me with any questions. We look forward to begin the work upon acceptance of the proposal. Under separate cover will be the AIA Contract for review and approval.

Sincerely,

A handwritten signature in black ink, appearing to read "J.T.W.", followed by a horizontal line and a vertical stroke.

Principal Architect  
AIA, NCARB, LEED-AP

<b>Wasilla Police Station</b>			
DATE:			8-31-18
PROJECT NUMBER			2018026
CLIENT:			City of Wasilla
PREPARED BY:			J. Weir
<b>ARCHITECTURAL PERSONNEL</b>			
			<b>RATES</b>
Principal Architect			211.00
Staff Architect			158.00
Designer			158.00
Drafting			98.00
Clerical			90.00
<b>PHASES</b>			
PHASE 1	Schematic Design		
PHASE 2	Design Development		
PHASE 3	Construction Documents		
PHASE 4	CA In-house		
PHASE 5	CA on-site		
PHASE 6	-		
<b>Design Services</b>			
Civil Engineering	DOWL	DOWL	
Landscape Architect	CD	Corvus Design	
Public Safety Specialist	FBD	Five Bugles Design	
Structural Engineering	PND	PND Engineers	
Mechanical Engineering	AMC	AMC Engineers	
Electrical Engineering	AMC	AMC Engineers	
Cost Estimating	EST	Estimations Inc.	
Survey Services	DOWL	DOWL	
Geotechnical Services	DOWL	DOWL	
FF&E Services	MCG	McCool Carlson Green	
Commissioning Services	RSA	RSA Engineering	
CM/CG Selection Services	MCG	McCool Carlson Green	
<b>MCG FEE ON SUBS</b>			
			10%

## Wasilla Police Station

DATE: 8-31-18  
 PROJECT NUMBER: 2018026  
 CLIENT: City of Wasilla  
 PREPARED BY: J. Weir Construction Budget 9,500,000



### PROJECT FEE SUMMARY

		Schematic Design	Design Development	Construction Documents	CA In-house	CA on-site	Totals
<b>ARCHITECTURAL LABOR</b>							
<b>Principal Architect</b>	Rate =	\$ 211.00	\$ 211.00	\$ 211.00	\$ 211.00	\$ 211.00	
	Hours =	154	100	108	62	76	<b>500</b>
	Labor Subtotal =	<b>32,494</b>	<b>21,100</b>	<b>22,788</b>	<b>13,082</b>	<b>16,036</b>	<b>105,500</b>
<b>Staff Architect</b>	Rate =	\$ 158.00	\$ 158.00	\$ 158.00	\$ 158.00	\$ 158.00	
	Hours =	306	342	374	222	252	<b>1,496</b>
	Labor Subtotal =	<b>48,348</b>	<b>54,036</b>	<b>59,092</b>	<b>35,076</b>	<b>39,816</b>	<b>236,368</b>
<b>Designer</b>	Rate =	\$158.00	\$158.00	\$158.00	\$158.00	\$158.00	
	Hours =	34	284	264	46	8	<b>636</b>
	Labor Subtotal =	<b>5,372</b>	<b>44,872</b>	<b>41,712</b>	<b>7,268</b>	<b>1,264</b>	<b>100,488</b>
<b>Drafting</b>	Rate =	\$ 98.00	\$ 98.00	\$ 98.00	\$ 98.00	\$ 98.00	
	Hours =	254	344	340	132	12	<b>1,082</b>
	Labor Subtotal =	<b>24,892</b>	<b>33,712</b>	<b>33,320</b>	<b>12,936</b>	<b>1,176</b>	<b>106,036</b>
<b>Clerical</b>	Rate =	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00	
	Hours =	48	44	86	120	8	306
	Labor Subtotal =	<b>4,320</b>	<b>3,960</b>	<b>7,740</b>	<b>10,800</b>	<b>720</b>	<b>27,540</b>
<b>MCG LABOR TOTALS</b>		115,426	157,680	164,652	79,162	59,012	575,932
<b>MCG DIRECT EXPENSES</b>							
							<b>Totals</b>
Long Distance		50	50	50	50	50	250
Repro/Photo - In house	(2)	1,000	1,500	2,000	1,000	500	6,000
Postage/Courier		200	200	200	600	-	1,200
		-	-	-	-	-	-
<b>MCG EXPENSE TOTALS</b>		1,250	1,750	2,250	1,650	550	7,450
<b>SUBCONSULTANT FEE</b>							
		Schematic Design	Design Development	Construction Documents	CA In-house	CA on-site	<b>TOTALS</b>
Civil Engineering	DOWL	15,610	20,110	13,175	6,950	-	55,845
Landscape Architect	CD	6,270	4,930	7,670	5,300	1,690	25,860
Public Safety Specialist	FBD	34,020	11,340	11,340	-	-	56,700
Structural Engineering	PND	19,160	23,960	17,240	5,000	5,000	70,360
Mechanical Engineering	AMC	17,800	26,700	44,500	19,800	11,000	119,800
Electrical Engineering	AMC	14,200	21,300	35,500	18,700	10,200	99,900
Cost Estimating	EST	5,630	10,730	8,255	-	-	24,615
		-	-	-	-	-	-
<b>Subconsultant Totals</b>		<b>112,690</b>	<b>119,070</b>	<b>137,680</b>	<b>55,750</b>	<b>27,890</b>	<b>453,080</b>
MCG Markup	10%	11,269	11,907	13,768	5,575	2,789	45,308
<b>BASIC SERVICES TOTALS</b>		<b>240,635</b>	<b>290,407</b>	<b>318,350</b>	<b>142,137</b>	<b>90,241</b>	<b>1,081,770</b>
<b>Basic Design Services</b>							1,081,770

## Wasilla Police Station

DATE: 8-31-18  
 PROJECT NUMBER: 2018026  
 CLIENT: City of Wasilla  
 PREPARED BY: J. Weir Construction Budget 9,500,000

McCOOL  
 CARLSON  
 GREEN

### PROJECT FEE SUMMARY

ADDITIONAL MCG SERVICES	Schematic Design	Design Development	Construction Documents	CA In-house	CA on-site	Totals
CM/CG Selection Services	10,928	-	-	-	-	10,928
FF&E Services	15,644	23,768	12,092	9,076	2,528	63,108
Travel Expense Allowance (3)	15,000	-	-	-	-	15,000
<b>Additional MCG Services Totals</b>	<b>41,572</b>	<b>23,768</b>	<b>12,092</b>	<b>9,076</b>	<b>2,528</b>	<b>89,036</b>

ADDITIONAL CONSULTING SERVICES (1)	Schematic Design	Design Development	Construction Documents	CA In-house	CA on-site	Totals
Commissioning - Mech AMC (1)	-	-	-	-	9,900	9,900
Commissioning - Elec AMC (1)	-	-	-	-	7,000	7,000
Survey Services DOWL (1)	17,190	-	-	-	-	17,190
Geotechnical Services DOWL (1)	28,017	-	-	-	-	28,017
<b>Additional Services Totals</b>	<b>45,207</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>16,900</b>	<b>62,107</b>
MCG Markup 10%	4,521	-	-	-	1,690	6,211
<b>Total Design Services</b>	<b>331,935</b>	<b>314,175</b>	<b>330,442</b>	<b>151,213</b>	<b>111,359</b>	<b>\$ 1,239,124</b>

(1) Considered Additional Services under AIA Contracts B101; Article 4

(2) Off-site printing will be billed as an expense to the client as a reimbursable expense

(3) Travel Allowance will be used for expense reimbursement for 5 Bugles Design