

RE: **Revised Proposal for A&E Services**
Seaplane Lagoon Ferry Terminal
City of Alameda, CA

DATE: December 7, 2017

TO: Michelle Giles, Project Manager,
City Of Alameda, Base Reuse Department

FROM: Marcy Wong, Principal, Marcy Wong Donn Logan Architects

VIA E-MAIL: mgiles@alamedaca.gov

We are pleased to provide this revised scope and fee proposal for Architectural and Engineering services for the Seaplane Lagoon Ferry Terminal project. We were able to work with the consultant team to streamline the scope of work, resulting in an overall architectural and engineering fee reduction of approximately 15%. Since all consultants have agreed to work on an hourly basis to a not to exceed amount, the actual cost to the City might be considerably less.

A. Project Overview:

The City of Alameda and Alameda Point Partners (APP) envision the development of a new ferry service between Alameda Point's Seaplane Lagoon and San Francisco. Per Exhibit 1- Seaplane Lagoon Ferry Terminal Plan_v.5.9.16, APP anticipates to contribute \$10 million toward the terminal development costs including permitting and construction of the ferry terminal. The project scope includes both waterside and landside improvements as below:

Improvements include

1. Abutment and pier with shade structure at entrance to terminal for passenger waiting, open air (uncovered) gangway and float structure and associated gates and fencing.
2. Shoreline repairs or modifications, if necessary, where abutment ties into shoreline.
3. Parking facilities for 400 vehicles at an interim location with passenger drop-off and pick-up. Public access path connecting adjacent Site A (per Exhibit 1) to the terminal, new bike access routes and bike parking.
4. Bus stop for drop-off and pick-up at the entrance to the ferry plaza.

The target date for ferry operations to commence is 2020 but operations may commence sooner. The City of Alameda and APP are collaborating with the Water Emergency Transportation Authority (WETA), which will operate the ferry service and manage the terminal facilities. The construction contractor selection will be based on bid among pre-qualified selected contractors. The scope of work under this proposal specifically includes completion of 30% & 90% design submittal with cost estimates, regulatory support, architectural and engineering services through 100% design, preparation of bid documents for selection of contractor and construction administration.

B. Project Phasing:

The scope of this proposal includes the following phases of design and submittals:

1. Preparation of 30% Design and Engineering Documents

- Meet with WETA planning and operations staffs to review existing documents, previous design work, and revise design documents to incorporate City of Alameda/APP/WETA review comments.
- Review of geotechnical investigation; topographic and utility surveys provided by the City. City of Alameda has confirmed use of existing Bathymetric Survey done by e-Trac dated Nov 6, 2014. Exhibit 1 also notes that proposed ferry terminal site does not require dredging
- Prepare base mapping for project incorporating information from surveys described above.
- Prepare design development drawings refining the project elements.
- Meet with operations staffs to review the concept design.
- Prepare and submit 30% level design and engineering drawings defining the project elements.
- Prepare and submit preliminary engineering calculations for project elements.
- Prepare and submit draft specifications.
- Prepare and submit an estimate of construction cost.

2. Assistance with city entitlement approvals, environmental permits (BCDC), and coordination with regulatory agencies:

- Assist with identifying and obtaining required approvals and permits. Provide review materials and respond to comments from reviewing agencies which may include the Bay Conservation and Development Commission (BCDC), the U.S Army Corps of Engineers (USACE), the Regional Water Quality Control Board (RWQCB), the City of Alameda and others.

3. Preparation of 90% Design and Engineering Documents

- Meet with city planning and operations staff, WETA to review the 90% design submittal, estimate of construction cost to incorporate City, WETA & regulatory agency review comments.
- Prepare and submit 90% level design and engineering drawings defining the project elements.
- Prepare and submit engineering calculations for project elements.
- Prepare and submit project specifications
- Prepare and submit an estimate of construction cost.

4. Preparation of 100% Design and Engineering Documents

- Incorporate City and WETA and regulatory agency review comments in 100% design submittal
- Prepare and submit 100% level design and engineering drawings defining the project elements.
- Prepare and submit engineering calculations for project elements.
- Prepare and submit project specifications
- Prepare and submit 100% design documents for bid proposals from prequalified selected contractors.
- Architectural team and COWI will assist in short listing prequalified contractors.

5. Provide support during Bid and Contract:

- Attend pre-bid meeting/job-walk
- Provide written responses and revise drawings, as needed, in response to bidders comments

6. Provide Construction Administration:

- Attend preconstruction meeting
- Review shop drawings, RFI's, testing and Inspection reports. The proposal assumes that overall coordination for RFI and submittals will be done by a Construction Manager retained by the City.
- Attend site construction meetings. This proposal is based on an assumption that architect will make 11 site visits during construction.
- Participate in project closeout, punch list confirmation along with Construction Manager.

C. Disciplines required and proposed scope:

The following chart lists the disciplines required, the proposed team members and their respective scopes:

DISCIPLINE	FIRM	SCOPE
Prime/ Project Management	Marcy Wong Donn Logan Architects	<ul style="list-style-type: none"> • Prime contractor responsible for overall coordination of design, client and team. • Prepare and monitor project schedule and budgets • Coordinate with WETA, the City of Alameda and regulatory review agencies including BCDC. • Coordinate meetings with City of Alameda and WETA's planning and operations staff. • Maintain project records • Prepare meeting agendas and notes
Architecture	Marcy Wong Donn Logan Architects	<ul style="list-style-type: none"> • Coordinate design of overall layout • Finalize canopy design, pier abutment & parking layouts. • Design of entry stairs & ramp system to accommodate raised pier • Prepare demolition plans.
Graphical Renderer	Marcy Wong Donn Logan Architects	<ul style="list-style-type: none"> • Prepare up to two renderings illustrating the project components.
Signage Designer	Marcy Wong Donn Logan Architects	<ul style="list-style-type: none"> • Design pedestrian way finding and bay trail signage (assuming necessary), including ferry terminal signage. • Incorporate WETA standard 'next bus' signage system.
Civil Engineering Plumbing Engineering Fire Protection	BKF	<ul style="list-style-type: none"> • Design site utilities to provide potable water to the float. • Coordination of topographic / utility survey requirements • 400 vehicle parking area, bus stop area, a public multi-use trail from Site A to the terminal, and ancillary improvements. • Sedimentation and erosion control
Structural Engineering	Cowi North America Inc	<ul style="list-style-type: none"> • Structural design of project elements including gateway structure, canopy, float, float ramping system, piles, fenders and gangway.
Electrical Engineering/ Telecom &	The Engineering Enterprise	<ul style="list-style-type: none"> • Design electrical and telecom systems including power distribution, communications line to clipper card reader- and routing of power and communications to float.

Security Design		<ul style="list-style-type: none"> • Design electrical circuiting and T-24 energy code documentation for lighting design of parking and gangway/float • Security Design: Design of video camera layout, Review of layout for compliance with Federal security regulations, develop design requirements for access control and gate hardware
Corrosion Engineering	Cowi North America Inc	<ul style="list-style-type: none"> • Design and specifications for protection of project elements including float, piles, fenders & gangway
Environmental/ Permit Support	H.T. Harvey & Associates	<ul style="list-style-type: none"> • Assist in identifying and obtaining required approvals and permits. Provide review materials and respond to comments from reviewing agencies which may include BCDC, the Army Corps of Engineers, the Regional Water Quality Control Board, the City of Alameda and others.
Landscape Architecture	GROUNDWORKS Office	<ul style="list-style-type: none"> • Design and detail of all pedestrian improvements associated with the Project including: landscape planting, storm-water planting, site furniture, pedestrian stairs/ramps, handrails, landscape paving materials and paving design.
Lighting Design	Horton Lees Brogden	<ul style="list-style-type: none"> • Lighting design and fixture specifications for parking lots, gangway, float and entry portal
Cost Estimating	M. Lee Corporation	<ul style="list-style-type: none"> • Prepare cost estimates at 30% and 90% design phases.
Geotechnical Investigation	Engeo Incorporated	<ul style="list-style-type: none"> • Not included in attached fee proposal . Direct contract with City
Topographic & Utility Survey	BKF	<ul style="list-style-type: none"> • Not included in attached fee proposal . Direct contract with City
Bathymetry	eTrac	<ul style="list-style-type: none"> • Not included in proposal. City decision to use survey done on November 6, 2014
Marine/ Coastal Engineering and Float Design	Cowi North America Inc	<ul style="list-style-type: none"> • Define wind, vessel wake and wave climate at terminal site for design of float and piles

D. Proposed Compensation:

We propose to provide the scope of services listed above for a total fee not to exceed \$1,601,175.55, to be invoiced monthly. Architect and sub consultant firms shall invoice hourly, based on rates submitted with this proposal for year 2017-2018. Annual hourly rate increases shall not exceed 3%. Sub consultant services and expenses shall be invoiced at actual cost. Tasks shall be authorized in advance by a written task order issued by City of Alameda for each phase of work.

Attachments:

1. Revised AE Team Fee Proposal by Milestone
2. Hourly Rate Sheets
3. Sub-consultant Proposals

REVISED AE TEAM FEE PROPOSAL BY MILESTONE - SEAPLANE LAGOON FERRY TERMINAL

7-Dec-17

CLIENT - MICHELLE GILES, PROJECT MANAGER, CITY OF ALAMEDA, BASE REUSE DEPARTMENT
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PREPARED BY - MARCY WONG DONN LOGAN ARCHITECTS
 SHWETA MHATRE
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DISCIPLINE	FIRM	30% DESIGN/ COST ESTIMATE	CITY ENTITLEMENT APPROVAL	ENVIRONMENTAL PERMIT (BCDC)	90% DESIGN/ COST ESTIMATE	100% DESIGN	CONSTRUCTION BID & CONTRACT	CONSTRUCTION ADMINISTRATION	TOTAL FEES	*REIMBURSABLE EXPENSES BUDGET	FEE PLUS REIMBURSABLE EXPENSES BUDGET
Architecture	Marcy Wong Donn Logan Architects	\$100,820.00	\$8,020.00	\$9,950.00	\$64,330.00	\$27,900.00	\$33,740.00	\$64,570.00	\$309,330.00	\$2,000.00	\$311,330.00
Graphical Renderer	Marcy Wong Donn Logan Architects	\$11,270.00	\$5,190.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,460.00	NA	\$16,460.00
Signage Designer	Marcy Wong Donn Logan Architects	\$5,855.00	\$820.00	\$2,070.00	\$5,752.00	\$4,765.00	\$2,523.00	\$1,564.00	\$23,349.00	NA	\$23,349.00
Prime/ Project Management	Marcy Wong Donn Logan Architects	\$42,004.50	\$3,568.00	\$10,798.65	\$73,635.20	\$24,619.50	\$7,732.00	\$20,903.70	\$183,261.55	NA	\$183,261.55
Civil Engineering, Plumbing Engineering and Fire Protection	BKF	\$23,700.00	\$1,600.00	\$4,600.00	\$51,100.00	\$23,300.00	\$3,700.00	\$16,000.00	\$124,000.00	\$300.00	\$124,300.00
Structural Engineering & Corrosion Protection	Cowi North America Inc	\$43,000.00	\$5,520.00	\$5,610.00	\$320,420.00	\$107,820.00	\$9,230.00	\$104,740.00	\$596,340.00	\$300.00	\$596,640.00
Marine & Coastal Engineering											
Float Design											
Verify Wind & Wave Assessment of 12.22.15											
Plant Ecology Resource Agency Permit Processing Wildlife Ecology Resource Agency Permit Processing	H.T. Harvey & Associates	\$0.00	\$0.00	\$56,681.00	\$0.00	\$0.00	\$0.00	\$55,723.00	\$112,404.00	NA	\$112,404.00
Electrical Engineering, Telecom & Security Design	The Engineering Enterprise	\$20,000.00	\$0.00	\$0.00	\$24,000.00	\$18,500.00	\$3,400.00	\$13,500.00	\$79,400.00	\$300.00	\$79,700.00
Landscape Architecture	GROUNDWORKS Office	\$26,976.00	\$1,800.00	\$450.00	\$32,280.00	\$10,560.00	\$1,500.00	\$9,024.00	\$82,590.00	\$300.00	\$82,890.00
Lighting Design	Horton Lees Brogden	\$4,075.00	\$0.00	\$4,650.00	\$7,250.00	\$3,950.00	\$1,500.00	\$10,050.00	\$31,475.00	\$300.00	\$31,775.00
Cost Estimating	M. Lee Corporation	\$22,264.00	\$0.00	\$0.00	\$20,302.00	\$0.00	\$0.00	\$0.00	\$42,566.00	NA	\$42,566.00
Topographic Survey	BKF	Contracts directly with City									NA
Geotechnical Investigation Waterside & Landside	Engeo Incorporated	Contracts directly with City									NA
Haz-Mat	Engeo Incorporated	Contracts directly with City									NA
Bathymetry	eTrac (done Nov 6, 2014)	Performed earlier by eTrac.									NA
TOTAL		\$299,964.50	\$26,518.00	\$94,809.65	\$599,069.20	\$221,414.50	\$63,325.00	\$296,074.70	\$1,601,175.55	\$3,500.00	\$1,604,675.55

OPTIONAL SERVICES (NOT IN ABOVE)

Code Required Special Inspection During Construction	Allowance	NA	NA	NA	NA	NA	NA	\$20,000.00	NA	NA	\$20,000.00
Contingency	5% of fee	NA	NA	NA	NA	NA	NA	NA	\$80,058.78	NA	\$80,058.78

* Reimbursable expenses will be charged at actual cost +10%. Minimal expenses buget is listed which assumes printing of submittals and construction documents will be done by City and submittal process during construction will be primarily electronic, minimizing courier use.

