

Supplemental Cost Proposal

SPIRIT MOUNTAIN CHALET DESIGN SERVICES REBID

RFP NUMBER 22-5501 REBID

ALLIANCE

August 1, 2022

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City of Duluth
Purchasing Division
City Hall, Room 120
411 West First Street
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Re: 22-5501 REBID RFP for Spirit Mountain Chalet Design Services Supplemental Cost Proposal - REVISED

Dear Mr. Erik Birkeland,

Per our discussions regarding Phase 1 Services, we are providing revised fee information for the project. In order to accommodate in-person participation of Bull Stockwell Allen Architects during Phase 1, we have adjusted the distribution of fee among our team members. The total fee for each phase remains as previously presented.

Given the wide range of potential outcomes for the project—ranging from renovation, additions, and/or demolition-new construction—we have based our fee proposal on a hybrid option which assumes the existing chalet would be renovated with an addition as well. We anticipate the Phase I services will clarify the scope of work for the project. We also anticipate the fees and schedule will need to be confirmed as we near the completion of the Phase I services. If the scope of work or schedule varies from the assumptions of this proposal, we will provide an updated proposal for that scope of work.

Fee Summary

Phase I Fee: Programming – 50% SD	\$154,660
Phase I Reimbursable Expenses	\$6,030
Phase I Total:	\$160,690
Phase II Fee: 50% SD – CA	\$895,520
Phase II Reimbursable Expenses	\$20,000
Phase II Total:	\$915,520

Please refer to the attached worksheet for a detailed breakdown of the fees. This is intended to complement the prior information provided.

The Alliance team is committed to delivering an exceptional result within the budget constraints of the project. We pride ourselves in aligning our workflow and process with your needs, providing exceptional design and service. We welcome further discussions regarding our team and proposal.

Fee Breakdown

	Phase 1 Services		Phase II Services							Total Phase I & II Services	
Team Members	PD-50%SD	Hours	50% SD	DD	CD	Bidding	CA	Subtotal	Hours	Fees	Hours
			10%	30%	35%	2%	23%	100%			
Alliiance (with Architecture Advantage)	\$70,200	390	\$46,900	\$140,700	\$164,150	\$9,380	\$107,870	\$469,000	2606	\$539,200	2996
Bull Stockwell Allen (Ski Resort Specialist)	\$49,800	221	\$9,640	\$28,920	\$33,740	\$1,928	\$22,172	\$96,400	428	\$146,200	650
Dunham Associates (MEP Engineering, FP, AV)	\$10,000	51	\$16,200	\$48,600	\$56,700	\$3,240	\$37,260	\$162,000	831	\$172,000	882
Northland Consulting (Structural Engineering)	\$7,800	58	\$8,390	\$25,170	\$29,365	\$1,678	\$19,297	\$83,900	621	\$91,700	679
Northland Consulting (Civil Engineering)	\$8,000	59	\$2,582	\$7,746	\$9,037	\$516	\$5,939	\$25,820	191	\$33,820	251
Damon Farber (Landscape Architecture)	\$3,900	28	\$4,230	\$12,690	\$14,805	\$846	\$9,729	\$42,300	302	\$46,200	330
Kverstoen Rönnholm Assoc. (Acoustics)	\$1,560	8	\$765	\$2,295	\$2,678	\$153	\$1,760	\$7,650	39	\$9,210	47
Jedrzejewski Associates (Food Service)	\$3,400	15	\$845	\$2,535	\$2,958	\$169	\$1,944	\$8,450	38	\$11,850	53
Fees	\$154,660	831	\$89,552	\$268,656	\$313,432	\$17,910	\$205,970	\$895,520	5056	\$1,050,180	5887
Reimbursable Expenses	\$6,030							\$20,000		\$26,030	