Sponsored by: Sorensen

CITY OF SEWARD, ALASKA
RESOLUTION 2026-010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEWARD, ALASKA, AUTHORIZING THE CITY MANAGER TO ACCEPT THE PROPOSAL FROM R&M CONSULTANTS, INC. FOR THE DESIGN, ENGINEERING, AND CONSTRUCTION FOR THE NEW HARBORMASTER'S FACILITY AND SOUTH HARBOR UPLANDS DEVELOPMENT FOR A TOTAL PROJECT COST OF $13,949,252 AND TO EXECUTE TASK ORDER 38 IN AN AMOUNT NOT TO EXCEED $2,088,980 AND APPROPRIATING FUNDS

WHEREAS, a new Harbormaster's Facility and South Harbor Uplands improvements have been in the Seward Boat Harbor Master Plan for a significant amount of time; and

WHEREAS, a Feasibility Study was conducted by R&M Consultants, Inc. in 2025 to determine operational needs and provide preliminary designs of the facility and uplands development with an overall project cost of $13,949,252; and

WHEREAS, this resolution is an authorization to execute Task Order 38 with R&M Consultants, Inc to proceed with the design and engineering for the project and authorizes expenditures for those tasks along with construction administration in an amount not to exceed $2,088,980 (included in the overall cost); and

WHEREAS, an RFP for construction will be issued and brought back before council as the other part of the overall project expense; and

WHEREAS, harbor passenger fees, that have historically used to pay harbor improvement bonds, will be continued to pay for the majority the new bond for the facility and improvements, with the remainder being paid by CPV funds

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEWARD, ALASKA:

Section 1. Authorize the City Manager to accept the proposal with R&M Consultants, Inc., giving Notice to Proceed, for the Design, Engineering, and Construction Support of the Harbormaster's Facility and South Harbor Uplands Development.

Section 2. Funding in the total amount of $13,949,252, which includes $2,088,980, is hereby appropriated from the designated Harbormaster Office Building Project Fund 11433-0000-8101 Infrastructure Expense Account and shall be paid from the revenue bond proceeds.

Section 3. This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SEWARD, ALASKA THIS 26TH DAY OF JANUARY 2026.

THE CITY OF SEWARD, ALASKA

Sue McClure

Sue McClure, Mayor

AYES: Osenga, Calhoon, Barnwell, Crites, Warner, Draper, McClure
NOES: None
ABSENT: None
ABSTAIN: None

ATTEST:

Kris Peck

Kris Peck, City Clerk

CITY OF SEWARD INCORPORATED SEAL JUNE 1, 1912 STATE OF ALASKA

City Council Agenda Statement

Meeting Date: January 26, 2026

To: City Council

Through: Kat Sorensen, City Manager

From: Jason Bickling, Deputy City Manager

Subject: Resolution 2026-010: Authorizing the City Manager to Accept the Proposal from R&M Consultants, Inc. for the Design, Engineering, and Construction for the New Harbormaster's Facility and South Harbor Uplands Development for a Total Project Cost of $13,949,252 and to Execute Task Order 38 in an Amount Not to Exceed $2,088,980 and Appropriating Funds.

Background and justification:

A new Harbormaster's Office and South Harbor Uplands improvements have been in the Seward Boat Harbor Plan for a very long time. Like many of our city facilities, it is beyond its lifespan, is undersized, in disrepair, inefficient, and requires regular maintenance to keep it functioning.

As with all facility infrastructure needs, we've been working towards getting everything up to 15% design so that we can solicit for funding and legislators know that we are invested and ready to start projects. With that, we completed a feasibility for the Harbormasters office last year which was presented to council along with a preliminary development plan for the South Harbor Uplands.

The preliminary design included

- a new 2-story harbormaster's office would be on the southwest corner of the harbor (where the harbor can be seen from the building)
- a new business lease area
- a boardwalk and path that goes around the uplands that would tie foot traffic from the current boardwalk down into the waterfront trail system
- new public restrooms
- paved and organized parking for both cars and boat trailers
- removing the camping area and creating an expanded park and recreation area to the south end behind the "break-away condos"

The overall cost is $13,949,252 and includes the Harbormaster Office (design, engineering, and construction), utility design and installation for area (electricity, water sewer, fire hydrants),

Uplands Development (survey, design, and construction) – parking lot.

The costs that are NOT included are:

- The boardwalk on the north side of the uplands (Boardwalk will be installed adjacent to the Harbormaster's office itself as part of the bond.) It doesn't make sense to construct the boardwalk until after the leased facilities and uplands improvements are constructed anyway, which will likely be another year or two out and
- The Development of the Design Standards work on the lease sites (to make these look consistent to the area) on the lease sites (these are not for public use and cannot be included in expenses covered by the bond). The costs can be paid with CPV funds, or through an internal loan paid back with boat trailer parking funds or lease revenue funds.

To fund the project, the Harbor currently has passenger fees for tour boats and charters that pay for the Harbor Infrastructure and improvements expansion through bonds. The current bond expires in March of this year.

The passenger fees would remain the same at ($3.50) and continue to provide the revenue to pay for this new bond. Cruise Ship CPV funds will be used for the remainder. The lease sites, if they are developed, would generate approximately $100,000 in revenue annually. and boat trailer parking fees could also contribute to the expenses.

If approved, we will be having regular discussions with council for updates, review, and approval.

- After the design is brought to 35%, we will be putting out an RFP for construction. We will be bringing that contract before you for approval.
- The exterior picture are space concepts – we will be coming before council to discuss the exterior design and look of the building and the lease sites.
- For the lease sites themselves, we are scheduling a discussion item with PACAB on February 18th to review options for the lease area, which will be brought back before council.

The tentative timeline for this project is that engineering and design would start immediately with the goal of doing groundwork and foundation work for the harbormaster's building this summer. The building would be constructed from the fall of 2026 to the spring of 2027 Uplands construction would happen in the spring and summer of 2027.

Approval of this resolution approves moving forward with the project at the overall price, approves R&Ms Proposal (Task Order 38 – Harbormaster Building & South Harbor Uplands Design through Construction) and acts as a notice to proceed for the full design and engineering and construction support of the project at a cost of $2,088,980 (included in the overall cost of the project). This is a conservative estimate, and we foresee the actual number being lower, especially in construction administration. An RFP will be put out for the construction of the project, which will be brought before council as a contract with the successful bidder as the other major cost for the project.

Comprehensive and Strategic Plan Consistency Information

This legislation is consistent with (citation listed):

Comprehensive Plan: 3.5.1.1 Encourage the growth and development of an efficient, functional boat harbor that meets Seward's commercial and recreational needs.

Strategic Plan:

Other: Harbor Master Plan

Certification of Funds

Total amount of funds listed in this legislation: **$** 2,088,980

This legislation (✓):

[ ]	Creates revenue in the amount of:	$
[X]	Creates expenditure in the amount of:	$
[ ]	Creates a savings in the amount of:	$
[ ]	Has no fiscal impact	

Funds are (✓):

[ ]	Budgeted	Line item(s):
[X]	Not budgeted	
[ ]	Not applicable	

Fund Balance Information

Affected Fund (✓):

[ ]	General	[ ]	SMIC	[ ]	Electric	[ ]	Wastewater
[ ]	Boat Harbor	[ ]	Parking	[ ]	Water	[ ]	Healthcare
[ ]	Motor Pool	[ ]	Other				

Note: amounts are unaudited

Available Fund Balance $

Finance Director Signature: Sully Jusino

Attorney Review

[ ]	Yes	Attorney Signature:
[X]	Not applicable	Comments:

Administration Recommendation

[X]	Adopt Resolution
[ ]	Other:

R&M CONSULTANTS, INC.
ANCHORAGE | FAIRBANKS | JUNEAU

January 16, 2026

R&M No. 2734.38

Jason Bickling
Assistant City Manager
City of Seward, Alaska
410 Adams St., City Hall Building
Seward, Alaska 99664

RE: Task Order 38 – Harbormaster Building & South Uplands Design through Construction

Dear Mr. Bickling,

R&M Consultants, Inc. (R&M) is pleased to submit this fee proposal to the City of Seward under our On-Call Engineering Services contract to provide professional services to design and support construction of a new Harbormasters Building and improvements to the Harbor South Uplands. This proposed task order is in response to request from you and the Seward Harbormaster, Tony Sieminski, following multiple scoping conversations preceded by work completed under Task Order 34. Carrying the conceptual building schematic and site improvements forward, R&M and our partner KPB Architects, with supporting subconsultant specialists, will complete the following scope of work:

- Boundary and Design Survey of the South Uplands
- Geotechnical Investigation informing structural design
- Harbormaster Office Building Design
    - Approximately 8,000 SF 2-story building of office space, public space and a maintenance shop
- Site Design and landscape architecture for South Uplands
    - Parking, vehicular and pedestrian circulation, connections to adjacent lands, and lease area prep
- Construction Support Services
    - Bid package assistance, owner's representation, on-site construction administration, special inspections
- Project Management
    - Includes presentation/work session(s) with City Council at 35% design milestone and others as needed

The scope of work will be completed through the following tasks (*lead*), each of which will have milestone deliverables:

1. Project Management & Planning (R&M)
2. Geotechnical Investigation (R&M)
3. Boundary and Design Survey (R&M)

4. 35% Design (R&M Site, KPB Building)
5. 65% Design (R&M Site, KPB Building)
6. 100% Design & Permit Bid Support (R&M Site, KPB Building)
7. Construction Administration (R&M, KPB support)
8. Special Inspections (R&M)

We are aware the **city can bond up $13,950,000**, which was requested based on the completed Concept Design level cost estimations and included a conservative project contingency of $1,160,113. The Concept Design estimated **construction materials** for the Harbormaster building and site improvements **to be $11,454,312** (excluding the proposed boardwalk due to wide variability in material and installation costs). Our proposed fee to complete the scope of work included in this letter and the detailed in the attachment is **$2,088,980**.

The attached proposal cost breakdown details levels of effort, scope items, and personnel for tasks and subconsultants. Construction administration service have been proposed assuming a desired maximum level of effort, which may be renegotiated during the project's design process to best meet Seward's needs. R&M's work will be invoiced on a Time and Expense basis, KPB's and additional subconsultant fees are fixed price to be invoiced by percent complete.

Thank you again for the opportunity to continue supporting the City of Seward. Please contact me at toleson@rmconsult.com or 646-9645 if you have questions.

Sincerely,
R&M CONSULTANTS, INC.

Taryn Oleson-Yelle, AICP
Senior Planner, Project Manager

(Signature) (Date)

Accepted by the City of Seward
Kat Sorensen, City Manager
Jason Bickling, Deputy City Manager

R&M CONSULTANTS, INC.
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Firm:	R&M	Project Title:	Harbormaster Office South Uplands Plan	Date:
Client:	City of Seward			12/29/2025

Task	Discipline	Task Description	Labor	Expenses	Sub-Contractors	Task Totals	Cost Basis
1	Plan	Project Management & Planning	$ 67,404.90	$ 2,283.00	$ -	$ 69,688.00	T&E
2	ES	Geotechnical Investigation	$ 48,868.76	$ 8,039.00	$ 28,050.00	$ 84,958.00	T&E
3	Survey	Boundary and Design Survey	$ 51,777.80	$ 9,068.00	$ -	$ 60,846.00	T&E
4	Eng/Arch	35% Design	$ 61,099.56	$ 373.00	$ 223,873.97	$ 285,347.00	T&E
5	Eng/Arch	65% Design	$ 59,046.80	$ 373.00	$ 266,357.98	$ 325,778.00	T&E
6	Eng/Arch	100% Design & Permit Bid Support	$ 47,213.36	$ 504.00	$ 297,763.51	$ 345,481.00	T&E
7	CA	Construction Administration	$ 596,876.84	$ 46,082.00	$ 228,325.66	$ 871,284.00	T&E
8	CA	Special Inspections	$ 37,577.86	$ 3,620.00	$ 4,400.00	$ 45,598.00	T&E
9			$ -	$ -	$ -	$ -	
10			$ -	$ -	$ -	$ -	

Total Project Cost Estimate: $ 2,088,980

COST ESTIMATE PER TASK

FIRM:	R&M Consultants, Inc.	**PROJECT TITLE:**	Harbormaster Office South Uplands Plan
TASK NO:	1	**TASK DESCRIPTION:**	Project Management & Planning
GROUP:	Plan	**METHOD OF PAYMENT:**	T&E
RATE YEAR	2026	**DATE:**	12/29/2025
PREPARED BY:			

SUB-TASK NO	SUB-TASK DESCRIPTION	Principal	Project Manager	Staff Planner							
		Principal	Professional 2	Admin Assistant							
		L. Story	T. Oleson-Yelle	R. Selby							
	Project Management	1	120	80							
	Invoicing		24								
	Bi-weekly Meeting with Seward		30								
	Subcontractor Coordination		120								
	Work Session with Council at 35% in Seward										
	Prep and Presentation		12	4							
	Travel		4								
	Milestone Meetings with Design Team in Seward										
	Kickoff		8	2							
	35%		8	2							
	65%		8	2							
	Pre-Construction		8	2							
TOTAL LABOR HOURS		1	342	92	0	0	0	0	0	0	0
LABOR RATES ($/HR)		$ 347.16	$ 166.03	$ 111.69	$ -	$ -	$ -	$ -	$ -	$ -	$ -
LABOR COSTS ($)		$ 347.16	$ 56,782.26	$ 10,275.48	$ -	$ -	$ -	$ -	$ -	$ -	$ -

EXPENSES

	ITEM(S)	QUANTITY	UNIT PRICE	TOTAL PRICE
Project Expenses				
	Misc. Supplies	2	$ 50.00	$ 100.00
	R&M Vehicle Milage	1280	$ 0.75	$ 960.00
	Per Diem Meals	5	$ 131.00	$ 655.00
	Per Diem Lodging	2	$ 284.00	$ 568.00
		TOTAL EXPENSES:		$ 2,283
R&M Laboratory Testing				

SUB-CONTRACTORS: Firm Initials and Price Per Task

FIRM:							
AMOUNT:							

COMMENTS

1. Work Session in person with City Council to review and approve proposed design elements (exterior, site layout, etc.)

TOTAL COST OF LABOR		$ 67,404.90
R&M MATERIAL LABORATORY EXPENSES		$ -
FIRM'S TOTAL EXPENSES		$ 2,283.00
TOTAL SUBCONTRACTOR PRICES (w/markup %):	**10.00%**	$ -
FIRM'S TOTAL COST		$ 69,688.00

COST ESTIMATE PER TASK

FIRM:	R&M Consultants, Inc.	**PROJECT TITLE:**	Harbormaster Office South Uplands Plan		
TASK NO:	2	**TASK DESCRIPTION:**	Geotechnical Investigation	**DATE:**	12/29/2025
GROUP:	ES	**METHOD OF PAYMENT:**	T&E	**RATE YEAR**	2026
				PREPARED BY:	C. Fell, T. Ross

SUB-TASK NO	SUB-TASK DESCRIPTION	Principal	Project Manager	Geosciences GM	Sr. Geotech Eng	Geotech Eng	Geotech Eng OT				
		Principal	Professional 2	Professional 4	Professional 3	Professional 1	Professional 1				
		L. Story	T. Oleson-Yelle	C Fell	T. Ross	L. Southerland	L. Southerland				
	Project Management	1	10	16							
	Site Investigation										
	Planning, Coordination, Prep		1	2	4	12					
	Exploration and Safety Plans				4	12					
	CoS Dig Permit and Utility Locates					8					
	Mobe/Demobe					8	8				
	Geotechnical Drilling			1	1	32	16				
	Lab Coordination				2	4					
	Reporting										
	Data Compilation				8	24					
	Analysis and Design				12	22					
	Draft Geotechnical Report		1	2	18	32					
	Final Geotechnical Report		1	2	4	8					
	TOTAL LABOR HOURS	1	13	23	53	162	24	0	0	0	0
	LABOR RATES ($/HR)	$ 347.16	$ 166.03	$ 217.35	$ 205.28	$ 153.96	$ 230.95	$ -	$ -	$ -	$ -
	LABOR COSTS ($)	$ 347.16	$ 2,158.39	$ 4,999.05	$ 10,879.84	$ 24,941.52	$ 5,542.80	$ -	$ -	$ -	$ -

EXPENSES

	ITEM(S)	QUANTITY	UNIT PRICE	TOTAL PRICE
Project Expenses				
	Per diem (OCONUS, 10/01 - 03/31)	4	$ 343.00	$ 1,372.00
	Field Equipment (per test boring)	3	$ 100.00	$ 300.00
	TOTAL EXPENSES:			$ 1,672
R&M Laboratory Testing				
ST-37M	Particle Size Analysis of Soils - Sieve and Wash#200 [ASTM D 6913]	6	$ 305.00	$ 1,830.00
ST-43M	Particle Size Analysis of Soils - Wash#200 Only [ASTM D 422]	12	$ 195.00	$ 2,340.00
ST-11M	Moisture Content of Soil and Rock [ASTM D 2216]	23	$ 53.00	$ 1,219.00
ST-45M	Liquid and Plastic Limit [ASTM D 4318]	3	$ 326.00	$ 978.00

SUB-CONTRACTORS: Firm Initials and Price Per Task

FIRM:	Discovery						
AMOUNT:	$ 25,500.00						

COMMENTS

1) Assumes 3 test borings, including one each to 30-feet, 60-feet, and 70-feet. LPT samples at 2.5-foot intervals to 10 feet and at 5-foot intervals thereafter. Assumes mud-drilling techniques to mitigate expected heave.
2) Assumes 4 field days at 12-hours each.
3) Assumes seismic liquefaction analysis, building foundation recommendations including possible pile foundations or feasibility of deep ground improvements, and geotechnical recommendations for pavement section and other associated earthworks.
4) Seward will secure any authorizations and approvals necessary for R&M to access the project site and complete field work.
5) Seward understands boring locations may be controlled by necessary separation distances from existing features including overhead/buried utilities.
6) If contaminated soils or groundwater are suspected or encountered, R&M will note the issue on field logs but won't collect environmental samples.
7) R&M will retain collected soil samples for a minimum of 30 days following completion of laboratory testing and will then discard them.
8) This proposal is valid for 90 days.

TOTAL COST OF LABOR		$ 48,868.76
R&M MATERIAL LABORATORY EXPENSES		$ 6,367.00
FIRM'S TOTAL EXPENSES		$ 1,672.00
TOTAL SUBCONTRACTOR PRICES (w/markup %):	**10.00%**	$ 28,050.00
FIRM'S TOTAL COST		$ 84,958.00

COST ESTIMATE PER TASK

FIRM:	R&M Consultants, Inc.	**PROJECT TITLE:**	Harbormaster Office South Uplands Plan		
TASK NO:	3	**TASK DESCRIPTION:**	Boundary and Design Survey	**DATE:**	12/29/2025
GROUP:	Survey	**METHOD OF PAYMENT:**	T&E	**RATE YEAR**	2026
				PREPARED BY:	D. Hale

SUB-TASK NO	SUB-TASK DESCRIPTION	Survey GM	Sr. Land Surveyor	2-Person Survey Crew	2-Per. Survey Crew OT						
		Professional 5	Professional 5	-	-						
		B. Preston	D. Hale	-	-						
	Project Management	4	4								
	Field Tasks										
	Travel To/From Seward			4	4						
	Boundary Survey & Site Control		4	16	4						
	Vertical Control			4							
	Design Survey			24	16						
	Utility Survey				8						
	Office Tasks										
	Research		4								
	Field Data Reduction		16								
	Boundary Computations		8								
	Topographic Basemap		32								
	Survey Control Sheet		8								
	Professional Review		4								
	Deliverales		4								
TOTAL LABOR HOURS		4	84	48	32	0	0	0	0	0	0
LABOR RATES ($/HR)		$ 310.93	$ 232.44	$ 323.01	$ 484.52	$ -	$ -	$ -	$ -	$ -	$ -
LABOR COSTS ($)		$ 1,243.72	$ 19,524.96	$ 15,504.48	$ 15,504.64	$ -	$ -	$ -	$ -	$ -	$ -

EXPENSES

	ITEM(S)	QUANTITY	UNIT PRICE	TOTAL PRICE
Project Expenses				
	Misc. Field Supplies	1	$ 100.00	$ 100.00
	GPS Equip.	4	$ 450.00	$ 1,800.00
	Per Diem	16	$ 448.00	$ 7,168.00
		TOTAL EXPENSES:		$ 9,068
R&M Laboratory Testing				

SUB-CONTRACTORS: Firm Initials and Price Per Task

FIRM:							
AMOUNT:							

COMMENTS

1. This estimate is to perform a boundary and design survey of Tract H, Seward Original Townsite Waterfront Park Replat (Plat No. 2012-4) in winter conditions.

TOTAL COST OF LABOR		$ 51,777.80
R&M MATERIAL LABORATORY EXPENSES		$ -
FIRM'S TOTAL EXPENSES		$ 9,068.00
TOTAL SUBCONTRACTOR PRICES (w/markup %):	**10.00%**	$ -
FIRM'S TOTAL COST		$ 60,846.00

COST ESTIMATE PER TASK

FIRM:	R&M Consultants, Inc.	**PROJECT TITLE:**	Harbormaster Office South Uplands Plan		
TASK NO:	4	**TASK DESCRIPTION:**	35% Design	**DATE:**	12/29/2025
GROUP:	Eng/Arch	**METHOD OF PAYMENT:**	T&E	**RATE YEAR**	2026
				PREPARED BY:	C. Black, T Oleson-Yelle

SUB-TASK NO	SUB-TASK DESCRIPTION	Project Manager	Site Development	Civil Eng	Staff Civil Eng						
		Professional 2	Professional 4	Professional 2	Engineer 1						
		T. Oleson-Yelle	C. Black	S.	0						
	Project Management	40									
	Subcontractor Coordination		8	8							
	Coordination Meetings		8								
	Research & Review As-Builts		4	4	4						
	Site Visit		8								
	Civil Plans		40								
	Cover, Notes, Legend, etc.			8	12						
	Existing Conditions, Demo Plan			8	12						
	Site Plan			8	24						
	Site Grading			16	24						
	Site Sections			8	16						
	Overall Utility Plan			8	16						
	Storm Drainage Drawings			8	16						
	Water/Sewer Service Plan and Profiles			16	24						
	Civil and Utility Details			8	16						
	QC of Deliverables & Comment Response	8		8							
	TOTAL LABOR HOURS	48	68	108	164	0	0	0	0	0	0
	LABOR RATES ($/HR)	$ 166.03	$ 226.41	$ 166.03	$ 120.75	$ -	$ -	$ -	$ -	$ -	$ -
	LABOR COSTS ($)	$ 7,969.44	$ 15,395.88	$ 17,931.24	$ 19,803.00	$ -	$ -	$ -	$ -	$ -	$ -

EXPENSES

	ITEM(S)	QUANTITY	UNIT PRICE	TOTAL PRICE
Project Expenses				
	Misc. Field Supplies	1	$ 50.00	$ 50.00
	R&M Vehicle Milage	256	$ 0.75	$ 192.00
	Per Diem Meals	1	$ 131.00	$ 131.00
		TOTAL EXPENSES:		$ 373
R&M Laboratory Testing				

SUB-CONTRACTORS: Firm Initials and Price Per Task

FIRM:	KPB Architects						
AMOUNT:	$ 203,521.79						

COMMENTS

1. One site visit to Seward
2. KPB will lead building design, R&M will lead South Uplands land planning and site development
3. KPB Fee Proposal includes additonal subs contracted through KPB:
   - Structural (RMI) - $25,553.30
   - Mechanical (RSA) - $17,640
   - Electrical (RSA) - $13,680

TOTAL COST OF LABOR		$ 61,099.56
R&M MATERIAL LABORATORY EXPENSES		$ -
FIRM'S TOTAL EXPENSES		$ 373.00
TOTAL SUBCONTRACTOR PRICES (w/markup %):	**10.00%**	$ 223,873.97
FIRM'S TOTAL COST		$ 285,347.00

COST ESTIMATE PER TASK

FIRM:	R&M Consultants, Inc.	**PROJECT TITLE:**	Harbormaster Office South Uplands Plan
TASK NO:	5	**TASK DESCRIPTION:**	65% Design
GROUP:	Eng/Arch	**METHOD OF PAYMENT:**	T&E
RATE YEAR	2026	**DATE:**	12/29/2025
PREPARED BY:	C. Black, T Oleson-Yelle		

SUB-TASK NO	SUB-TASK DESCRIPTION	Project Manager	Site Development	Civil Eng	Staff Civil Eng						
		Professional 2	Professional 4	Professional 2	Engineer 1						
		T. Oleson-Yelle	C. Black	S.	0						
	Project Management	40									
	Subcontractor Coordination		8	8							
	Coordination Meetings		8								
	Site Visit		8								
	Civil Plans		40								
	Cover, Notes, Legend, etc.			8	12						
	Existing Conditions, Demo Plan			8	12						
	Site Plan			8	24						
	Site Grading			16	24						
	Site Sections			8	16						
	Overall Utility Plan			8	16						
	Storm Drainage Drawings			8	16						
	Water/Sewer Service Plan and Profiles			16	24						
	Civil and Utility Details			8	16						
	QC of Deliverables & Comment Response	8		8							
	TOTAL LABOR HOURS	48	64	104	160	0	0	0	0	0	0
	LABOR RATES ($/HR)	$ 166.03	$ 226.41	$ 166.03	$ 120.75	$ -	$ -	$ -	$ -	$ -	$ -
	LABOR COSTS ($)	$ 7,969.44	$ 14,490.24	$ 17,267.12	$ 19,320.00	$ -	$ -	$ -	$ -	$ -	$ -

EXPENSES

	ITEM(S)	QUANTITY	UNIT PRICE	TOTAL PRICE
Project Expenses				
	Misc. Field Supplies	1	$ 50.00	$ 50.00
	R&M Vehicle Milage	256	$ 0.75	$ 192.00
	Per Diem Meals	1	$ 131.00	$ 131.00
		TOTAL EXPENSES:		$ 373
R&M Laboratory Testing				

SUB-CONTRACTORS: Firm Initials and Price Per Task

FIRM:	KPB Architects	Cost Estimator					
AMOUNT:	$ 230,143.62	$ 12,000.00					

COMMENTS

1. One site visit to Seward
2. KPB will lead building design, R&M will lead South Uplands land planning and site development
3. KPB Fee Proposal includes additonal subs contracted through KPB:
   - Structural (RMI) - $24,779.40
   - Mechanical (RSA) - $29,283.50
   - Electrical (RSA) - $22,443.50
4. Assumes cost estimation under Design Bid Build tradtional approach, Cost Estimator (TBD) estimate provided by R&M based on previous projects

TOTAL COST OF LABOR		$ 59,046.80
R&M MATERIAL LABORATORY EXPENSES		$ -
FIRM'S TOTAL EXPENSES		$ 373.00
TOTAL SUBCONTRACTOR PRICES (w/markup %):	**10.00%**	$ 266,357.98
FIRM'S TOTAL COST		$ 325,778.00

COST ESTIMATE PER TASK

FIRM:	R&M Consultants, Inc.	**PROJECT TITLE:**	Harbormaster Office South Uplands Plan
TASK NO:	6	**TASK DESCRIPTION:**	100% Design & Permit Bid Support
GROUP:	Eng/Arch	**METHOD OF PAYMENT:**	T&E
RATE YEAR	2026	**DATE:**	12/29/2025
PREPARED BY:	C. Black, T Oleson-Yelle		

SUB-TASK NO	SUB-TASK DESCRIPTION	Project Manager	Site Development	Civil Eng	Staff Civil Eng						
		Professional 2	Professional 4	Professional 2	Engineer 1						
		T. Oleson-Yelle	C. Black	S.	0						
	Project Management	40									
	Subcontractor Coordination		8	8							
	Coordination Meetings		8								
	Site Visit		8	8							
	Civil Plans		40								
	Cover, Notes, Legend, etc.			4	8						
	Existing Conditions, Demo Plan			4	8						
	Site Plan			4	12						
	Site Grading			8	12						
	Site Sections			4	8						
	Overall Utility Plan			4	8						
	Storm Drainage Drawings			4	8						
	Water/Sewer Service Plan and Profiles			8	16						
	Civil and Utility Details			4	8						
	ADEC Stormwater Leeter of Nonobjection			8	16						
	QC of Deliverables & Comment Response	8	4								
	TOTAL LABOR HOURS	48	68	68	104	0	0	0	0	0	0
	LABOR RATES ($/HR)	$ 166.03	$ 226.41	$ 166.03	$ 120.75	$ -	$ -	$ -	$ -	$ -	$ -
	LABOR COSTS ($)	$ 7,969.44	$ 15,395.88	$ 11,290.04	$ 12,558.00	$ -	$ -	$ -	$ -	$ -	$ -

EXPENSES

	ITEM(S)	QUANTITY	UNIT PRICE	TOTAL PRICE
Project Expenses				
	Misc. Field Supplies	1	$ 50.00	$ 50.00
	R&M Vehicle Milage	256	$ 0.75	$ 192.00
	Per Diem Meals	2	$ 131.00	$ 262.00
			TOTAL EXPENSES:	$ 504
R&M Laboratory Testing				

SUB-CONTRACTORS: Firm Initials and Price Per Task

FIRM:	KPB Architects	Cost Estimator				
AMOUNT:	$ 258,694.10	$ 12,000.00				

COMMENTS

1. One site visit to Seward
2. KPB will lead building design, R&M will lead South Uplands land planning and site development
3. KPB Fee Proposal includes additonal subs contracted through KPB:
   - Structural (RMI) - $18,447.30
   - Mechanical (RSA) - $42,000 CA + $1,560 Permit Support
   - Electrical (RSA) - $32,640 CA + $1,560 Permit Support
4. Assumes cost estimation under Design Bid Build tradtional approach, Cost Estimator (TBD) estimate provided by R&M based on previous projects

TOTAL COST OF LABOR		$ 47,213.36
R&M MATERIAL LABORATORY EXPENSES		$ -
FIRM'S TOTAL EXPENSES		$ 504.00
TOTAL SUBCONTRACTOR PRICES (w/markup %):	**10.00%**	$ 297,763.51
FIRM'S TOTAL COST		$ 345,481.00

COST ESTIMATE PER TASK

FIRM:	R&M Consultants, Inc.	**PROJECT TITLE:**	Harbormaster Office South Uplands Plan		
TASK NO:	7	**TASK DESCRIPTION:**	Construction Administration	**DATE:**	12/29/2025
GROUP:	CA	**METHOD OF PAYMENT:**	T&E	**RATE YEAR**	2026
				PREPARED BY:	G Shear

SUB-TASK NO	SUB-TASK DESCRIPTION	Project Manager	CA Project Manager	Inspector	Inspector OT						
		Professional 2	-	-	-						
		T. Oleson-Yelle	G. Shear	H. Seibold	H. Seibold						
	Project Management	20	222								
	Onsite Inspection			1760	880						
	TOTAL LABOR HOURS	20	222	1760	880	0	0	0	0	0	0
	LABOR RATES ($/HR)	$ 166.03	$ 244.52	$ 175.09	$ 262.63	$ -	$ -	$ -	$ -	$ -	$ -
	LABOR COSTS ($)	$ 3,320.60	$ 54,283.44	$ 308,158.40	$ 231,114.40	$ -	$ -	$ -	$ -	$ -	$ -

EXPENSES

	ITEM(S)	QUANTITY	UNIT PRICE	TOTAL PRICE
Project Expenses				
	Local Mileage (R&M vehicle)	0	$1.00	$ -
	Food PD (OCONUS)	60	$131.00	$ 7,860.00
	Housing (monthly)	9	$3,500.00	$ 31,500.00
	Nuclear Density Gauge (Daily)	30	$110.00	$ 3,300.00
	General Consumables	1	$2,027.00	$ 2,027.00
	Concrete Compressive Strength Cylinder	12	$50.00	$ 600.00
	Asphalt Content by Ignition Method	1	$330.00	$ 330.00
	Bulk Specific Gravity of Asphalt (Core)	1	$175.00	$ 175.00
	Sieve Analysis with Wash	1	$290.00	$ 290.00
			TOTAL EXPENSES:	$ 46,082
R&M Laboratory Testing				

SUB-CONTRACTORS: Firm Initials and Price Per Task

FIRM:	KPB Architects						
AMOUNT:	$ 207,568.78						

COMMENTS

1. Assumed a **9 month construction schedule with full time** Construction Administration **Onsite Inspection**.

TOTAL COST OF LABOR		$ 596,876.84
R&M MATERIAL LABORATORY EXPENSES		$ -
FIRM'S TOTAL EXPENSES		$ 46,082.00
TOTAL SUBCONTRACTOR PRICES (w/markup %):	**10.00%**	$ 228,325.66
FIRM'S TOTAL COST		$ 871,284.00

COST ESTIMATE PER TASK

FIRM:	R&M Consultants, Inc.	**PROJECT TITLE:**	Harbormaster Office South Uplands Plan		
TASK NO:	8	**TASK DESCRIPTION:**	Special Inspections	**DATE:**	12/29/2025
GROUP:	CA	**METHOD OF PAYMENT:**	T&E	**RATE YEAR**	2026
PREPARED BY:	M Warner				

SUB-TASK NO	SUB-TASK DESCRIPTION	CA Project Manager	Lab Manager	Special Inspector	Special Inspector OT	SI Technician	SI Technician OT				
		-	-	-	-	-	-				
		G. Shear	M. Wariner	E. Schramm	E. Schramm	J. Siemens	J. Siemens				
	Project Management		12								
	Special Inspections										
	Structural Fill Inspections/Testing					24	10				
	Foundation Inspections			24	12						
	Reinforcing Steel Inspections			32	16						
	Concrete Inspections/Testing			40	20	16	8				
	Structural Steel										
	Grid Ceiling/Special Inspections			16	8						
	TOTAL LABOR HOURS	0	12	112	56	40	18	0	0	0	0
	LABOR RATES ($/HR)	$ 244.52	$ 238.48	$ 135.84	$ 203.78	$ 120.75	$ 181.13	$ -	$ -	$ -	$ -
	LABOR COSTS ($)	$ -	$ 2,861.76	$ 15,214.08	$ 11,411.68	$ 4,830.00	$ 3,260.34	$ -	$ -	$ -	$ -

EXPENSES

	ITEM(S)	QUANTITY	UNIT PRICE	TOTAL PRICE
Project Expenses				
	Food PD (OCONUS)	20	$ 131.00	$ 2,620.00
			TOTAL EXPENSES:	$ 2,620
R&M Laboratory Testing				
CT-01	**Concrete Compressive Strength Cylinder**	20	$ 50.00	$ 1,000.00

SUB-CONTRACTORS: Firm Initials and Price Per Task

FIRM:	QA Services						
AMOUNT:	$ 4,000.00						

COMMENTS

TOTAL COST OF LABOR		$ 37,577.86
R&M MATERIAL LABORATORY EXPENSES		$ 1,000.00
FIRM'S TOTAL EXPENSES		$ 2,620.00
TOTAL SUBCONTRACTOR PRICES (w/markup %):	**10.00%**	$ 4,400.00
FIRM'S TOTAL COST		$ 45,598.00

P.O. Box 111165
Anchorage, Alaska 99511
(907) 344-6431
Fax (866) 901-3499

December 1, 2025 Quote # 25-470

Christopher D. Fell, CPG
Group Manager – Geosciences
R&M Consultants, Inc.
9101 Vanguard Drive
Anchorage, AK 99507

Discovery Drilling Inc. is pleased to submit this cost estimate for geotechnical drilling services in Seward, Anchorage. We plan to field a truck-mounted CME-75 operated by a 2-man crew to perform this work.

Discovery Drilling understands the scope of work is as follows:

- Mobilize drill, equipment, & crew to site.
- Drill, sample, and backfill (2) soil borings to 60', And (1) to 40' collecting split spoon samples at standard geotechnical intervals.
- Borings will be backfilled with cuttings unless contaminants are encountered,
- Nothing installed in borings.

Discovery Drilling assumes the following regarding this work:

- Client will be responsible for site access.
- Client will be responsible for utility locates.
- No wage requirements apply to this work.

Mobilization/Demobilization of truck-mounted drill, crew, and equipment to site – LS:	$3,030
Geotechnical Drilling Services – estimate 4 days @ $5,220/day:	$20,880
HSA wear items, expendables – estimate 160' @ $9/ft:	$1,440
Cut, Patch, Backfill material – estimate 3 each @ $50/ea:	$150
Estimated Project Total:	**$25,500.00**

We look forward to working with you on this project. Please call with any questions you may have.

Sincerely,

Losi Vaha'akolo
Operations Manager
Discovery Drilling Inc.

KPB Architects

December 5, 2025

Taryn Oleson-Yelle
Senior Planner
R&M Consultants, INC

RE: Seward Harbormaster and South Uplands Master Plan – Fee for Architecture and Engineering

Dear Taryn:

Thank you for the opportunity to work with you on this exciting project in Seward, Alaska. Our team met internally to develop our approach and work plan to accomplish these deliverables.

Scope of Work:

1. Harbormaster Office Building
    a. Approximately 8,000 SF
    b. Office Space
    c. Public Space
    d. Maintenance shop
    e. 2 story building
2. Site Design and landscape Architecture for South Uplands Site
    a. Parking
    b. Circulation
    c. Boardwalk
    d. Land Lease location
3. Design Standards for Land Lease Projects – Deferred
    a. Zoning/regulatory research
    b. Development of criteria for building typology
    c. Building design criteria
    d. Special features/details/signage
    e. Building technical performance

Project Team:

Architecture: KPB Architects
Site/Landscape Design: KPB Architects
Structural Engineering: Reid-Middleton
Mechanical/Electrical Engineering: RSA Engineers
Lighting Design: First Circle

KB Architects

Deliverables:

Schematic Design - 35%

- Concept Verification (plans and exterior materials review and charrette)
- Code Study
- Site Plan
- Floor Plans
- Exterior Elevations
- 2 in-house exterior renderings

Design Development - 65%

- Code Study and Code Plan
- Site Plan
- Floor Plans
- Reflected Ceiling Plans
- Exterior Elevations
- Building Sections
- Specifications
- Architectural and Furniture Finish Presentation
- Light Fixture Selections
- Coordination with Engineers
- Cost Estimate Coordination
- Pre-Permit meeting with Building Official
- Client Meeting for review and approval of drawings
- One meeting per week to review status and respond to questions
- 2 in-house exterior renderings
- 2 in-house interior renderings

Construction Documents – 100%

- Code Study and Code Plan
- Site Plan
- Floor Plans
- Furniture Plans
- Reflected Ceiling Plans
- Interior Elevations
- Details
- Door Schedules
- Coordination with Engineers
- Finish Material Legend and Schedule
- Final furniture package
- Specifications
- Cost Estimate Coordination
- Client meeting for review and approval of documents

- One meeting per week to review status and respond to questions

Regulatory, Permitting & Bidding Support (CMGC or DBB)

- Permitting questions and responses.
- Assist in issuing bid package
- Assist in bid analysis
- Conformed Drawings

Construction Administration (CA), and Closeout

- Coordination With Contractor
- Site Visits
- Submittal Reviews
- Review Request for Information (RFI)
- Generate ASI's as needed. (Architect Supplemental Information)
- Punch List
- Final inspection post punch list.
- One OAC meeting per week to review status and respond to questions.

Schedule:

A Design Schedule will be developed in partnership with R&M and the City of Seward

Assumptions and Exclusions

*Building Permit Cost not included in this proposal
*Professional Renderings can be added for additional fee
*Cost Estimator not included in this proposal. Cost Estimator can be added for additional fee

Design Fee Summary:

Task 300 : Schematic Design – 35%	$203,521.79
Task 400 : Design Development – 65%	$230,143.62
Task 500 : Construction Documents – 100%	$228,407.01
Task 700 : Permitting & Bidding	$30,287.00
Task 800 : Construction Administration	$207,568.78
TOTAL :	**$899,928.20**

Fee includes reimbursables and 10% markup on subconsultants

Task 1100 : Design Standards for Land Lease Projects – Deferred	$56,860,.00
TOTAL :	**$56,860.00**

KPB Architects

Thank you for the opportunity and please feel free to contact us should you have any questions or concerns.

Sincerely,



Andrew Weiss, AIA, NCARB
KPB Architects Inc.

Approved

Taryn Oleson-Yelle
R&M Consulting, INC

PROPOSAL FOR PROFESSIONAL SERVICES

Template version date 8/12/2020

Client Name		Project Number	24027.01
		Project Name	COS Harbormaster-S. Uplands Plan
		Prepared By	Andrew Weiss
RFP/Proposal Number		Date	11.17.2025

KPB Professional fees

Discipline	Principal	Project Manager/ Designer	Architect III	Architect II	Architect I	Sr. Landscape Architect/ Planner	Project Designer III	Project Designer II	Project Designer I	Interior Designer	Administrative
Rate	$ 345.00	$ 284.00	$ 231.00	$ 177.00	$ 154.00	$ 264.00	$ 165.00	$ 117.00	$ 101.00	$ 226.00	$ 188.00
Hours	0.00	604.00	0.00	0.00	0.00	378.00	0.00	1,555.00	0.00	348.00	0.00
KPB Professional fees	**$ -**	**$ 171,536.00**	**$ -**	**$ -**	**$ -**	**$ 99,792.00**	**$ -**	**$ 181,935.00**	**$ -**	**$ 78,648.00**	**$ -**

Total KPB Prof fees $ 531,911.00

Sub-consultants for this contract (attach breakdown for each sub-consultant)

Sub-consultant type	Civil	Structural	Mech	Elec	BHS	Geotech	Survey	Cost Estimate	Lighting	Other	Other
Sub-consultant name		RMI	RSA	RSA							
Sub-consultant fee	0.00	102,472.00	130,800.00	103,920.00	0.00	0.00	0.00	0.00	40,820.00	0.00	0.00
Sub-consultant expenses	0.00	1,616.00	467.50	467.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Subtotal sub-consultant exp	**$ 2,551.00**
Subtotal sub-consultant fee	**$ 378,012.00**
% Mark-up on Sub-consultant fees & expenses 10.00% — **Subtotal Handling fee**	**$ 38,056.30**
Total Sub-consultant costs	**$ 418,619.30**

Travel and Reimbursable Expenses

Per Diem-Meals	Per Diem-Meals Quantity	72	$ 25.00	$ 1,800.00
Lodging	Lodging Quantity	15	$ 200.00	$ 3,000.00
Ground Transportation	Ground Transportation Quantity	0		$ -
Auto Rental	Auto Rental Quantity	0		$ -
Airfare	Airfare Quantity	0		$ -
Parking	Parking Quantity	0		$ -
Vehicle Milage	Vehicle Milage Quantity	1270	$ 0.70	$ 889.00
Other Travel Item	Other Travel Item Quantity	0	$ -	$ -
Other Travel Item	Other Travel Item Quantity	0	$ -	$ -
Other Reimbursable expenses				

See Attached Listing on final page	$ -
Subtotal KPB expenses	$ 5,689.00
% Mark-up on Reimbursable Expenses 10.00% — **Mark-up fee**	$ 568.90
Total KPB Reimb exp	**$ 6,257.90**
Grand Total for Project	**$ 956,788.20**

Fee Proposal Matrix by Discipline and Task

Project Number 24027.01
Project Name COS Harbormaster
Prepared By Andrew Weiss

Discipline	Phase 300 Schematic Design - 35% Total	Phase 400 Design Development - 65% Total	Phase 500 Construction Documents - 100% Total	Phase 700 Regulatory, Permitting & Bidding Support (CMGC or DBB) Total	Phase 800 Construction Administration (T&M w/NTE) Total	Task 1100 Design Standards for Land Lease Projects Total	Contract Total
KPB Architects	$ 137,448.49	$ 142,367.22	$ 119,065.71	$ 14,157.00	$ 106,326.78	$ 56,860.00	$ 576,225.20
Civil	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Structural	$ 25,553.30	$ 24,779.40	$ 21,131.30	$ 3,270.00	$ 29,354.00	$ -	$ 104,088.00
Mech	$ 17,640.00	$ 29,283.50	$ 42,000.00	$ 5,280.00	$ 37,064.00	$ -	$ 131,267.50
Elec	$ 13,680.00	$ 22,443.50	$ 32,640.00	$ 5,280.00	$ 30,344.00	$ -	$ 104,387.50
BHS	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Geotech	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Survey	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cost Estimate	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lighting	$ 9,200.00	$ 11,270.00	$ 13,570.00	$ 2,300.00	$ 4,480.00	$ -	$ 40,820.00
Other	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL	**$ 203,521.79**	**$ 230,143.62**	**$ 228,407.01**	**$ 30,287.00**	**$ 207,568.78**	**$ 56,860.00**	**$ 956,788.20**

PROPOSAL FOR PROFESSIONAL SERVICES

Phase 300	**Schematic Design - 35%**	Project Number	24027.01
		Project Name	COS Harbormaster-S. Uplands Plan
		Prepared By	Andrew Weiss

KPB Professional fees

Discipline	Principal	Project Manager/ Designer	Architect III	Architect II	Architect I	Sr. Landscape Architect/ Planner	Project Designer III	Project Designer II	Project Designer I	Interior Designer	Administrative
Rate	$ 345.00	$ 284.00	$ 231.00	$ 177.00	$ 154.00	$ 264.00	$ 165.00	$ 117.00	$ 101.00	$ 226.00	$ 188.00
Hours	0.00	149.00	0.00	0.00	0.00	100.00	0.00	431.00	0.00	42.00	0.00
KPB Professional fees	**$ -**	**$ 42,316.00**	**$ -**	**$ -**	**$ -**	**$ 26,400.00**	**$ -**	**$ 50,427.00**	**$ -**	**$ 9,492.00**	**$ -**

Total KPB Prof fees $ 128,635.00

Sub-consultants for this contract (attach breakdown for each sub-consultant)

Sub-consultant type	Civil	Structural	Mech	Elec	BHS	Geotech	Survey	Cost Estimate	Lighting	Other	Other
Sub-consultant name	0	RMI	RSA	RSA	0	0	0	0	0	0	0
Sub-consultant fee	**$ -**	**$ 25,284.00**	**$ 17,640.00**	**$ 13,680.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 9,200.00**	**$ -**	**$ -**
Sub-consultant expenses	**$ -**	**$ 269.30**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Subtotal sub-consultant exp $ 269.30

Subtotal sub-consultant fee $ 65,804.00

% Mark-up on Sub-consultant fees & expenses 10.00%

Subtotal Mark-up $ 6,607.33

Total Sub-consultant costs $ 72,680.63

Travel and Other Reimbursable Expenses

Per Diem-Meals	18	units @	$ 25.00		$ 450.00	
Lodging	6	units @	$ 200.00		$ 1,200.00	
Ground Transportation		units @	$ -		$ -	
Auto Rental		units @	$ -		$ -	
Airfare		units @	$ -		$ -	
Parking		units @	$ -		$ -	
Vehicle Milage	508	units @	$ 0.70		$ 355.60	
Other Travel Item		units @	$ -		$ -	
Other Travel Item		units @	$ -		$ -	
Other Reimbursable exps				**See Attached Listing on final page**	$ -	
% Mark-up on Reimbursable Expenses			10.00%	**Subtotal KPB expenses**	$ 200.56	

Total KPB Reimb exp $ 2,206.16

Task Total $ 203,521.79

PROPOSAL FOR PROFESSIONAL SERVICES

Phase300 Labor Detail **Schematic Design - 35%**

Project Number 24027.01
Project Name COS Harbormaster-S. Uplands Pla
Prepared By Andrew Weiss

	Principal	Project Manager/ Designer	Architect III	Architect II	Architect I	Sr. Landscape Architect/ Planner	Project Designer III	Project Designer II	Project Designer I	Interior Designer	Administrative
Rate	$ 345.00	$ 284.00	$ 231.00	$ 177.00	$ 154.00	$ 264.00	$ 165.00	$ 117.00	$ 101.00	$ 226.00	$ 188.00
Hours	0.00	149.00	0.00	0.00	0.00	100.00	0.00	431.00	0.00	42.00	0.00
Total	**$ -**	**$ 42,316.00**	**$ -**	**$ -**	**$ -**	**$ 26,400.00**	**$ -**	**$ 50,427.00**	**$ -**	**$ 9,492.00**	**$ -**
Labor Detail											
Planning											
Coordination Meetings		6.00						6.00			
Regulatory Research		2.00						8.00			
Code Review		8.00						20.00			
Reports											
Meetings											
Public Presentations		6.00				6.00		6.00			
Meetings with Regulatory Agencies		6.00						6.00			
Meetings with Stakeholders		3.00						3.00			
Schematic Design - Architecture											
Programming Development		6.00						24.00			
Design		16.00						24.00		16.00	
Design Drawings		40.00						120.00			
Design Specifications		10.00						48.00			
QA/QC		10.00						30.00			
Submittal		4.00						10.00			
A/E Team Coordination		6.00						6.00		6.00	
Cost Estimate Coordination		4.00						4.00		4.00	
Schematic Design - Site/Landscape											
Master Plan Update and AE Coord						24.00		12.00			
Site Plan						30.00		20.00			
Site Amenities						8.00		8.00			
KPB Team Coordination/Narratives						8.00		8.00			
Presentation Submittal											
3D Renders								40.00			
Packet		6.00						10.00			
Site Plan								10.00			
Furniture										16.00	
Concept Varification											
On-site Charrette		8.00				8.00		8.00			
3D images						8.00					
Material selection studies		8.00				8.00					

Schematic Design - 35% Details

PROPOSAL FOR PROFESSIONAL SERVICES

Project Number	24027.01
Project Name	COS Harbormaster-S. Uplands Plan
Prepared By	Andrew Weiss

Phase 400 **Design Development - 65%**

KPB Professional fees

Discipline	Principal	Project Manager/ Designer	Architect III	Architect II	Architect I	Sr. Landscape Architect/ Planner	Project Designer III	Project Designer II	Project Designer I	Interior Designer	Administrative
Rate	$ 345.00	$ 284.00	$ 231.00	$ 177.00	$ 154.00	$ 264.00	$ 165.00	$ 117.00	$ 101.00	$ 226.00	$ 188.00
Hours	0.00	114.00	0.00	0.00	0.00	66.00	0.00	411.00	0.00	152.00	0.00
KPB Professional fees	**$ -**	**$ 32,376.00**	**$ -**	**$ -**	**$ -**	**$ 17,424.00**	**$ -**	**$ 48,087.00**	**$ -**	**$ 34,352.00**	**$ -**

Total KPB Prof fees $ 132,239.00

Sub-consultants for this contract (attach breakdown for each sub-consultant)

Sub-consultant type	Civil	Structural	Mech	Elec	BHS	Geotech	Survey	Cost Estimate	Lighting	Other	Other
Sub-consultant name	0	RMI	RSA	RSA	0	0	0	0	0	0	0
Sub-consultant fee	**$ -**	**$ 24,510.00**	**$ 29,160.00**	**$ 22,320.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 11,270.00**	**$ -**	**$ -**
Sub-consultant expenses	**$ -**	**$ 269.40**	**$ 123.50**	**$ 123.50**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Subtotal sub-consultant exp $ 516.40

Subtotal sub-consultant fee $ 87,260.00

% Mark-up on Sub-consultant fees & expenses 10.00%

Subtotal Mark-up $ 8,777.64

Total Sub-consultant costs $ 96,554.04

Travel and Other Reimbursable Expenses

Per Diem-Meals	18	units @	$ 25.00		$ 450.00
Lodging	3	units @	$ 200.00		$ 600.00
Ground Transportation		units @	$ -		$ -
Auto Rental		units @	$ -		$ -
Airfare		units @	$ -		$ -
Parking		units @	$ -		$ -
Vehicle Milage	254	units @	$ 0.70		$ 177.80
Other Travel Item		units @	$ -		$ -
Other Travel Item		units @	$ -		$ -
Other Reimbursable exps				**See Attached Listing on final page**	$ -
% Mark-up on Reimbursable Expenses			10.00%	**Subtotal KPB expenses**	$ 122.78

Total KPB Reimb exp $ 1,350.58

Task Total $ 230,143.62

PROPOSAL FOR PROFESSIONAL SERVICES

Phase 400 Labor Detail **Design Development - 65%**

Project Number 24027.01
Project Name COS Harbormaster-S. Uplands Pl
Prepared By Andrew Weiss

	Principal	Project Manager/ Designer	Architect III	Architect II	Architect I	Sr. Landscape Architect/ Planner	Project Designer III	Project Designer II	Project Designer I	Interior Designer	Administrative
Rate	$ 345.00	$ 284.00	$ 231.00	$ 177.00	$ 154.00	$ 264.00	$ 165.00	$ 117.00	$ 101.00	$ 226.00	$ 188.00
Hours	0.00	114.00	0.00	0.00	0.00	66.00	0.00	411.00	0.00	152.00	0.00
Total	**$ -**	**$ 32,376.00**	**$ -**	**$ -**	**$ -**	**$ 17,424.00**	**$ -**	**$ 48,087.00**	**$ -**	**$ 34,352.00**	**$ -**
Labor Detail											
Planning											
Coordination Meetings		6.00						6.00			
Regulatory Research		2.00						8.00			
Code Review		1.00						4.00			
Reports											
Meetings											
Public Presentations		6.00				6.00		6.00			
Meetings with Regulatory Agencies		6.00						6.00			
Meetings with Stakeholders		3.00						3.00			
Design Development - Architecture											
Design		8.00						24.00		24.00	
Design Drawings		40.00						120.00		40.00	
Design Specifications		10.00						60.00			
QA/QC		10.00						30.00			
Submittal		4.00						10.00			
A/E team coordination		6.00						6.00		6.00	
Cost estimate Coordination		4.00						4.00		4.00	
Design Develpmnt - Site/Landscape											
Master Plan Update and AE Coord						16.00		16.00			
Site Plan						16.00		24.00			
Site Amenities						16.00		16.00			
KPB Team Coordination/Narratives						8.00		8.00			
Cost Estimate Coordination						4.00					
Graphics for Presentation											
3D Renders								40.00		30.00	
Packet		8.00						12.00		24.00	
Site Plan								8.00			
Furniture										24.00	

Design Development - 65% Details

PROPOSAL FOR PROFESSIONAL SERVICES

Project Number	24027.01
Project Name	COS Harbormaster-S. Uplands Plan
Prepared By	Andrew Weiss

Phase 500 **Construction Documents - 100%**

KPB Professional fees

Discipline	Principal	Project Manager/ Designer	Architect III	Architect II	Architect I	Sr. Landscape Architect/ Planner	Project Designer III	Project Designer II	Project Designer I	Interior Designer	Administrative
Rate	$ 345.00	$ 284.00	$ 231.00	$ 177.00	$ 154.00	$ 264.00	$ 165.00	$ 117.00	$ 101.00	$ 226.00	$ 188.00
Hours	0.00	59.00	0.00	0.00	0.00	74.00	0.00	305.00	0.00	154.00	0.00
KPB Professional fees	**$ -**	**$ 16,756.00**	**$ -**	**$ -**	**$ -**	**$ 19,536.00**	**$ -**	**$ 35,685.00**	**$ -**	**$ 34,804.00**	**$ -**

Total KPB Prof fees $ 106,781.00

Sub-consultants for this contract (attach breakdown for each sub-consultant)

Sub-consultant type	Civil	Structural	Mech	Elec	BHS	Geotech	Survey	Cost Estimate	Lighting	Other	Other
Sub-consultant name	0	RMI	RSA	RSA	0	0	0	0	0	0	0
Sub-consultant fee	**$ -**	**$ 20,862.00**	**$ 42,000.00**	**$ 32,640.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 13,570.00**	**$ -**	**$ -**
Sub-consultant expenses	**$ -**	**$ 269.30**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Subtotal sub-consultant exp $ 269.30

Subtotal sub-consultant fee $ 109,072.00

% Mark-up on Sub-consultant fees & expenses 10.00%

Subtotal Mark-up $ 10,934.13

Total Sub-consultant costs $ 120,275.43

Travel and Other Reimbursable Expenses

Per Diem-Meals	18	units @	$ 25.00		$ 450.00	
Lodging	3	units @	$ 200.00		$ 600.00	
Ground Transportation		units @	$ -		$ -	
Auto Rental		units @	$ -		$ -	
Airfare		units @	$ -		$ -	
Parking		units @	$ -		$ -	
Vehicle Milage	254	units @	$ 0.70		$ 177.80	
Other Travel Item		units @	$ -		$ -	
Other Travel Item		units @	$ -		$ -	
Other Reimbursable exps				**See Attached Listing on final page**	$ -	
% Mark-up on Reimbursable Expenses			10.00%	**Subtotal KPB expenses**	$ 122.78	

Total KPB Reimb exp $ 1,350.58

Task Total $ 228,407.01

PROPOSAL FOR PROFESSIONAL SERVICES

Phase500 Labor Detail **Construction Documents - 100%**

Project Number	24027.01
Project Name	COS Harbormaster-S. Uplands Pl
Prepared By	Andrew Weiss

	Principal	Project Manager/ Designer	Architect III	Architect II	Architect I	Sr. Landscape Architect/ Planner	Project Designer III	Project Designer II	Project Designer I	Interior Designer	Administrative
Rate	$ 345.00	$ 284.00	$ 231.00	$ 177.00	$ 154.00	$ 264.00	$ 165.00	$ 117.00	$ 101.00	$ 226.00	$ 188.00
Hours	0.00	59.00	0.00	0.00	0.00	74.00	0.00	305.00	0.00	154.00	0.00
Total	**$ -**	**$ 16,756.00**	**$ -**	**$ -**	**$ -**	**$ 19,536.00**	**$ -**	**$ 35,685.00**	**$ -**	**$ 34,804.00**	**$ -**
Labor Detail											
Planning											
Coordination Meetings		6.00						6.00			
Regulatory Research		2.00						8.00			
Code Review		2.00						8.00			
Reports											
Meetings											
Public Presentations		6.00				6.00		6.00			
Meetings with Regulatory Agencies		6.00						6.00			
Meetings with Stakeholders		3.00						3.00			
Construction Documents											
Design											
Design Drawings		6.00						60.00		40.00	
Design Specifications		4.00						30.00			
QA/QC		6.00						24.00			
Submittal		2.00						12.00			
A/E Team Coordination		6.00						6.00		6.00	
Interim 95% Submittal		6.00						24.00			
Cost Estimate Coordination		4.00						4.00		4.00	
FF&E Package										80.00	
Final Design - Site/Landscape											
Master Plan Update and AE Coord						8.00		8.00			
Site Plan						16.00		28.00			
Site Amenities						32.00		24.00			
KPB Team Coordination/Narratives						8.00		8.00			
Cost Estimate Coordination						4.00					
Graphics for Presentation											
3D Renders								24.00			
Packet								8.00		24.00	
Site Plan								8.00			

Construction Documents - 100% Details

PROPOSAL FOR PROFESSIONAL SERVICES

Project Number	24027.01
Project Name	COS Harbormaster-S. Uplands Plan
Prepared By	Andrew Weiss

Phase 700 **Regulatory, Permitting & Bidding Support (CMGC or DBB)**

KPB Professional fees

Discipline	Principal	Project Manager/ Designer	Architect III	Architect II	Architect I	Sr. Landscape Architect/ Planner	Project Designer III	Project Designer II	Project Designer I	Interior Designer	Administrative
Rate	$ 345.00	$ 284.00	$ 231.00	$ 177.00	$ 154.00	$ 264.00	$ 165.00	$ 117.00	$ 101.00	$ 226.00	$ 188.00
Hours	0.00	32.00	0.00	0.00	0.00	6.00	0.00	16.00	0.00	0.00	0.00
KPB Professional fees	**$ -**	**$ 9,088.00**	**$ -**	**$ -**	**$ -**	**$ 1,584.00**	**$ -**	**$ 1,872.00**	**$ -**	**$ -**	**$ -**

Total KPB Prof fees $ 12,544.00

Sub-consultants for this contract (attach breakdown for each sub-consultant)

Sub-consultant type	Civil	Structural	Mech	Elec	BHS	Geotech	Survey	Cost Estimate	Lighting	Other	Other
Sub-consultant name	0	RMI	RSA	RSA	0	0	0	0	0	0	0
Sub-consultant fee	**$ -**	**$ 3,270.00**	**$ 5,280.00**	**$ 5,280.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,300.00**	**$ -**	**$ -**
Sub-consultant expenses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Subtotal sub-consultant exp $ -

Subtotal sub-consultant fee $ 16,130.00

% Mark-up on Sub-consultant fees & expenses 10.00%

Subtotal Mark-up $ 1,613.00

Total Sub-consultant costs $ 17,743.00

Travel and Other Reimbursable Expenses

Per Diem-Meals		units @	$ 25.00		$ -
Lodging		units @	$ 200.00		$ -
Ground Transportation		units @	$ -		$ -
Auto Rental		units @	$ -		$ -
Airfare		units @	$ -		$ -
Parking		units @	$ -		$ -
Vehicle Milage		units @	$ 0.70		$ -
Other Travel Item		units @	$ -		$ -
Other Travel Item		units @	$ -		$ -
Other Reimbursable exps				**See Attached Listing on final page**	$ -
% Mark-up on Reimbursable Expenses			10.00%	**Subtotal KPB expenses**	$ -

Total KPB Reimb exp $ -

Task Total $ 30,287.00

PROPOSAL FOR PROFESSIONAL SERVICES

Phase 700 Labor Detail **Regulatory, Permitting & Bidding Support (CMGC or DBB)**

Project Number 24027.01
Project Name COS Harbormaster-S. Uplands Pla
Prepared By Andrew Weiss

	Principal	Project Manager/ Designer	Architect III	Architect II	Architect I	Sr. Landscape Architect/ Planner	Project Designer III	Project Designer II	Project Designer I	Interior Designer	Administrative
Rate	$ 345.00	$ 284.00	$ 231.00	$ 177.00	$ 154.00	$ 264.00	$ 165.00	$ 117.00	$ 101.00	$ 226.00	$ 188.00
Hours	0.00	32.00	0.00	0.00	0.00	6.00	0.00	16.00	0.00	0.00	0.00
Total	**$ -**	**$ 9,088.00**	**$ -**	**$ -**	**$ -**	**$ 1,584.00**	**$ -**	**$ 1,872.00**	**$ -**	**$ -**	**$ -**
Labor Detail											
Coordinate owner		4.00									
Issue Package		4.00						4.00			
Addenda											
Bid Analysis		4.00									
Meetings		4.00				2.00		4.00			
Permiting											
Questions and Responces		16.00				4.00		8.00			

Regulatory, Permitting & Bidding Support (CMGC or DBB) Details

PROPOSAL FOR PROFESSIONAL SERVICES

Project Number	24027.01
Project Name	COS Harbormaster-S. Uplands Plan
Prepared By	Andrew Weiss

Phase 800 **Construction Administration (T&M w/NTE)**

KPB Professional fees

Discipline	Principal	Project Manager/ Designer	Architect III	Architect II	Architect I	Sr. Landscape Architect/ Planner	Project Designer III	Project Designer II	Project Designer I	Interior Designer	Administrative
Rate	$ 345.00	$ 284.00	$ 231.00	$ 177.00	$ 154.00	$ 264.00	$ 165.00	$ 117.00	$ 101.00	$ 226.00	$ 188.00
Hours	0.00	188.00	0.00	0.00	0.00	56.00	0.00	228.00	0.00	0.00	0.00
KPB Professional fees	**$ -**	**$ 53,392.00**	**$ -**	**$ -**	**$ -**	**$ 14,784.00**	**$ -**	**$ 26,676.00**	**$ -**	**$ -**	**$ -**

Total KPB Prof fees $ 94,852.00

Sub-consultants for this contract (attach breakdown for each sub-consultant)

Sub-consultant type	Civil	Structural	Mech	Elec	BHS	Geotech	Survey	Cost Estimate	Lighting	Other	Other
Sub-consultant name	0	RMI	RSA	RSA	0	0	0	0	0	0	0
Sub-consultant fee	**$ -**	**$ 28,546.00**	**$ 36,720.00**	**$ 30,000.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,480.00**	**$ -**	**$ -**
Sub-consultant expenses	**$ -**	**$ 808.00**	**$ 344.00**	**$ 344.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Subtotal sub-consultant exp $ 1,496.00

Subtotal sub-consultant fee $ 99,746.00

% Mark-up on Sub-consultant fees & expenses 10.00%

Subtotal Mark-up $ 10,124.20

Total Sub-consultant costs $ 111,366.20

Travel and Other Reimbursable Expenses

Per Diem-Meals	18	units @	$ 25.00		$ 450.00	
Lodging	3	units @	$ 200.00		$ 600.00	
Ground Transportation		units @	$ -		$ -	
Auto Rental		units @	$ -		$ -	
Airfare		units @	$ -		$ -	
Parking		units @	$ -		$ -	
Vehicle Milage	254	units @	$ 0.70		$ 177.80	
Other Travel Item		units @	$ -		$ -	
Other Travel Item		units @	$ -		$ -	
Other Reimbursable exps				**See Attached Listing on final page**	$ -	
% Mark-up on Reimbursable Expenses			10.00%	**Subtotal KPB expenses**	$ 122.78	

Total KPB Reimb exp $ 1,350.58

Task Total $ 207,568.78

PROPOSAL FOR PROFESSIONAL SERVICES

Phase 800 Labor Detail **Construction Administration (T&M w/NTE)**

Project Number 24027.01
Project Name COS Harbormaster-S. Uplands Pla
Prepared By Andrew Weiss

	Principal	Project Manager/ Designer	Architect III	Architect II	Architect I	Sr. Landscape Architect/ Planner	Project Designer III	Project Designer II	Project Designer I	Interior Designer	Administrative
Rate	$ 345.00	$ 284.00	$ 231.00	$ 177.00	$ 154.00	$ 264.00	$ 165.00	$ 117.00	$ 101.00	$ 226.00	$ 188.00
Hours	0.00	188.00	0.00	0.00	0.00	56.00	0.00	228.00	0.00	0.00	0.00
Total	**$ -**	**$ 53,392.00**	**$ -**	**$ -**	**$ -**	**$ 14,784.00**	**$ -**	**$ 26,676.00**	**$ -**	**$ -**	**$ -**
Labor Detail											
Respond to Permitting Comments		8.00						8.00			
Submittals		24.00				8.00		16.00			
Substitution Requests		8.00									
RFI's		16.00						32.00			
ASI's		16.00						32.00			
Site Visits (3)		24.00						24.00			
Inspections (3)		24.00				24.00		24.00			
Closeout		8.00				24.00		16.00			
OAC Meetings (1hr per week)		52.00						52.00			
Conformed Documents		8.00						24.00			

Construction Administration (T&M w/NTE) Details

PROPOSAL FOR PROFESSIONAL SERVICES

Project Number	24027.01
Project Name	COS Harbormaster-S. Uplands Plan
Prepared By	Andrew Weiss

Task 1100 **Design Standards for Land Lease Projects**

KPB Professional fees

Discipline	Principal	Project Manager/ Designer	Architect III	Architect II	Architect I	Sr. Landscape Architect/ Planner	Project Designer III	Project Designer II	Project Designer I	Interior Designer	Administrative
Rate	$ 345.00	$ 284.00	$ 231.00	$ 177.00	$ 154.00	$ 264.00	$ 165.00	$ 117.00	$ 101.00	$ 226.00	$ 188.00
Hours	0.00	62.00	0.00	0.00	0.00	76.00	0.00	164.00	0.00	0.00	0.00
KPB Professional fees	**$ -**	**$ 17,608.00**	**$ -**	**$ -**	**$ -**	**$ 20,064.00**	**$ -**	**$ 19,188.00**	**$ -**	**$ -**	**$ -**

Total KPB Prof fees $ 56,860.00

Sub-consultants for this contract (attach breakdown for each sub-consultant)

Sub-consultant type	Civil	Structural	Mech	Elec	BHS	Geotech	Survey	Cost Estimate	Lighting	Other	Other
Sub-consultant name	0	RMI	RSA	RSA	0	0	0	0	0	0	0
Sub-consultant fee	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Sub-consultant expenses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Subtotal sub-consultant exp $ -

Subtotal sub-consultant fee $ -

% Mark-up on Sub-consultant fees & expenses 10.00%

Subtotal Mark-up $ -

Total Sub-consultant costs $ -

Travel and Other Reimbursable Expenses

Per Diem-Meals		units @	$ 25.00		$ -
Lodging		units @	$ 200.00		$ -
Ground Transportation		units @	$ -		$ -
Auto Rental		units @	$ -		$ -
Airfare		units @	$ -		$ -
Parking		units @	$ -		$ -
Vehicle Milage		units @	$ 0.70		$ -
Other Travel Item		units @	$ -		$ -
Other Travel Item		units @	$ -		$ -
Other Reimbursable exps				**See Attached Listing on final page**	$ -
% Mark-up on Reimbursable Expenses			10.00%	**Subtotal KPB expenses**	$ -

Total KPB Reimb exp $ -

Task Total $ 56,860.00

PROPOSAL FOR PROFESSIONAL SERVICES

Phase 1100 Labor Detail **Design Standards for Land Lease Projects**

Project Number 24027.01
Project Name COS Harbormaster-S. Uplands Pl
Prepared By Andrew Weiss

	Principal	Project Manager/ Designer	Architect III	Architect II	Architect I	Sr. Landscape Architect/ Planner	Project Designer III	Project Designer II	Project Designer I	Interior Designer	Administrative
Rate	$ 345.00	$ 284.00	$ 231.00	$ 177.00	$ 154.00	$ 264.00	$ 165.00	$ 117.00	$ 101.00	$ 226.00	$ 188.00
Hours	0.00	62.00	0.00	0.00	0.00	76.00	0.00	164.00	0.00	0.00	0.00
Total	**$ -**	**$ 17,608.00**	**$ -**	**$ -**	**$ -**	**$ 20,064.00**	**$ -**	**$ 19,188.00**	**$ -**	**$ -**	**$ -**
Labor Detail											
Zoning/Regulatory Research						6.00		4.00			
Review and Research of Precedents		4.00				4.00		12.00			
Dev of Criteria for Bldg Typology		4.00				8.00		20.00			
Bldg Design Criteria		8.00				10.00		24.00			
Special Features/Details/Signage		10.00				10.00		20.00			
Bldg Technical Performance		8.00				8.00		12.00			
Draft Standards Document		12.00				12.00		40.00			
Review and Coordination		8.00				8.00		8.00			
Final Standards Document		8.00				10.00		24.00			

Design Standards for Land Lease Projects Details

REID MIDDLETON, INC. **Date:** 12/2/2025 R3
STRUCTURAL ENGINEER'S FEE ESTIMATE

PROJECT: Seward South Uplands Harbormaster Building
PREPARED FOR: KPB
PREPARED BY: David Stierwalt, PE **Terms:** ***Lump Sum***
PROPOSAL NO: 402025.913.000.101

	ITEM	PRINCIPAL	ASSOCIATE PRINCIPAL	ASSOCIATE	SENIOR ENGINEER	PROJECT ENGINEER	DESIGN ENGINEER	DESIGNER I	PROJECT ADMIN	LINE TOTALS	TASK TOTALS
1	**35% Concept Design**										
	Setup	1		1					1	$ 652	
	Load Criteria			2				2		$ 780	
	Foundation Layout / Design			2				4		$ 1,084	
	Pile Layout & Framing & Caps (if required)			8				8		$ 3,120	
	2nd Floor Layout / Design (and Low Roof)			2				4		$ 1,084	
	Roof Layout / Design			2				4		$ 1,084	
	Wall / Window / Door Framing Design			2				4		$ 1,084	
	Lateral System Design			4				8		$ 2,168	
	NEW Restroom Facilities			8				16		$ 4,336	
	Boardwalk / Social Stair - N/A									$ -	
	Playground / Park Support - N/A									$ -	
	35% Drawings			4				16		$ 3,384	
	Specifications - TOC			1					1	$ 382	
	Weekly OA Meetings			8						$ 1,904	
	Milestone Presentation (in Seward)			12						$ 2,856	
	Misc. Project Management	1		4					1	$ 1,366	
	Subtotal Task 1	**2**	**0**	**60**	**0**	**0**	**0**	**66**	**3**	**131**	**$ 25,284**
2	**65% Design Development**										
	65% Drawings			8				24		$ 5,552	
	Draft Specifications			8					2	$ 2,192	
	Calculations			12				12		$ 4,680	
	NEW Restroom Facilities			8				16		$ 4,336	
	Pile Coord with Geotech			2				2		$ 780	
	Boardwalk / Social Stair - N/A									$ -	
	Playground / Park Support - N/A									$ -	
	QC Review	2		2				2		$ 1,320	
	Weekly OA Meetings			6						$ 1,428	
	Milestone Presentation (in Seward)			12						$ 2,856	
	Misc. Project Management	1		4					1	$ 1,366	
	Subtotal Task 2	**3**	**0**	**62**	**0**	**0**	**0**	**56**	**3**	**124**	**$ 24,510**
3	**100% Construction Docs**										
	95% Drawings			8				8		$ 3,120	
	95% Specifications			8					2	$ 2,192	
	95% Calculations			6				6		$ 2,340	
	NEW Restroom Facilities			4				4		$ 1,560	
	Pile Coord with Geotech			2				2		$ 780	
	Boardwalk / Social Stair - N/A									$ -	
	Playground / Park Support - N/A									$ -	
	QC Review	2		2				2		$ 1,320	
	95% Check-In			4						$ 952	
	Stamped Final Drawings			2				4		$ 1,084	
	Final Specifications			1						$ 238	
	Final Calculations			1				2		$ 542	
	NEW Restroom Facilities			4				4		$ 1,560	
	Boardwalk / Social Stair - N/A									$ -	
	Playground / Park Support - N/A									$ -	
	Weekly OA Meetings			4						$ 952	
	Milestone Presentation (in Seward)			12						$ 2,856	
	Misc. Project Management	1		4					1	$ 1,366	
	Subtotal Task 3	**3**	**0**	**62**	**0**	**0**	**0**	**32**	**3**	**100**	**$ 20,862**
	TOTAL HOURS:	**8**	**0**	**184**	**0**	**0**	**0**	**154**	**9**		**$ 70,656**
	HOURLY RATE:	$ 270	$ 248	$ 238	$ 212	$ 188	$ 170	$ 152	$ 144		
	SUBTOTAL LABOR:	$2,160	$0	$43,792	$0	$0	$0	$23,408	$1,296	**$70,656**	
	ESTIMATED REIMBURSABLE EXPENSES						*(3) trips to Seward for presentations*			**$808**	
	TOTAL EST FEE:									**$71,464**	

A: REIMBURSABLES INCLUDE PHOTOS, MILEAGE, PER DIEM COSTS, PLOTTING & COURIER CHARGES.

B: REFER TO REID MIDDLETON, INC EXHIBITS A & B.

C: THIS PROJECT WILL NOT BE PUT ON HOLD OR HAVE THE PERIOD OF PERFORMANCE EXTENDED WITHOUT AN OPPORTUNITY TO ADJUST THE ENGINEERING FEES TO ACCOUNT FOR THE ADDITIONAL REWORK ASSOCIATED WITH A RESTART OR ELONGATED TIMELINES.

REID MIDDLETON, INC. **Date:** 12/2/2025 R3
STRUCTURAL ENGINEER'S FEE ESTIMATE

PROJECT: Seward South Uplands Harbormaster Building
PREPARED FOR: KPB
PREPARED BY: David Stierwalt, PE **Terms:** ***T&M Not to Exceed***
PROPOSAL NO: 402025.913.000.101

	ITEM	PRINCIPAL	ASSOCIATE PRINCIPAL	ASSOCIATE	SENIOR ENGINEER	PROJECT ENGINEER	DESIGN ENGINEER	DESIGNER I	PROJECT ADMIN	LINE TOTALS	TASK TOTALS
4	**Regulatory, Permitting and Bidding Support**										
	Respond to Structural Permitting Comments	1		4					1	$ 1,366	
	Respond to Structural Bidding Comments			8						$ 1,904	
	Subtotal Task 4	**1**	**0**	**12**	**0**	**0**	**0**	**0**	**1**	**14**	**$ 3,270**
5	**Construction Administration**										
	Respond to Field Questions (RFI/DCVR)			24				30		$ 10,272	
	Review Structural Submittals			8				30		$ 6,464	
	Site Visit / SOR (x3)			24				24		$ 9,360	
	As-Built Drawings			2				4		$ 1,084	
	Misc. Project Management	1		4					1	$ 1,366	
	Subtotal Task 5	**1**	**0**	**62**	**0**	**0**	**0**	**88**	**1**	**152**	**$ 28,546**
	TOTAL HOURS:	**2**	**0**	**74**	**0**	**0**	**0**	**88**	**2**		**$ 31,816**
HOURLY RATE:		$ 270	$ 248	$ 238	$ 212	$ 188	$ 170	$ 152	$ 144		
	SUBTOTAL LABOR:	$540	$0	$17,612	$0	$0	$0	$13,376	$288	**$31,816**	
ESTIMATED REIMBURSABLE EXPENSES								*(3) trips to Seward*		**$808**	
TOTAL EST FEE:										**$32,624**	

A: REIMBURSABLES INCLUDE PHOTOS, MILEAGE, PER DIEM COSTS, PLOTTING & COURIER CHARGES.
B: REFER TO REID MIDDLETON, INC EXHIBITS A & B.
C: THIS PROJECT WILL NOT BE PUT ON HOLD OR HAVE THE PERIOD OF PERFORMANCE EXTENDED WITHOUT AN OPPORTUNITY TO ADJUST THE ENGINEERING FEES TO ACCOUNT FOR THE ADDITIONAL REWORK ASSOCIATED WITH A RESTART OR ELONGATED TIMELINES.

	Labor	Expenses	TOTAL
35% Concept Design	$ 25,284	$ 269	$ 25,553
65% Design Development	$ 24,510	$ 269	$ 24,779
100% Construction Docs	$ 20,862	$ 269	$ 21,131
Regulatory, Permitting and Bidding Support	$ 3,270	$ -	$ 3,270
Construction Administration	$ 28,546	$ 808	$ 29,354
SUM	**$ 102,472**	**$ 1,615**	**$ 104,087**

Lump Sum Total	$ 70,656	$ 808	$ 71,464
T&M NTE Total	$ 31,816	$ 808	$ 32,624
SUM	**$ 102,472**	**$ 1,615**	**$ 104,087**

July 14, 2025
November 19, 2025
November 24, 2025

KPB Architects
500 L Street, Suite 400
Anchorage, AK 99501

ATTENTION: Natalie Dickhaus

Dear Natalie,

REFERENCE: Harbormaster and South Uplands
Mechanical and Electrical Design Fees

RSA Engineering is pleased to offer a fee proposal for mechanical and electrical engineering services for the referenced project. We have based our scope of work on the Harbormaster and South Uplands concept design packet, your e-mail correspondence dated June 23, 2025 along with the following assumptions:

General:

- ***Nov 24: Bidding services have been replaced with reconciliation services. These service include review of contractor and A/E estimate at the 65%, 95%, and 100% milestones.***
- *Nov 19: We have revised the fee letter to include construction administration services, which will be provided on a T&M basis. We anticipate that once we utilize 80% of the funds we will notify you and determine if additional funds are required.*
    - *In Office Construction Administration (C/A) services include submittal review and DCVR review/response.*
    - *We have provided Two inspections for Mechanical and Electrical, which are line itemed in the proposal. These are assumed to be day trips to Seward.*
    - *Project Closeout services include review of operation and maintenance manuals and preparation of record drawings based upon contractor generated redline mark-ups.*
- Scope: Harbor Master building in Seward, AK. The building will be approximately 8,000 sq. ft and contain office space, public space, and a maintenance shop.
- Deliverables: We will provide the following design submittals, 35% Schematic Design, 65% Design Development, and 100% Bid Documents.
- Specifications will be prepared using CSI Master Format as part of a bound project manual. For the 35% submittal a specification table of contents will be delivered. 65% and 100% submittals will include complete specifications.
- Review Meetings: We have included time for review meetings with the owner following the 35% and 65% submittals.
- Site Visits: We have included a one-day trip to Seward to participate in a design review after the 65% design submittal.
- Permitting: We will answer any questions that come up during the plan review process and issue any sketches or clarifications as required. All other construction phase services will be negotiated subsequently to the design phase.

Mechanical:

- Mechanical design will include new plumbing, heating, and ventilation. Plumbing systems will be designed to 5 feet outside of the building foundation to connect to site utilities designed by Civil Engineer.
- Sprinkler systems will be performance specified to be designed and installed by the successful bidding Sprinkler contractor.

Electrical:

- Electrical Design will include new power distribution, lighting and telecom systems for the new building.
- Fire Alarm systems will be performance specified to be designed and installed by the successful bidding Fire Alarm contractor.

Exclusions:

- We have not included construction phase services (bid phase assistance, submittal review, DCVR review/response, construction inspections, O&M manual review, and preparation of record drawings based upon contractor generated mark-ups). Construction phase services will be negotiated at a later time.

RSA proposes the following lump sum fee for this project:

Project Deliverables	Mechanical	Electrical	Travel Costs	Total
35% Schematic Design	$17,640.00	$13,680.00	$0.00	$31,320.00
65% Design Development	$29,160.00	$22,320.00	$247.00	$51,727.00
100% Construction Documents	$42,000.00	$32,640.00	$0.00	$74,640.00
Reconciliation	***$5,280.00***	***$5,280.00***	*$0.00*	***$10,560.00***
Design Subtotal:	***$94,080.00***	***$73,920.00***	***$247.00***	***$168,247.00***
CA Services (T&E)				
In Office CA	*$24,720.00*	*$20,280.00*	*$0.00*	*$45,000.00*
Inspection 1	*$2,880.00*	*$2,880.00*	*$344.00*	*$6,104.00*
Inspection 2	*$2,880.00*	*$2,880.00*	*$344.00*	*$6,104.00*
Project Closeout	*$6,240.00*	*$3,960.00*	*$0.00*	*$10,200.00*
C/A Subtotal:	***$36,720.00***	***$30,000.00***	***$688.00***	***$67,408.00***
GRAND TOTALS:	***$130,800.00***	***$103,920.00***	***$935.00***	***$235,655.00***

Please review and advise if this proposal is acceptable by issuing us a contract or sending us a notice to proceed. We look forward to working with you on this project.

Sincerely,



Ralph R. DeStefano, P.E.
Principal Mechanical Engineer

rrd/bw
25-0279r2/P25-164

3187 Airway Avenue, Bldg C, Costa Mesa CA 92626 o: 949.681.0500

Introduction

December 2, 2025
Andrew Weiss
KPB Architects
500 L Street Suite 400
Anchorage AK 99501

Re: Harbormaster & South Uplands

Dear Andrew,
I am pleased to submit this lighting design proposal for the *Harbormaster and South Uplands* project located in Seward, AK.

First Circle Design, Inc.'s recognition in the architectural world has been achieved by its numerous award-winning, world-renown lighting designs. Established in 2006, FCD's portfolio includes landscape, site, specialty lighting design for casinos, hospitality, office, restaurants, retail, mixed-use, sports, live entertainment, and much more! The design team at FCD is committed to illuminating each Client's vision and achieving all project goals by providing exceptional coordination and communication. During the design process, we evaluate and propose energy efficient strategies and cost effective management methods. As a leading force in innovative lighting design utilizing LED technology, First Circle Design, Inc. is the prime choice for a well-coordinated, signature lighting design that is economical and maintenance friendly.

This document is in three parts as follows:

- PART I: Scope of Services
- PART II: Investment and Terms
- PART III: Services Not Included, Client Responsibility, and General Conditions

Please do not hesitate to call or email me should any questions or comments arise.

Sincerely,



Matt Levesque
Founding Principal
matt@firstcircledesign.com

3187 Airway Avenue, Bldg C, Costa Mesa CA 92626 o: 949.681.0500

Scope of Services

Scope of Work

The following areas are included:

- Site including ramps and boardwalk
- Harbor Master interior and exterior

The following areas are not included:

- Leasing building.
- Any areas not specified above.

Schematic Design

Upon the Client's approval of this proposal, First Circle Design, Inc. (FCD) will proceed with the commencement of the Schematic Design phase.
FCD will participate in design conferences with the Landscape Architect, Architect, Interior Designer, Client, and other consultants to discuss and confirm project illumination criteria, project cost guidelines, local energy codes, and design standards, and, will coordinate schedule parameters.
FCD will provide preliminary design drawings, illustrations, and manufacture cutsheets to further illustrate the lighting design intent.
FCD will submit/present up to (1) design package and (1) revision for this phase of work.
FCD has estimated up to (3) design meetings/conference calls in this phase.

Design Development

Based on the Client's comments of the Schematic Design documents, confirmation of updated backgrounds, and received payment for any open invoices, FCD will proceed with the Design Development phase.
FCD will provide design drawings in Revit + CAD formats with supporting manufacturer cutsheets.
FCD will coordinate the lighting control system with the project's electrical engineer. FCD will provide control zone layouts and control interface locations.
FCD will develop photometric lighting calculation studies as necessary to inform on the lighting design intent.
FCD will submit/present up to (2) design packages for this phase of work.
FCD has estimated up to (4) design meetings/conference calls in this phase.

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Construction Documents

Based on the Client's comments of the design documents, budget direction, confirmation of updated backgrounds, and received payment for any open invoices, FCD will proceed with the Construction Document phase.
FCD will provide updates to all design documents, manufacturer cutsheets and control zone information.
FCD will consult with the Architect/Landscape Architect/Interior Designer to coordinate the lighting details as necessary.
FCD will consult with the Architect/Interior Designer on the lamping and control technology for all decorative fixtures.
FCD will submit/present up to (2) design packages and edits as needed per permit comments for this phase of work. Additional submissions may warrant negotiation of additional fees.
FCD has estimated up to (4) design meetings/conference calls in this phase.

Construction Administration

Based on the Client's approval of the Construction Document phase and received payment for any open invoices, FCD will proceed into the Construction Administration phase.
During this phase of work, FCD will continue to coordinate and consult with the Client, Landscape Architect, Architect, Interior Designer, Electrical Engineer, and Electrical Contractor.
FCD will review manufacturer shop drawings and lighting submittals as needed.
FCD will coordinate with the Architect/Client to respond to Contractor's RFI as required.

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Investment & Terms

Phases	Fees
Schematic Design Fee	$9,200.00
Design Development Fee	$11,270.00
Construction Documents Fee	$13,570.00
Bidding Fee	$2,300.00
Construction Administration Fee	$4,480.00

Design Fee Total: $40,820.00

Hourly Rates

- Principal Designer: $230/hr.
- Senior Designer: $140/hr.
- Document Manager: $130/hr.
- Project Designer: $120/hr.
- Production Assistant: $70/hr.

Expense & Payment Terms

- Per the Architect's primary agreement.

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Services Not Included, Client Responsibility, and General Conditions

Services Not Included

Emergency lighting layout and circuiting
Electrical engineering compliance documents.
Egress photometric calculations.

Client Responsibility

Prior to commencement of work, the Client shall provide First Circle Design, Inc. with the following information:
SCHEDULE - Project schedule with key milestone dates and a critical path.
VENDORS - List of preferred vendors, if any.
POINT OF CONTACT - Identification of the Project Manager/Coordinator and authorized individuals required in the approval process.
PROJECT DIRECTORY - Directory of all other project consultants including company names, key personnel, addresses, telephone, and fax numbers.

General Conditions

RESPONSIBILITY - The Lighting Designer is not responsible for equipment failures and delays caused by manufacturers, contractors, shippers, installers, or users.
APPROVAL - Any substitutions made from the Designer's specification shall require approval by the Designer prior to installation.
ELECTRICAL ENGINEERING - First Circle Design, Inc. does not prepare stamped construction documents, as this is the scope of the Electrical Engineer.
PROCUREMENT AND INSTALLATION - The Lighting Designer is not responsible for and will not provide either procurement or installation of any system or hardware.

Thank you for considering First Circle Design, Inc.

Sincerely,



Matt Levesque
Founding Principal
matt@firstcircledesign.com